

19/03/2009  
C36**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

**BUSINESS 4 ZONE BUSINESS PARK****1.0**19/03/2009  
C36**Design objectives**

To provide for a high quality and well-presented service industrial precinct adjacent to the Glenelg Highway that is attractive in its appearance on both the Glenelg Highway frontage and the Ballarat to Skipton Rail Trail frontage.

**2.0**19/03/2009  
C36**Buildings and works**

Encourage the design and built form of new development to respect the scale and character the Smythesdale township. Building design should not be flat wall/ box style, but rather use articulation, landscaping and rear parking areas to present an attractive appearance to the Glenelg Highway.

Applications for buildings and works in the Design and Development Overlay Area should be accompanied by the following information demonstrating compliance with the Smythesdale Urban Design Framework;

- A landscape plan demonstrating compliance with the landscape themes and plantings.
- A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.

The site layout, including the location of building envelopes, must provide for the concealment of open parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.

A minimum setback for buildings of 10 metres from the Glenelg Highway frontage and a 10 metre setback from the rear of the lots adjacent to the Ballarat to Skipton Rail Trail should be maintained.

Provision should be made for a 5 metre landscape buffer at the frontage to the Glenelg Highway and also to the rear fronting the Ballarat to Skipton Rail Trail to soften the built form.

Retain existing vegetation within and on the boundary of sites.

Building colours and materials should be muted and non-reflective.

Signage shall be designed to complement building design on the site and should not detract or dominate the adjacent building(s).

Hardstand areas, surfacing and provision of infrastructure to the site shall be sited so as not to dominate the site and shall be of materials and colours that blend with the buildings and landscaping on the site.

**3.0**19/03/2009  
C36**Subdivision**

Subdivision layout must be designed to provide for: an internal road within the Business 4 Zone Commercial Precinct (where applicable); building envelopes for the siting of buildings; car parking and storage areas; and co-ordinated infrastructure provision to lots and landscaping buffer areas at the frontage to the Glenelg Highway and the boundaries adjacent to the Ballarat-Skipton Rail Trail.

Applications for subdivision shall be accompanied by an access plan which demonstrates a single access to the Glenelg Highway, servicing all lots proposed within the subdivision plan. The access plan shall be undertaken in consultation with VicRoads, and shall include linkages to access plans for adjoining lots, where applicable.

Applications for subdivision in the Design and Development Overlay area must be accompanied by a landscape plan demonstrating compliance with the landscape themes and plantings outlined in the Smythesdale Urban Design Framework.

The site layout, including the location of building envelopes, must provide for the concealment of open parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.

**4.0**

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**Reference Documents**

Smythesdale Urban Design Framework, Michael Smith and Associates (March 2006)