

27/02/2014  
C72(Part 1)**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

**COLAC CBD****1.0**27/02/2014  
C72(Part 1)**Design objectives**

Within all areas of the CBD covered by the overlay:

- create a distinct character and image for the CBD through the quality of new buildings.
- encourage the development of buildings that maximise use of available space within the CBD, and create a vibrant and people-focussed centre.
- protect the heritage buildings of the CBD.
- support high quality residential development within the CBD.
- create an attractive, pedestrian-focussed and well-connected public realm in the CBD.

Within the Finer Grain Area shown on Map 1 of the schedule:

- require a high standard of architecture and urban design that enhances the street life of the core retail area.
- ensure that all buildings promote activity and enhance the pedestrian amenity of the core retail area.
- encourage a consistent scale of buildings, having regard to the existing core retail area that defines the streetscape and adds to the identity of the centre.
- create pedestrian-scaled and focussed street interfaces and reduce the visual, amenity and safety impacts of car parking and accessways.

**2.0**27/02/2014  
C72(Part 1)**Buildings and works**

A planning permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

New development should address the following land use and built form requirements.

Note the Finer Grain Area is identified on *Map 1 – Colac CBD & Finer Grain Area* forming part of this Schedule.

## **All areas of the CBD**

### **New Development**

- Protect important view lines and CBD entrance corridors from inappropriate development and its associated signage.
- Orientate building entrances and windows to streets and lanes, with zero setbacks from street boundaries and car parking located to the rear.
- Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.
- Ensure that buildings adjoining or opposite open spaces provide active frontages to increase interaction with and passive surveillance of the space.
- Avoid the construction of blank walls facing streets, lanes or public spaces.
- Minimise the impact of overshadowing of public spaces or private open spaces.
- Encourage new development on vacant or underused sites along Bromfield Street to contribute to the street's appearance, amenity and activity.
- Encourage the removal of excessive roof top, above verandah and free standing signs, and other visually dominant signs, particularly as uses change.

### **Access & Pedestrian Amenity**

- Create and improve pedestrian thoroughfares between Murray and Bromfield Streets.
- Create and retain laneways that provide a pedestrian connection between main streets, and encourage their upgrade and redevelopment with active uses.
- Maintain appropriate vehicle access and car parking provision for local businesses at the western end of Murray Street.

### **Heritage**

- Ensure that new development within, or adjacent to, an identified heritage place respects the scale, form and siting of the heritage building.
- Encourage the preservation of significant heritage buildings and encourage their adaptive re-use and restoration.
- Retain key views to landmark heritage buildings.
- Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings that extend over the footpath for weather protection.

### **Identity & Character**

- Promote high quality contemporary architecture that complements the older buildings of the centre, and adds to the story of the town's development and its distinct eclectic character.
- Show design innovation and careful composition of all the elements that comprise the design of built form – openings, colours, materials, textures etc.
- Consider how lighting could be used creatively to enhance the night time appearance of buildings and pedestrian safety in the retail and pedestrian areas.

### **Residential Development**

- Encourage the provision of outdoor areas in higher density development through the inclusion of small courtyard spaces, balconies at the upper levels or rooftop gardens.
- Locate and orient residential buildings to minimise adverse amenity impacts from adjoining uses, such as shops, cafes or loading/service areas.
- Ensure the provision of adequate servicing access.
- Provide acoustic insulation in mixed use developments or in residential developments that are located near potential noise sources.

### **Environmentally Sustainable Design (ESD)**

- Encourage ESD measures that are integrated into new buildings or incorporated in the retrofitting of existing buildings e.g. energy efficiency and solar passive design, rooftop gardens, greater water efficiency, waste management practices, use of sustainable materials and adaptability of design. This should be particularly encouraged in larger commercial developments such as offices and supermarkets.

