

27/02/2014
C72 (Part 1)

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

COLAC WESTERN ENTRANCE

1.0 Design objectives

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To enhance the arrival experience into central Colac from the west.

To ensure the western entrance to Colac is developed so that the quality of buildings and works enhance the landscape character of this entrance to the town.

2.0 Buildings and works

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Applications should incorporate the following matters in respect to plot ratio, setbacks and lot sizes:

- All buildings and works are to be set back 20 metres from the road frontage of any land identified by VicRoads for road widening and only landscaping, visitor car parking and access ways is to be located within the setback area.
- All staff parking and loading bays are to be located to the side or rear of any buildings.
- The plot ratio for buildings and works is not to exceed 80 % of the site area.
- Buildings should not exceed a height of 8 metres above natural ground level.
- Locating office components in a visible location at the front of the building and facades that are designed to add visual interest.
- Larger buildings should address bulk and massing issues through using a range of building materials and colours
- Landscaping is to be provided in accordance with a landscape plan approved to the satisfaction of the responsible authority. Landscaping is to provide a range of hardy indigenous and exotic species where appropriate to soften the appearance of car parks and buildings. Landscaping should provide shading for car parks, define entrances and provide a buffer between buildings. A landscape strip along the front of buildings should be considered to screen views to the highway business area from the street highway.. Landscaping is to be completed within 6 months of the development or works being constructed.
- Rooftop, above-verandah and pole signs should be removed or rationalised as part of redevelopment, to reduce visual clutter.

3.0 Subdivision

19/01/2006
VC37

All lots should have a minimum area of 1000 square metres, except where reticulated sewerage is provided, in which case the minimum lot size should be 500 square metres.

4.0 Advertising signs

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Advertising controls are at Clause 52.05. Land affected by this schedule is in Category 3.

Signage should also address the following built form requirements.

- Avoid creating clutter in the development of new signage.
- Incorporate new signage into building design and avoid freestanding or roof top signs.

5.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, in addition to the decision guidelines in Clauses 65 and 43.02-05, the following reports:

- The extent to which vegetation can be planted to enhance the western entrance corridor.
- Whether the area available for landscaping treatment is sufficient to provide vegetation that will achieve softening and screening of buildings in the landscape.
- Whether the proposed signage improves the visual experience of the western entrance corridor.

6.0 Reference documents

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Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)