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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

PART PRECINCT 9 - FORMER CABOTS SITE 302-330 MILLERS ROAD ALTONA NORTH

1.0

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Design objectives

- To ensure a holistic and integrated approach to the development of part of Precinct 9 in the Hobsons Bay Industrial Land Management Strategy (former Cabots site).
- To ensure that the scale, bulk, setback and appearance of new development is compatible with the prevailing character of the area.
- To protect the amenity of abutting residential areas.
- To retain existing significant trees along the northern boundary of the site as appropriate.
- To encourage development which achieves high quality urban design outcomes through provision of well designed buildings located in a landscaped environment.

2.0

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Buildings and works

- Buildings must be setback a minimum of 6 metres along Cabot Drive.
- Buildings must be setback from the northern boundary to ensure that the scale, bulk and appearance of new development is compatible with the prevailing character of the area.
- A minimum landscape setback of 7 metres must be provided along the northern boundary with the adjoining residential zone.
- Buildings should be designed to minimise overlooking of residential areas.
- Car parking must be designed to avoid a large expanse of car parking to the frontage of buildings.
- Loading and service areas must be sited to the rear or side of buildings and away from abutting residential areas where possible.
- A landscape setback of 9 metres should be provided along Millers Road.
- A landscape setback of 4.5 metres must be provided along Cabot Drive and Chambers Road.
- A permit must not be granted to construct buildings, works or landscaping not generally in accordance with the Outline Development Plan (ODP) forming part of this schedule.

3.0

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Application Requirements

- Development proposals must be supported by a landscape plan showing the setbacks and retention of trees where appropriate.

4.0

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Decision guidelines

Before deciding to approve or amend a planning permit application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The impacts of development on abutting residential development.

- The effect of the development on existing vegetation on the site.
- How the proposal responds to the Outline Development Plan forming part of this schedule.

