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## SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

## WESTMEADOWS NEIGHBOURHOOD ACTIVITY CENTRE

### 1.0 Design objectives

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To ensure that development is integrated with adjacent commercial land.

To ensure that development complements the built form and character of the area.

To ensure ground floor building frontages provide adequate weather protection, are pedestrian oriented and add interest and vitality to the area.

To ensure the amenity of the surrounding residential area is not adversely affected.

### 2.0 Buildings and works

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All buildings and works must comply with the following standards, unless it can be demonstrated that an alternative approach achieves the design objectives of this overlay control.

- Finishes of external walls facing residential areas must be constructed using domestic type materials.
- Built form shall provide a sense of address and association with Bent Street.
- All vehicle access shall be obtained from only 15-23 Fawkner Street.
- Pedestrian access should be provided linking Bent Street with the Westmeadows Neighbourhood Activity Centre.
- All driveways and car parking areas must be constructed with an impervious all-weather seal coat such as concrete or bitumen.
- External storage areas and garbage receptacles must be screened and adequately distanced from residential uses.
- A landscaping plan must be provided which shall include a 4.5 metre landscape screening provided in the setback facing Bent Street and a 2.6 metre buffer between the site and adjacent residential uses.
- An acoustic fence constructed to the satisfaction of the Responsible Authority must be erected adjoining all residential areas.
- Light glare from proposed buildings should be minimised to ensure that neighbouring residential uses are not affected.
- Baffled lighting must be provided throughout the development.
- Any equipment required for refrigeration, air-conditioning, heating and the like must be suitably screened from view and adequately distanced from residential uses.
- Built form must not adversely affect the amenity of the surrounding residences.

### 3.0 Decision Guidelines

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In consideration of the above, the responsible authority must consider, as appropriate:

- The integration of the development with the existing adjoining commercial development.
- The integration of the development with the adjacent residential area.
- The appearance of the proposed development and any impacts on the adjacent creek corridor.
- The design layout of the proposed development including setbacks from property boundaries.
- The type and colour of building materials to be used and the proposed landscape treatment.
- The contribution of the development to the character and amenity of the area.