

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

LIVERPOOL STREET, NORTH GEELONG

1.0
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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
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Buildings and works

Single storey development is preferred.

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

3.0
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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.