

31/03/2011
C13

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

BENALLA BOWING CLUB

1.0

Design objectives

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- Ensure new development protects and enhances the significance, character and appearance of heritage places, precincts, buildings, streetscapes in Arundel Street.
- Ensure siting and design of development complements, enhances and integrates with the landscape and heritage character and setting of the Lake Benalla environs.
- Ensure siting and design of development complements the residential character of Wedge Street.

2.0

Buildings and works

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Any application for buildings or works should meet the following requirements:

- All proposed buildings are to have a mass, form, height and scale and external materials and colours that will not visually dominate in adjacent settings of the Lake environs and Arundel Street heritage and streetscape character.
- Design and layout of proposed development is to have regard to the natural and built heritage features of the site and surrounding area, including FJC College, St Josephs Church, Moreton Bay Fig tree, Wedge Street street plantings and the sports oval grandstand.
- Active frontage to Arundel Street is to be encouraged by:
 - Provision of public entry and access to any proposed development;
 - Provision of a building setback from Arundel Street that is no greater than 5.0 metres;
 - Provision of off street car parking at the rear with an entry/exit from Wedge Street.
- Visual openness and integration with adjacent public space is to be achieved by:
 - Siting of development including vehicle accessways and car parking at an appropriate distance from the Lake reserve boundary.
 - Any fencing be of open design and type to allow views to and from Lake Benalla environs, be in muted tones and be in keeping with the character of the lake environs.
 - Site coverage, including impermeable surfaces, that does not dominate development of the site or the spatial context and setting of the lake environs.
- Tree planting and landscaping of private open space areas and public spaces including road reserves is to be in accordance with an approved Landscape Plan prepared by a qualified landscape architect and/or horticulturalist.
- Off street car parking is to be sensitively incorporated within developments at the rear of the site and is to have minimal impact on the landscape character and setting of the Lake environs. Siting, design and provision of off street car parking is to demonstrate that:

- Demand generated by existing land uses in immediate area has been considered;
- Visibility from the Lake environs has been minimised.

An application for planning permit for buildings and/or works should be accompanied by plan/s and report that includes:

- How the proposal addresses and meets the requirements of this schedule.
- An assessment of urban design and landscape context of the site and adjoining land.
- An overall assessment of the visual impact of proposed development on the Lake environs and the streetscapes of Arundel and Wedge Streets.
- The frontage setbacks of proposed buildings having regard to setbacks of adjacent buildings and the streetscape character.
- Building siting, height, scale and mass having regard to the landscape character of the Lake environs and Arundel Street heritage streetscape character.
- Opportunities to create view openings to St Josephs Church.
- Visual appearance of car parking areas and measures including landscaping to soften the impact on existing streetscape character and adjacent public spaces including the Lake environs.
- Facade treatments and their potential to maintain and enhance existing streetscape and landscape character of the surrounding area.
- Public lighting in car parking areas, private open space areas and public spaces and the visual amenity impact on the Lake environs.
- Pedestrian safety having regard to adjacent location of two schools.

3.0 Subdivision

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An application for subdivision of land must include a subdivision plan showing proposed building envelopes and, as appropriate, plans showing elevations of proposed buildings. Applications must address how the proposed subdivision and building envelopes satisfies the design objectives for this schedule.

4.0 Advertising signs

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In addition to decision guidelines at Clause 52.05.02, advertising signs should be designed to integrate with the architectural style and character of the building and streetscape image and should be included as an integral part of the design theme of the development.

5.0 Decision guidelines

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Before deciding on an application to subdivide land, construct a building or carry out works, the responsible authority must consider the following:

- Whether the proposed building or works has regard to the features of the land including the Moreton Bay Fig tree and is designed and sited in recognition of adjacent heritage buildings and places and the environs of Lake Benalla.
- Whether the siting, mass, height, and design of proposed buildings and works will be in keeping with the landscape character of the lake environs and heritage streetscape character of Arundel Street.

- Whether the proposed development satisfactorily incorporates environmentally sustainable building design techniques and materials to reduce energy use.
- Whether the proposal is consistent with the findings and recommendations of the *Lake Benalla Environs Study, 2007*.
- Comments of Benalla Rural City Council's Heritage Advisor in relation to development proposals adjacent to Heritage Overlay sites and areas.