

12/08/2010
C78

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

TARNEIT WEST NEIGHBOURHOOD ACTIVITY CENTRE

1.0

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Design objectives

The objectives of this Schedule are to ensure that the development:

- has regard to the amenity of nearby residential areas
- contributes to a high quality streetscape and neighbourhood character
- facilitates a range of public access opportunities for the site

2.0

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Buildings and works

All buildings and works should:

- have regard to the different interface constraints adjoining the site;
- activate the frontages of buildings addressing adjoining streets or roads where appropriate;
- include landscaping, pedestrian/cycle pathways to building entrances, and water sensitive urban design features within carparking areas;
- include weather protection at appropriate locations across the frontages to the building. These areas should include appropriate items of public amenity such as seating, bicycle hoops, rubbish bins, and plantings;
- activate public entrances to buildings. Design strategies might include widened pavement around entry points, location of shops near entries points, and appropriate aesthetic treatments;
- provide for acoustic fencing along residential boundaries.

Any application for a planning permit must be accompanied by the following information:

- an Integrated Transport Plan which shows various forms of access to and from the site, and into the site. This should provide not only for private vehicles, but also for access via public transport, walking and cycling;
- a streetscape/viewshed analysis that addresses height, building scale, integration of built form, carparking and landscaping;

3.0

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Decision guidelines

In addition to the above, the responsible authority must consider as appropriate:

- Activity Centre Design Guidelines (Department of Sustainability and Environment 2005)
- Safer Design Guidelines (Department of Sustainability and Environment 2005)