

07/02/2013  
C137**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

**FEATHERBROOK NEIGHBOURHOOD ACTIVITY CENTRE****1.0**07/02/2013  
C137**Design objective**

This Schedule aims to ensure that development:

- Is internally integrated, with a well-planned relationship between business premises;
- 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 safe public access; and
- Ensures that the Neighbourhood Activity Centre functions as a key component of the Featherbrook Village Precinct.

**2.0**07/02/2013  
C137**Requirements for planning applications**

Applications for a planning permit for use and/or development should be accompanied by, where appropriate, the following accompanying plan and/or information:

- A Streetscape/Viewshed Analysis that addresses height, building scale, and the integration of built form, car parking and landscaping;
- Context plans that have regard to, and complement, the relationship between adjoining uses and developments and proposed developments;
- A Traffic Management Report that addresses traffic movements, traffic management measures, and parking requirements and provisions, proposed bicycle parking provisions and any potential impact on public transport operations including proposals to relocate bus stops and change in road design;
- A Car Park Management Plan detailing management of trolleys, hours of operation and internal management of carpark areas;
- A Loading and Waste Collection Management Plan which details compliance with relevant EPA Guidelines and the hours for deliveries and collections;
- An Integrated Landscape Plan for the overall commercial centre;
- An Acoustic Report demonstrating compliance with SEPP-N1, relevant EPA Guidelines, detailing acoustic barriers and other measures to protect residential amenity;
- An integrated signage plan for the centre, for the indicative size and location of signage;
- A schedule of external materials and finishes.

**3.0**07/02/2013  
C137**Buildings and works**

All buildings and works should:

- Appropriately balance amenity between public and private spaces;
- Have regard to specific interface constraints and opportunities;
- Provide activate frontages where buildings address car parking areas, main roads and, subject to neighbourhood amenity considerations, also to adjoining roads;
- Include landscaping;

- Provide legible access treatments around building entrances and to existing pedestrian and bicycle networks and public transport stops in accordance with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002, including weather protection at the frontage to buildings as appropriate;
- Provide seating, bicycle hoops and rubbish bins as appropriate;
- Provide for acoustic treatments to reduce noise levels, supplemented by screen planting to reduce visual impacts of acoustic treatments, where a development abuts a residential use;
- Screen waste collection and open storage areas from residential areas, public streets and/or reserves;
- Provide water sensitive urban design features where appropriate;
- Provide an appropriate interface with an affected residential use;
- Manage light glare from proposed buildings; and
- Provide for baffled lighting throughout the development.

#### 4.0

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#### 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).
- The views of Public Transport Victoria on any applications for subdivision and/or buildings and works that propose any changes to:
  - Road design and intersection treatments;
  - The location of vehicle access and egress from Sneydes Road and Boardwalk Boulevard; and
  - Bus infrastructure including the location of bus stops.