

03/11/2011
C188

SCHEDULE 28 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO28**

JETTY ROAD NEIGHBOURHOOD ACTIVITY CENTRE, DRYSDALE

1.0

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Design objectives

To ensure that development is consistent with the approved Jetty Road Neighbourhood Activity Centre Master Plan (prepared by David Lock Associates, July 2011).

To encourage a vibrant, mixed use neighbourhood activity centre

To promote design that contributes to the provision of a safe, walkable and attractive town centre environment.

To encourage a high standard of architecture and innovative building design.

To encourage environmentally sound and energy efficient development.

To ensure that the Neighbourhood Activity Centre integrates with the adjacent sub-regional park.

To maintain views from the high point of the north-south primary road towards Port Phillip Bay and the Melbourne Central Business District.

To maintain the opportunity for views of Port Phillip Bay and the Melbourne Central Business District from the high point of the sub regional park.

To protect the amenity of the sub-regional park and retain a sense of space and open character, in particular where the park interfaces with adjoining development (other than roads).

To ensure that the amenity of the sub-regional park is not diminished by visual intrusion from any buildings or works.

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Buildings and works

All buildings and works should be in accordance with the following requirements:

Views

Buildings and works in the area covered by this schedule must not prevent views of the Melbourne Central Business District and Port Phillip Bay (to the horizon) from the high point of the north-south primary road or from the high point of the sub-regional park. The high point of the sub-regional park refers to ground height, not the height of any viewing platform or structure that may be constructed in the park.

Car Parking

Car parks are to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles and achieve a safe and 'open' feel with good sight-lines and adequate lighting throughout.

The siting and design of off-street car parking, loading bays and service areas should minimise their impact on the amenity and walkability of the Neighbourhood Activity Centre.

Streetscape Design

Windows at ground floor level should be of clear glazing where they are oriented towards the street.

Development is encouraged to provide weather protection in the form of a verandah extending over the footpath along the primary road network and along public car-parks where they interface with development frontages.

Development should implement Crime Prevention Through Environmental Design (CPTED) principles and avoid the creation of unsurveilled spaces.

Bicycle and pedestrian paths and lanes should be provided along the primary road network.

Development should not present side or rear walls or fences to the primary road network or the sub-regional park.

The design of the centre must encourage pedestrian circulation on the streets.

Access to the supermarket from the east-west street is encouraged in preference to direct access from a car park.

Any internal pedestrian pathway from the supermarket car park to the supermarket entrance must be a longer distance than the internal pedestrian pathway from Wyndham Street. Distances are to be measured in metres along the centreline of the pedestrian pathway from the building face at the entries to the mid-point of the supermarket entrance.

Other

Plant and equipment and rubbish and storage areas should be screened from the public domain and adjacent development.

3.0 Application Requirements

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An application must be accompanied by a design analysis and view analysis which demonstrates that the proposed buildings and works achieve each of the Design Objectives and Buildings and Works requirements of this schedule.

An application must be accompanied by a design response statement demonstrating that the development:

- Is consistent with the Development Plans prepared in accordance with Development Plan Overlay Schedule 20.
- Implements the applicable approved Development Plan, including the Jetty Road Neighbourhood Activity Centre Master Plan prepared by David Lock Associates, July 2011.

4.0 Decision Guidelines

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Before deciding on an application, the responsible authority must consider whether the location, bulk, outline and appearance of the building or works achieve the design objectives of this schedule.

Before deciding on an application the responsible authority must have regard to the following:

- The Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008);
- Jetty Road Neighbourhood Activity Centre Master Plan prepared by David Lock Associates, July 2011 and
- Any applicable approved Development Plan.
- The design objectives of this clause.
- The integration of the activity centre with the sub-regional park.
- Maintenance of views to Port Phillip Bay and the Melbourne Central Business District from the high point of the north-south primary road and from the high point of the sub-regional park.
- Provision of appropriate pedestrian and bicycle connections.
- The application of principles of crime prevention through environmental design (CPTED).
- The incorporation of environmentally sustainable building design techniques and materials.