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SCHEDULE 33 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO33**.

DRYSDALE TOWN CENTRE

1.0

Design objectives

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To encourage building heights up to three storeys.

To maintain the character of the Drysdale Town Centre.

To improve the appearance, usage and accessibility of the town square.

To provide active frontages to retail premises.

To improve the layout and function of car parking areas.

2.0

Buildings and works

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Permit requirement

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Requirements

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

General requirements

Buildings should be up to three storeys in height where the third storey is recessive and does not visually dominate the streetscape or public realm.

New development should be of a contemporary design which is sympathetic to the height, siting and appearance of existing buildings.

New development should not dominate buildings of significant heritage value.

New development should include verandahs.

New and existing development should create active frontages at ground floor level through the use of glazing and the location of entry and exit points and provide opportunities for passive surveillance of car parking areas and streets.

Site layout should provide safe and legible pedestrian routes which link car parking areas to the town centre.

Development should be sited to provide opportunities for landscaping adjacent to public spaces.

Car Parking

Car parking should be consolidated where possible and located to the side or rear of buildings and have minimal impact on the streetscape.

Sub precinct requirements

The following requirements apply to the individual sub precincts:

Town Square Precinct (2-8 Wyndham Street and adjoining road reserve)

Redevelopment of the supermarket and specialty shops should provide at grade pedestrian access to the Town Square.

Redevelopment of the supermarket should improve its address to Hancock Street.

1-5 Eversley Street

New development should be built to the street frontages with zero lot lines.

Development should be three stories in height.

Car parking should be located at the side or rear of the site with access from one street only.

Accessways with adjoining sites should be consolidated where possible to maximise development opportunities.

Hotel Precinct (8-14 and 20-22 Collins Street and 19-23 Murradoc Road)

Development should be setback 12 metres from Murradoc Road to allow for future road widening and the construction of a service road. Elsewhere new development should be built to the street frontages with zero lot lines, being set back no more than 12 metres from the front of the site.

Development should be three storeys in height.

Development should be sympathetic to the heritage values of the hotel.

Car parking should be located at the side or rear and accessed from a side street or service road and consolidated with adjoining sites where possible.

The layout of the site should allow for a possible north-south road connecting Murradoc Road to McKenzie Street.

South Murradoc Precinct (6-10 Murradoc Road)

New development should be setback from the street to provide opportunities for alfresco dining and landscaping.

Safe and legible pedestrian access along the street should be provided.

12-32 Murradoc Road (Existing and proposed supermarket sites)

Development should be setback 12 metres from Murradoc Road to allow for future road widening and the construction of a service road.

Any additional car parking areas should be integrated with the car parking layout associated with the existing supermarket.

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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Subdivision

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A permit is not required to subdivide the land.

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Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The visual integration of new development into the Drysdale Town Centre.
- The impact of new development on existing buildings with heritage significance.
- The provision of pedestrian linkages in the Drysdale Town Centre.
- The location of on site car parking to maximise layout and function.

5.0

Reference Document

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