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

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

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

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.

**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)