

28/10/2010
C139

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

LEARMONTH ROAD, WENDOUREE

This schedule applies to land known as 21-53 Learmonth Road and 7-9 Grandlee Drive, Wendouree. The objective of the development plan is to provide for the integrated development of the subject land.

1.0

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Requirements for development plan

The Development Plan, submitted in accordance with this overlay, must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

The Development Plan must show or include the following details:

- Vehicle and pedestrian site access principles including rationalisation of vehicle access points to Learmonth Road and provision for integrated and safe pedestrian movement through the site.
- Designation of the likely boundaries of the various components / stages of development of the site.
- Designation of potential building envelopes for buildings and/or structures, with a minimum building setback of 13 metres from the Learmonth Road frontage and a minimum building setback of 5 metres from the Caravan Street frontage, unless otherwise approved by the Responsible Authority.
- Any landscaping treatments and themes, which must be consistent with the Landscape Guidelines for Development in the City of Ballarat (revised 2000). The landscaping of the site must provide for landscaping with small to medium sized trees at maturity and vegetation within the car parking area/s and along the site frontages.
- Areas where loading and unloading facilities for customers and transport vehicle goods are anticipated.
- Preferred locations for signage on the site that is generally consistent with the City of Ballarat Advertising Sign Guidelines and in accordance with an approved signage theme that forms part of this Development Plan.
- Stormwater management measures, allowing for full development, which ensures that the rates of stormwater discharge from the site does not exceed pre-development flow rates.
- Stormwater management measures which ensure that contaminated stormwater is prevented from discharging from the site.
- Location of car parking and vehicle access points and pedestrian paths.
- Advertising signs including limiting the height and number of freestanding structures, and supporting the incorporation of signage within the design of buildings.
- The baffling of external lighting within the site to prevent the spill of light onto Learmonth Road.
- Positioning of air conditioning and other external plant, so it is generally not visible from ground level beyond the site.