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SCHEDULE 32 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO032**.

TOWN ENTRY MURRADOC ROAD, DRYSDALE

1.0

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Design objectives

To improve the appearance and presentation of building and streetscape.

To manage the interface between residential and business uses.

To ensure the design and layout of new buildings allows for future road widening.

To improve the connections between Murradoc Road and the Drysdale Town Centre.

To provide for the implementation of the Murradoc Road Drainage Masterplan.

To promote best practice storm water quality and reuse measures.

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Buildings and works

Permit Requirement

A planning permit is required to construct a front fence that is greater than 1.5 metres in height.

Requirements

All buildings and works should comply with the following requirements as relevant:

Design and Built Form

Except where provision for road widening has already been made, all buildings and works should be setback a minimum of 12 metres from Murradoc Road to allow for future road widening and the construction of a service road.

Developments should be designed to limit the amount of car parking provided on any land designated for future road widening to ensure adequate on site car parking is available in the longer term.

Buildings should be sited to provide opportunities for landscaping in side and front setbacks.

Buildings should address street frontages, and include design elements which add visual interest particularly where walls are visible from residential areas.

The design and layout of new buildings should minimise the potential for noise emissions to adjoining sensitive uses.

Stormwater Drainage, Quality and Re-Use

Provision should be made for the management of stormwater in accordance with the Murradoc Road Drainage Masterplan.

Best practice storm water quality and reuse measures should be considered as part of the design for larger developments and on sites where it is practical to implement to mitigate impacts of stormwater to Lake Lorne.

Loading bays should be covered, active work areas should be contained internally with buildings, and waste disposal areas should be appropriately located in order to reduce the potential for contaminated runoff.

Exemption from notice and review

An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The design and siting of existing development in the area.
- How the design and siting of the development interfaces with land in a residential zone.

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REFERENCE DOCUMENT

Drysdale Urban Design Framework, City of Greater Geelong, 2012.