

27/02/2014  
C72 (Part 1)

## **SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

### **COLAC EASTERN ENTRANCE AND INDUSTRIAL AREA**

#### **1.0**

#### **Design objectives**

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

To ensure that the industrial area on the eastern entrances to Colac is retained for the development of large scale industrial uses on large lots so that views of the lake and the quality of buildings and works do not detract from 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 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.
- 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.
- The plot ratio for buildings and works is not to exceed 40 % of the site area.
- Buildings should not exceed a height of 8 metres above natural ground level.
- Landscaping is to provide a range of indigenous and exotic species where appropriate to soften the appearance of car parks and buildings. Landscaping should provide shading for buildings, define entrances and provide a buffer between buildings. A landscape strip along the front of buildings should be considered to screen views to the industrial area from the highway and frame views of the lake. Landscaping is to be completed within 6 months of the development or works being constructed.

#### **3.0**

#### **Subdivision**

19/01/2006  
VC37

All lots should have a minimum area of five (5) ha.

#### **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**

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**Decision guidelines**

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 planting of vegetation can enhance key landmarks and improve the eastern entrance arrival experience.
- Whether the area available for landscaping treatment is sufficient to provide vegetation that will achieve softening and screening of industrial buildings in the landscape.
- Whether the proposed signage improves the visual appearance of the eastern entrance corridor.

**6.0**

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**Reference documents**

Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)