

31/03/2011  
C13**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO4****LAKE BENALLA ENVIRONS RESIDENTIAL INTERFACE: ARUNDEL STREET BETWEEN CECIL AND MAUDE STREETS – RESIDENTIAL 1 ZONE****1.0****Design objectives**31/03/2011  
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- Encourage new development and redevelopment of residential lots in Arundel Street that achieves physical and visual integration with adjacent Showgrounds Reserve and public spaces.
- Ensure that development is of a scale, density and design that is not visually intrusive on the adjoining Showgrounds Reserve and is sympathetic to adjacent heritage buildings, places and streetscapes.

**2.0****Buildings and works**31/03/2011  
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A permit is not required to construct a fence less than 1.2 metres in height.

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

- Siting and design of development, redevelopment, alterations to existing dwellings and construction of ancillary buildings and structures (including fencing) are to:
  - Respond to and integrate with the adjacent Showgrounds Reserve;
  - Respond to and acknowledge the heritage significance and character of the Holy Trinity Church (HO5) and the Arundel Street Urban Conservation Area (HO 25).
- New dwellings are to be orientated to look onto the Showgrounds Reserve.
- Design of alterations and extensions to the rear of existing dwellings and ancillary buildings is to have regard to potential visual impact from the adjacent Showgrounds Reserve.
- Proposals for solid fencing styles along lot boundaries with the Showgrounds Reserve are to be avoided.
- Fencing proposals along lot boundaries with the Showgrounds Reserve are to be of an open style construction and a height that encourages public safety and surveillance of the adjacent reserve. Post and wire, post and railing, vegetation hedges or a combination thereof will be supported.

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.
- Frontage and rear setbacks, building height, scale and mass of proposed buildings having regard to Arundel Street streetscape character and open landscape character of Showgrounds Reserve.
- External colours and finishes and their potential to maintain and enhance adjacent landscape and heritage character.

- How proposed tree planting and landscaping responds to and maintains the existing landscape and vegetation character of the Showgrounds Reserve and adjacent heritage places.

### **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**

#### **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 siting, mass, height, and design of proposed buildings and proposed landscaping will be in keeping with the landscape and vegetation character of the Showgrounds Reserve and adjacent heritage buildings and areas.
- Whether the proposed development would integrate visually and physically with the Showgrounds Reserve.
- The need to require building envelopes to be determined at the time of subdivision as a means of minimising the impact of future development on the adjacent Showgrounds Reserve and heritage buildings and areas.
- 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.