

12/02/2015
C102

SCHEDULE 17 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**

WINCHELSEA COMMERCIAL 2 ZONE AREA

1.0 Design objectives

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To achieve a design, built form and landscaping outcome that enhances the visual quality and amenity of this gateway location.

2.0 Buildings and works

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A permit is required to construct a fence.

Landscape and setback

Buildings must have a minimum front setback of 3 metres, which is to be set aside for landscaping. This requirement cannot be varied.

Landscaping within the front setback of lots should utilise a mix of trees, shrubs and grasses from the list in the Surf Coast Shire Rural Indigenous Planting Guide, Landscape Zone 2, Soil 7 Middle Barwon River.

Landscaping in front setback areas should 'frame' rather than screen buildings, reducing the apparent bulk and mass of the building.

Landscaping areas must not be used for car parking, loading and/or storage.

Vehicle crossovers should be minimised to reduce the loss of landscape area.

Site Layout

Safe, segregated pedestrian routes should be provided around and between sites.

Car parking should be provided to the side or rear of sites.

Car parks should be softened through the use of island planting beds:

- Provided every 10 parking spaces minimum;
- Having a minimum of 1800 mm back of kerb to back of kerb;
- Each bed should contain a minimum of one tree suitable for providing shade.

Buildings

Building design should:

- Identify and emphasise the main entry.
- Utilise glass and other feature materials to provide articulation of walls which are visible from the Princes Highway or Anderson Street.
- Allow for signage to be integrated with the building.

Buildings with side walls facing streets should be articulated and not blank, bland walls.

The height of buildings should not exceed 9 metres above natural ground level (except for mechanical plant and architectural features where it can be demonstrated that these do not conflict with the design objectives).

Storage, refuse storage and utility areas should be integrated into the overall design and should not be visible from the Princes Highway.

Fencing

Fencing visible from the street should:

- Blend with the building design detail.
- Not be overbearing in scale.
- Complement the landscape.

Boundary fencing should be unobtrusive and visually recessive.

Security fencing should be:

- Unobtrusive, such as black or green PVC coated wire;
- Integrated with landscaping to reduce its visibility.

Lighting

Lighting should be designed to prevent spillover into adjacent properties where this may cause annoyance or detrimental impact.

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Advertising signs

Advertising sign requirements are at Clause 52.05, Category 2 – Office and Industrial.

The following signs are strongly discouraged:

- Above-verandah sign
- Panel sign
- Promotion sign
- Reflective sign
- Sky sign.

Signs should be of a size that is proportional to the scale of the building.

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Decision guidelines

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

- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect on amenity that the building may have on nearby land uses and the residential area to the south.
- The need to ensure the safety and efficiency of the surrounding road network.
- Whether the appearance of a sign will have a detrimental impact on the visual amenity of the streetscape or the Princes Highway.