

17/09/2015
C173**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

WOODMANS HILL GATEWAY PRECINCT**1.0**17/09/2015
C173**Design objectives**

To ensure that buildings and works are generally consistent with the Woodmans Hill Gateway Precinct Master Plan (January 2015).

To provide for an attractive and distinctive town approach along the current and future alignment of the Western Freeway, by ensuring that the nature, scale and appearance of new development is compatible with the landscape and design controls for new development as set out in the Woodmans Hill Gateway Precinct Master Plan (January 2015).

To reinforce the gateway role that this precinct plays to the Ballarat Central Business District (CBD).

To provide appropriate interfaces between the commercial and rural, rural living and residential areas of Woodmans Hill, by providing suitable landscape treatments to integrate built form with surrounding development.

To ensure that development of land nearby to the current and future alignment of the Western Freeway is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise.

To ensure that development is compatible and sensitive to the valued landscape and natural environmental elements of the area, including view lines, vegetation retention, landscaping and defined koala habitat.

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C173**Buildings and works****Noise Attenuation**

Any development within the area covered by this overlay may be required to include noise attenuation measures to the satisfaction of the Roads Corporation, for both the existing Western Highway and the future Western Freeway. The sensitivity of the existing or proposed use will be considered in determining whether noise attenuation measures are required.

Building height, bulk and setbacks

- The height and bulk of new development should be respectful of the valued landscape and natural environmental elements of the area.
- The height and bulk of new buildings should consider the current alignment of the Western Highway along with the alignment of the Public Acquisition Overlay for the future Western Freeway and the need to create an attractive and distinctive town approach.
- All buildings within the Precinct should be setback at least 20 metres from the alignment of the Public Acquisition Overlay for the future Western Freeway, and 10 metres from all other roads.

Front Fences

- Front fences should be designed to have minimal visual impact and preferably be located behind landscaped setback areas.

Landscaping

An application to construct a building or construct or carry out works must provide for appropriate landscaping, including:

- A 5 metre minimum wide landscaping strip along property frontages to the alignment of the Public Acquisition Overlay for the future Western Freeway, and 3 metres minimum along all other road frontages.
- Landscaping which provides for a visual reduction of the bulk of new development, and enhancement of the appearance of new buildings.
- Where buildings are setback from side or rear boundaries, provision is to be made for a landscape screen of fast growing native species along these boundaries to contribute to the creation of an attractive environment.
- A selection of species that minimise long term watering requirements.
- Paving materials that provide texture, patterns, subtle colour and permeability to the site frontage should be used. Large expanses of asphalt or cement should be avoided.

Advertising signage

- Visual clutter, created by excessive or inappropriate signage is strongly discouraged.
- Business identification signage should be integrated with architectural built form and not protrude above or beyond building facades.
- Promotional signs should be avoided.
- Where signs are required to be illuminated, illumination should be concealed or integral to the sign by neon, or internally lit box or by sensitively designed spot lighting.
- Colours, materials and illumination of signage that may interfere with the safety and efficiency of traffic circulation is to be avoided.

Access

- Access to any development must be via local roads or via a service road arrangement. No direct access is permitted onto the Western Highway.

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Information to accompany applications for permit

An application to construct a building or construct or carry out works should be accompanied by:

- A written urban context report detailing how the development achieves the design objectives of this Schedule to the satisfaction of the Responsible Authority.
- A landscape plan which achieves the landscaping requirements of this Schedule and details proposed front fencing treatments.
- An acoustic report, prepared by a qualified acoustical engineer which stipulates the appropriate noise attenuation measures to be implemented should the application be for a sensitive use.

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Decision Guidelines

Before deciding on an application, the Responsible Authority must consider whether the proposed buildings and works will enhance the Woodmans Hill Gateway Precinct in accordance with the criteria specified in this Schedule, particularly with respect to:

- Natural landform and topography;
- Views;
- Interface;
- Architectural quality of the building design;
- Built form;
- Building setbacks;
- Landscaping;
- Preservation of existing locally indigenous vegetation and habitat links;
- Signage.

Reference: “Woodmans Hill Gateway Precinct Master Plan (January 2015)”