

26/10/2017
C86**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

COLAC INDUSTRIAL AREAS**1.0 Design objectives**26/10/2017
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To enhance the appearance of industrial areas, and encourage a high standard of architecture and urban design on land visible from public areas.

To ensure that industrial areas in Colac support the development of large scale industrial uses on large lots.

To ensure that fencing and signage are integrated with the building and landscape design to enhance the presentation of the development to the public realm.

To provide a high level of amenity for workers and visitors to the industrial areas, and to consider the amenity of adjacent residential uses.

To promote best practice stormwater quality and re-use measures.

2.0 Buildings and works26/10/2017
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A permit is required to construct a fence that is:

- more than 1.5 metres in height and located on or within 5 metres of a public open space reserve boundary or a boundary that has a frontage to a street; or
- constructed of materials which are less than 50 per cent transparent and located on or within 5 metres of a public open space reserve boundary or a boundary that has a frontage to a street.

The following requirements apply to an application to construct a building or construct or carry out works:

Site layout

The layout of individual sites should ensure the following where practicable:

- Locate all staff parking and loading bays to the side or rear of any buildings
- Locate office components and public areas, including visitor car parking, towards the front of the site
- Provide footpaths from the street to the main building entrance(s)
- Separate pedestrian and vehicle circulation
- Separate loading and truck parking areas from car parking areas
- Locate loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) at the rear of buildings or behind landscaping areas to screen them from street frontages.

Building design and landscaping

The design of new buildings and the extension of existing buildings should ensure the following, where practicable:

- Design building facades which are visible from public areas to add visual interest
- Design buildings on corner allotments to face both street frontages
- Design buildings to emphasise the main entry
- Design buildings to allow for signage to be integrated within the building form
- Design larger buildings to address visual bulk and massing issues through using a range of building materials, colours, roof forms, articulation, and landscaping

- Provide landscaping using a range of indigenous and exotic species where appropriate to soften the appearance of car parks, driveways 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 soften views to the industrial areas from public viewing areas. Landscaping is to be completed within 6 months of the development or works being constructed and minimise the use of potable water.
- Set back fencing behind or in line with the front wall of the building, and design the fencing to integrate with landscaping and be recessive unless it can be demonstrated that it is required for operational purposes.

3.0 Subdivision

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All lots should have a minimum area of 5 hectares.

4.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. All land located within this schedule is in Category 3.

Permit requirement

A permit is not required for a non-illuminated business identification sign not exceeding 8 m² in area per premise provided the sign is not freestanding, located on or above the roof, and is flush with the building.

Requirements

Signage should address the following requirements:

- Avoid creating visual clutter in the development of new signage
- Incorporate new signage into building design below the roof line and avoid roof top signs
- Avoid freestanding signs unless they are able to accommodate multiple tenancies, provide a navigational or orienting function, and consolidate signage in one location
- Minimise the visibility of outdoor advertising signage from the Princes Highway.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Building design and landscaping

- Whether the building design and siting positively contributes to the appearance of the industrial area from public viewing areas.
- Whether the landscaping design and siting, species used and planting densities:
 - Help frame and soften any building and screen industrial processing areas
 - Provide shade to parking and amenity areas
 - Contribute to the amenity of the working environment.
- Whether the proposed fencing has been designed to have minimal visual impact, and allow for passive surveillance of public and semi-public areas, or is required for operational purposes.
- Location of rail corridor and railway infrastructure and any potential impact on rail operations.
- Areas for appropriate stormwater management measures.

Advertising signs

- Whether the advertising signage:
 - detracts from the visual appearance or amenity of public places
 - is located on awnings or within built elements
 - is consistent with the scale and character of the building, and its surrounds
 - is of a high quality design and standard.

6.0

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Reference documents

Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)

Colac Township Economic Development, Commercial and Industrial Land Use Strategy (2017)