SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

LIVERPOOL STREET, NORTH GEELONG

1.0

Design objectives

To ensure development of the land is of a scale, density and design that is not visually intrusive on the adjoining Rippleside Park and is sympathetic to the worker’s cottage character of the area.

2.0

Buildings and works

Single storey development is preferred.

Dwellings should be in keeping with the worker’s cottage character of the area.

3.0

Decision guidelines

Before deciding on an application the responsible authority should have regard to the following:

- Clause 54 and Clause 56.
- The density of the development which must not be greater than one dwelling for each 300m2 of site area.
- If the dwelling exceeds one storey, whether the development would unduly impact on the visual amenity of Rippleside Park.
- Whether the development would be in harmony with the single storey worker’s cottage streetscape presented by the other properties included within this overlay.