

27/02/2014
C72(Part 1)

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

413-437 and 441-479 MURRAY STREET, COLAC

1.0 Design objectives

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

To ensure that the development of residential land and the former school site contributes to an improved landscape experience as part of the western entrance to Colac.

To minimise visual clutter caused by signs, powerlines and other structures along the entrance corridor.

2.0 Buildings and works

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A planning permit is not required for buildings and works that are setback 20 metres or more from Murray Street.

Applications must provide a landscaping plan that enhances the arrival experience into central Colac and emphasises the town's Botanic Garden City theme. Options for tree planting should include planting on low mounds, planting in bands/ corridors on adjacent private land and short and long term planting on the road verges. Different planting themes can be used to mark key locations along the arrival zone such as landmark buildings or significant changes to road alignment or land use. Stands of vegetation can be used to frame views.

3.0 Advertising signs

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

4.0 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:

- Whether the area available for landscaping is sufficient to provide tree planting that can be achieved on adjacent private land and short to long term tree planting on road verges;
- Whether the tree planting improves the landscape appearance around the residential land and former school site;
- The extent to which proposed landscaping enhances the arrival experience into central Colac from the west.

5.0 Reference documents

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Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)