

28/06/2018  
C109**SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

**PART PRECINCT 9 - LAND FRONTING MILLERS ROAD, 24-42 CABOT DRIVE AND 290-298 MILLERS ROAD, ALTONA NORTH****1.0 Design objectives**28/06/2018  
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To ensure that the scale, bulk, setback and appearance of new development is compatible with the preferred character of the site and surrounding area and protects the amenity of abutting residential areas.

To encourage the development of buildings and public areas which provide for high quality, integrated urban design outcomes, recognising the site as an important gateway to Altona North.

To ensure that landscape treatments are consistent and compliment the preferred character of the site and surrounding area and enhance public areas.

To ensure best practice environmentally sustainable development principles are incorporated in the development of the precinct.

To provide for a coordinated, safe, pleasant and functional pedestrian, cyclist and vehicle environment to and from, as well as within, the site.

**2.0 Buildings and works**28/06/2018  
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Buildings and works should achieve the performance measures listed below as well as the requirements of Map 1 within this schedule.

**Site Layout**

The layout of the site should:

- Avoid large expanses of car parking interfacing Millers Road, Chambers Road and Cabot Drive.
- Provide a pedestrian link from Millers Road through to Chambers Road (for that part of the precinct north of Cabot Drive).
- Provide for integrated public space on the site, including the provision of a plaza connecting to retail uses, public seating and a pedestrian link, with a minimum width of 6.5 metres between buildings, that connects the bus stop to the site.
- Provide a shared path measuring 2.5 metres along the Chambers Road frontage and along the north and south sides of Cabot Drive.
- Provide footpaths along Ross Road, Chambers Road and Millers Road to the satisfaction of the Responsible Authority.
- Provide loading and service areas to the rear or side of buildings and, where possible, away from abutting residential areas.
- Provide open spaces with good lighting, informal surveillance and weather protection.

**Buildings**

Buildings on site should:

- avoid expanses of blank walls interfacing Millers Road, Chambers Road and all onsite public areas.
- provide a transition in building scale where development interfaces residential areas.
- minimise overlooking into secluded open space and habitable room windows in residential areas where possible.

- provide built form setbacks of 6.0 metres from Cabot Drive.

**Landscaping**

Landscaping on site should:

- soften built form along site frontages.
- provide for a consistent landscape theme.

A landscape setback should be provided measuring:

- 9.0 metres from Millers Road
- 4.5 metres from Cabot Drive
- 4.5 metres from Chambers Road
- 7.0 metres from north property boundary shared with residential properties
- 4.5 metres from north property boundary shared with non-residential property

**Application Requirements**

An application must be accompanied by the following:

- A landscape plan showing both public and private areas including the setbacks and retention of trees where appropriate.
- Traffic design plans that demonstrate vehicle access, movement and, as far as is practical, the separation of freight and delivery vehicles and customer vehicles.
- MUSIC and SDS assessments which indicate how the proposal incorporates Environmentally Sustainable Design principles.

**3.0 Subdivision**

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None specified.

**4.0 Advertising signs**

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None specified.

**5.0 Decision guidelines**

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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 Design Objectives within the schedule.
- The requirements within this schedule, including those within Map 1.
- How the proposal addresses and is compatible with identified features and constraints of the site and the nearby area.
- Whether the proposed development encourages activation of Millers Road.
- The architectural form and detail of proposed buildings including materials, finishes and colours and whether it will make a positive contribution, particularly on prominent corners.
- Whether the proposed development incorporates adequate building articulation and required setbacks to deliver a high quality architectural built form.
- The amenity impacts of proposed development adjacent to residential areas.
- Whether the development achieves quality public spaces and good connectivity within the site that create a sense of place.
- Whether appropriate passive surveillance of public spaces is achieved through building design and placement.
- Whether the layout provides for safe access to and from the site through improvements to pedestrian, bicycle and vehicular connectivity.
- The effect of the development on existing vegetation on the site.

- Whether the landscaping appropriately integrates with the site and surrounding land uses.
- The extent to which best practice environmentally sustainable development principles have been incorporated in the development of the precinct.

Map 1

