

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

PLEASANT CREEK ESTATE

1.0

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Design objectives

- To ensure new development demonstrates a high standard of visual amenity.
- To ensure that the scale, form and external finish of new buildings enhances the special character of the Pleasant Creek Precinct as a regionally significant heritage place and major entrance to the Stawell township.
- To ensure that building setbacks and development recognise the role and proximity of the Western Highway frontage.
- To improve the visual amenity of the Western Highway through landscaping.

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Building and works

A permit is required to construct a fence.

Requirements

General

- Zincalume should not be used as an external surface for a building that is visible from the Western Highway or a heritage place.
- External lighting should not illuminate or adversely impact on the Western Highway, other roads or any adjoining landholdings.
- External storage should not be visible from the roadways, Western Highway or heritage places.

Fencing

- Vegetative screenings should be used in preference to fencing wherever possible.
- Security fencing should be located at the building line and not at the street frontage title boundary.
- Fencing should not be constructed within the front setback areas identified in Table 1 to this policy.

Access

- Site design should not provide new vehicle access points to the Western Highway.
- Vehicle accessways should be designed to allow vehicles to enter and exit a site in a forward direction.

Setbacks

- New buildings should be sited in accordance with the setback requirements detailed in Table 1 to this policy.
- Setback areas should only be developed for access, car parking and landscaping purposes.
- A permit may not be granted to vary the setbacks from the Western Highway frontage.

Site coverage

- Buildings, outside storage and non-permeable surfaces should not cover more than 50% of the lot.

Landscaping

- Landscaping of the Western Highway frontage should incorporate single stand or small clusters of indigenous eucalyptus species with significant canopies, appropriately spaced across the length of the frontage to provide a transition from the rural environment to township environs.
- Landscaping within the specified frontage setback areas should incorporate low growing, low maintenance native and indigenous shrubs and ground covers interspersed between car parking areas. A minimum 1.5 metre width for any individual planted area applies.
- Landscaping should screen operational, service and storage areas from public view.

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Advertising Signs

Advertising sign requirements are at Clause 52.05. This overlay is in Category 3.

Requirements

- Signs must only provide information identifying the premises, name of the occupier, and the activity conducted on the allotment without detracting from the amenity of the area or adjoining land uses.
- Signs for multiple occupancy developments should be of uniform size, shape and presentation.
- Only one combined group directory sign should be provided to businesses on land without direct visual access to the Western Highway. Such signs should be located at the established road intersections with the Western Highway (Saleyards Road, the former Pleasant Creek Centre gateway and Playford Street).
- Signs should be proportional to the size and scale of the building or premises on which they are to be erected and be sympathetic to design lines of adjoining buildings.
- Business identification signs should not to exceed four (4) metres in height.
- Signs should generally be provided on the building and below the roofline.
- Only one pole sign should be provided per lot.
- Use of A-frame signs and other temporary signs including bunting should be avoided.

Table 1

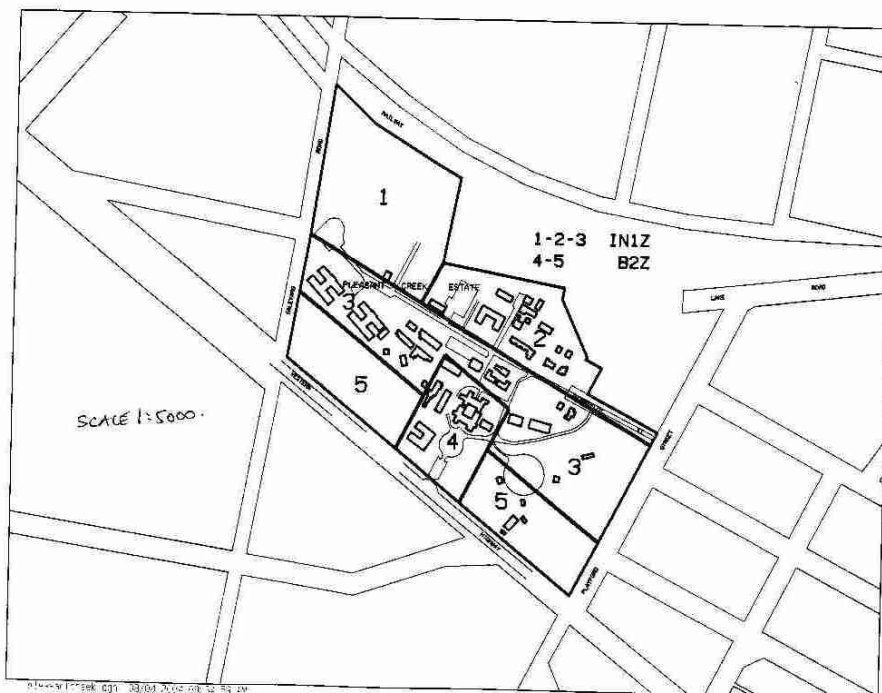
Precinct	Setback to front, side and rear walls of buildings
Precinct 1 Larger Industrial Uses	10 metres from front boundary 3 metres to side boundary 3 metres to rear boundary
Precinct 2 Commercial Industrial Uses	6 metres from front boundary 3 metres to side boundary 3 metres to rear boundary
Precinct 3 Multi use	6 metres from front boundary 3 metres to side boundary 3 metres to rear boundary
Precinct 4 Heritage	15 metres to the Western Highway frontage 6 metres from any other road frontage 3 metres to side boundary 3 metres to rear boundary
Precinct 5 Highway Frontage	15 metres to the Western Highway frontage 6 metres from any other road frontage

Precinct

Setback to front, side and rear walls of buildings

3 metres to other boundaries

Map of Pleasant Creek Estate Precincts



References

Pleasant Creek Site Western Highway Stawell – Development Options Study, October 2000

Development options study Pleasant Creek Centre, Stawell

Pleasant Creek Site Study – Western Highway Stawell

Part A – Preferred planning and development options and recommended disposal strategy, Tract Consultants, March 1998

Draft Stawell Urban Design Framework, 2004