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C305

SCHEDULE 37 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO37**

Connections Park and Former Rosewall Primary School Site, Corio

This schedule applies to part of the land at Connections Park and 26-34 Sharland Road (former Rosewall Primary School land) in Corio.

1.0

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Design objectives

To implement the Former Rosewall Primary School Concept Plan, Corio Norlane Structure Plan, July 2012.

To maximise surveillance of public open space and integration with community facilities.

To maintain public open space connections.

2.0

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Buildings and works

Requirements

Buildings must address Connections Park East, the Rosewall Neighbourhood House, Sharland Road and McHarry Court.

The development design must provide public access through the site to connect Connections Park East, Connections Park West and Bartlett Court.

3.0

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Subdivision

Requirements

Subdivision of land must provide a public link between Connections Park East and Connections Park West and maintain access from Bartlett Court to Connections Park.

Subdivision design must maximise surveillance of the public land.

A north-south road should be provided along the western boundary of the site as an interface with the adjoining community facilities and Connections Park East.

Exemption from notice and review

An application to subdivide land 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.

4.0

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Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- The Corio Norlane Structure Plan, July 2012.

Reference Document

Corio Norlane Structure Plan, City of Greater Geelong & Department of Planning and Community Development, July 2012.