### **Finer Grain Area**

#### **New Development**

- Require all new development to be constructed to the front boundary at ground, first and second floor levels (i.e. 0 metre front setback), creating a continuous but well articulated 'wall' of buildings to the street.
- Where existing building patterns prevail, encourage development to achieve a height of three storeys / 11 metres (the equivalent of two storey Victorian buildings).
- Encourage the development of landmark buildings that address intersections, on prominent corner sites.
- Discourage site consolidation and maintain or reinstate the traditional fine 'grain' (i.e. frontage width) of the narrow shopfronts.
- For buildings on wide frontages, the design of facades should reflect the fine grain of traditional shopfronts through an emphasis on vertical articulation. This can be achieved through the placement of windows and doors, and the use of other architectural details such as colour, texture and materials.
- Vehicular access to buildings should be provided from rear and side laneways. Driveway entrances and the visual impact of garage doors on building frontages within the core retail area is discouraged.

#### **Pedestrian Amenity**

- Provide weather protection for pedestrians on key pedestrian routes by ensuring that awnings and verandahs are incorporated into the design of new developments.
- Enhance the pedestrian environment through considered design of ground floor facades e.g. transparent shop or office fronts, entrances directly off the footpath and visually interesting design details.
- Encourage new lane connections between streets.

## **Heritage**

- Retain older buildings that contribute to the streetscape character, and retain, recycle or re-use existing buildings of architectural merit or character wherever possible.
- Encourage the restoration of heritage shopfronts, particularly those which are part of an intact group of buildings and obscured by unsympathetic painting, signage or false facades.

### **3.0**

27/02/2014  
C72(Part 1)

#### **Subdivision**

A permit is not required to subdivide land.

### **4.0**

27/02/2014  
C72(Part 1)

#### **Advertising signs**

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, roof top or above verandah signs.

### **5.0**

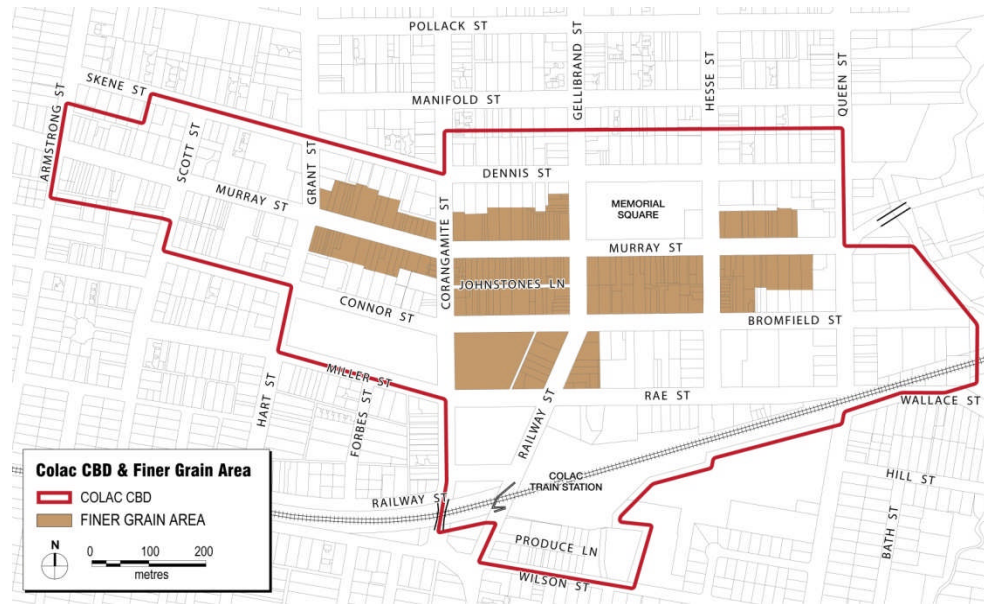
27/02/2014  
C72(Part 1)

#### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The urban context and design response.
- Whether the design objectives and requirements of this Schedule are met.
- Whether the proposal enhances visual character and pedestrian amenity, provides a strong planting theme, and improves the amenity and appearance of carparks.
- Whether the proposal achieves a high standard of architectural and urban design.
- How the proposal impacts upon the significance of identified heritage places.

**Map 1 – Colac CBD & Finer Grain Area**



**6.0**

**Reference documents**

27/02/2014  
C72(Part 1)

Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)