

18/06/2009  
C55

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**

### **COLAC WEST BUSINESS AREA**

#### **1.0 Design objectives**

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To ensure that the business area on the western end of Colac is developed so that quality of buildings and works do not detract from the landscape character of this main 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.
- 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 be provided in accordance with a landscape plan approved to the satisfaction of the responsible authority. The landscape plan is to provide a range of trees, shrubs and ground cover to create a 'garden' appearance for the development. Landscaping is to be completed within 6 months of the development or works being constructed.

#### **3.0 Subdivision**

19/01/2006  
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All lots should have a minimum area of 4000 square metres, except where reticulated sewerage is provided, in which case the minimum lot size must be 1000 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 2.

#### **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:

- Colac Structure Plan (2007)