

17/04/2008
C49

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

2 JOHN STREET, 12-20 MILLER STREET, BRUNSWICK EAST

1.0

19/01/2006
VC37

Design objectives

- To ensure that residential and commercial development on the site is integrated with the surrounding neighbourhood by providing for public vehicle, bicycle and pedestrian access between John Street and Miller Street.
- To create a safe, attractive and communal public realm through clear delineation between public and private areas, landscaping and other streetscape design elements, pedestrian priority and safe pedestrian environments through laneway access to vehicle parking.

2.0

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Buildings and works

Vehicle and Pedestrian Access

The design and siting of any new development of the land not associated with its existing industrial use must make provision for:

- A public road linking Miller Street and John Street generally in accordance with the *'Miller Street and John Street Connection Plan'*, which forms part of this schedule.
- Car parking should be provided at the rear of dwellings and where appropriate accessed by public laneways generally in accordance with the *'Miller Street and John Street Connection Plan'* or within basement car parking areas.
- A landscaped element must be integrated within any future development plan, providing public access.

The public road and laneways must be designed and constructed in accordance with Moreland City Council standards and make appropriate provision for two-way vehicular traffic, on street car parking, safe pedestrian access for all, bicycles and street tree landscaping.

Environmental Sustainable Design of Dwellings and Other Buildings

Dwellings and other buildings should incorporate innovative design that achieves high standards of environmental sustainability. Opportunities for passive solar design, natural ventilation and cooling, natural lighting, solar hot water, natural gas appliances, storm water retention and re-use, and grey water re-use should be utilised.

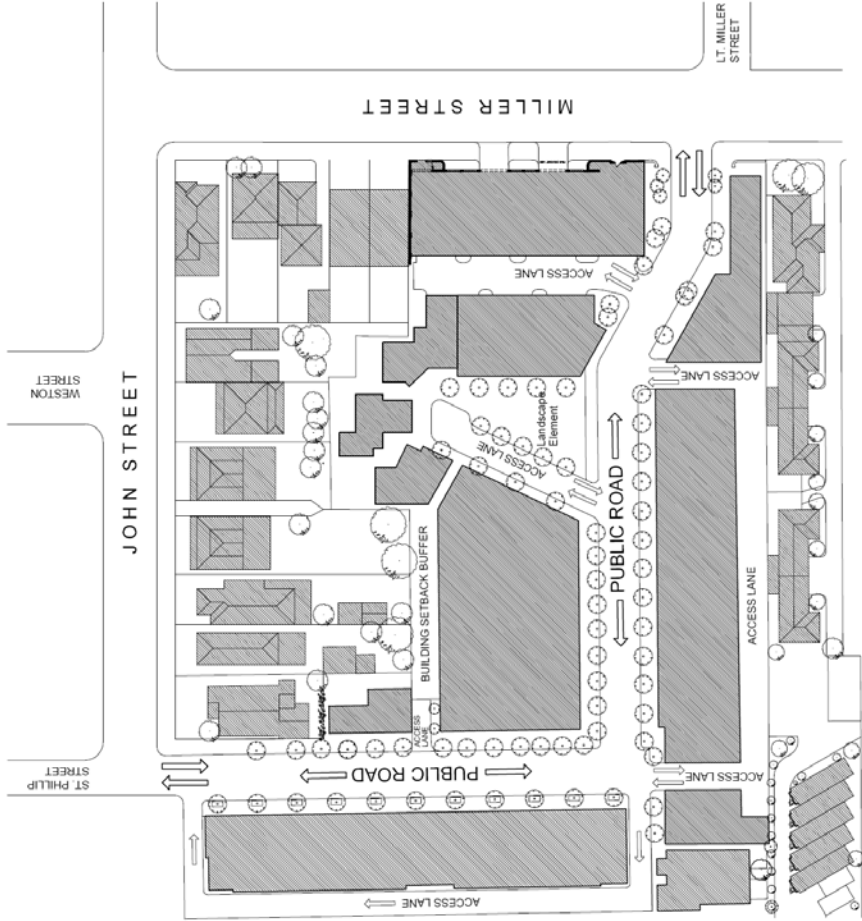
3.0

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Subdivision

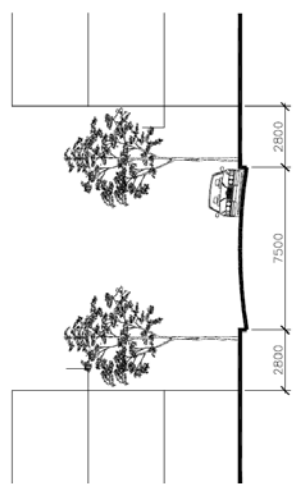
Except for the consolidation of existing lots or the realignment of existing boundaries, any application to subdivide land must include a Plan of Subdivision showing public roads generally in accordance with the *'Miller Street and John Street Connection Plan'*.

Miller Street and John Street Connection Plan



MILLER STREET AND JOHN STREET ROAD CONNECTION PLAN

NTS



TYP. PUBLIC ROAD

NTS



Ricoll Building Design
1001 S. 134 LYON ST. CARLETON VIC. 3053



RESIDENTIAL DEVELOPMENT
12-20 MILLER ST, BRUNSWICK

DATE: 17 DEC 2007

BRANK: DR

JOB No: 6601