

12/08/2010
C132

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

ALAMANDA MIXED USE PRECINCT

This Schedule applies to land within the Alamanda Estate on the south side of Sneydes Road, Point Cook

1.0

Design objectives

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This Schedule aims to ensure that development:

- incorporates an integrated, mixed use format
- has regard to and complements the existing and planned adjoining land uses
- 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
- properly considers and integrates provision for the public and private realms

2.0

REQUIREMENTS FOR PLANNING APPLICATIONS

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Applications for a planning permit for use and/or development should be accompanied by, where appropriate:

- A Streetscape/Viewshed Analysis that addresses height, building scale, and the integration of built form, carparking and landscaping;
- Context Plans that consider relationships between adjoining uses and developments and proposed developments;
- A Traffic Management Plan that addresses traffic movements, traffic management measures, and parking requirements and provisions;
- A Landscape Plan;
- A Schedule of external materials.

3.0

Buildings and works

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All Buildings and Works should:

- Utilise design strategies that encourage an appropriate integration of uses;
- Appropriately balance amenity between public and private spaces;
- Have regard to specific interface constraints and opportunities;
- Activate frontages where buildings address adjoining streets or roads;
- Provide landscaping and legible access treatments around building entrances;
- Provide water sensitive urban design features where appropriate;

In addition to the above, Non-Residential Development should:

- Be designed to allow for active public entrances to buildings. This might include appropriate entrance orientation, size and treatment of pavement around entry points, and aesthetic treatments;
- Provide for acoustic treatments to reduce noise levels where a development abuts a residential use;
- Include weather protection at the frontage to buildings. These areas might include items of public amenity such as seating, bicycle hoops, rubbish bins, and plantings;
- Screening of waste collection and open storage areas from residential areas, public streets and reserves.

In addition to the above, Residential Development should:

- provide medium density housing types;
- provide passive surveillance to adjoining streets or reserves;
- articulate facades towards adjoining streets or reserves;
- provide visitor parking within appropriate access to dwellings.

4.0

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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)