

19/01/2006  
VC37**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO9

**2 and 4 Bear Street, 2 Park Street and 76 Albert Street, Mordialloc****1.0**19/01/2006  
VC37**Design objectives**

- To encourage the redevelopment of the land for a mix of residential use and commercial and local services, with the latter preferably located along Bear Street.
- To ensure that the combination of uses, their densities, and the scale and character of any redevelopment are compatible with the amenity of the surrounding area.
- To ensure that the development of the land does not have an adverse impact on local traffic conditions.
- To achieve a high quality urban design outcome that is reflective of the site's gateway location to the Mordialloc Activity Centre.
- To ensure an appropriate transition between the core commercial centre of Main Street and the surrounding residential environment of the Park Street and Albert Street area.
- To ensure that the land is developed in an orderly manner.

**2.0**19/01/2006  
VC37**Buildings, works and subdivision****Permit requirement**

An application for permit must be accompanied by a detailed Urban Context Report which has been prepared to the satisfaction of, and endorsed by, the responsible authority. The Urban Context Report must identify the development opportunities and constraints, and document the effect of the development, as appropriate, in terms of:

- The State Planning Policy Framework and Local Planning Policy Framework, and zone and overlay objectives.
- Existing and preferred built form and character of adjacent and nearby buildings.
- Land use mix and subdivision pattern.
- Energy efficiency, waste management and water sensitive urban design initiatives.
- Ground floor street frontages, including visual impacts and pedestrian safety.
- Traffic impacts and car parking requirements.
- Vistas.
- Noise attenuation associated with the railway interface.
- Stages of construction.
- Landscaping opportunities.
- Drainage infrastructure.

The responsible authority must have regard to the Urban Context Report before approving any application for permit.