

31/13/2011
C13

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

ARUNDEL STREET – URBAN FLOODWAY ZONE

1.0 Design objectives

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- Encourage bank stabilisation of Chinaman’s Creek.
- Protect riverine vegetation alongside and adjacent to Chinaman’s Creek.
- Ensure proposed buildings and works adjacent to Chinaman’s Creek are in keeping with the riverine environment and landscape setting.
- Maintain free passage and temporary storage of floodwaters.

2.0 Buildings and works

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

- All proposed buildings must have a height, mass, scale, external materials and colours that will not visually dominate in the riverine landscape and setting.
- Proposed buildings and works must protect and enhance riverine character and views obtained from Casey Island.
- Proposed buildings and works and use of land in the vicinity of Chinaman’s Creek must preserve floodplain functions.
- Lot boundary fences are to be of post and wire or post and rail fencing or similar open type construction.

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.
- Elevations indicating the design of proposed buildings.
- Proposed building materials and finishes to external surfaces.
- An assessment of the visual impact of proposed buildings on the riverine landscape and from viewpoints on Casey Island.

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:

- Purpose and provisions of the Urban Floodway Zone.
- Whether the location of proposed buildings and works will minimise the need for the removal of native vegetation.
- Whether the proposed building or works has regard to natural features of the land and is designed and sited in recognition of existing vegetation, habitat values, natural drainage and flooding potential.
- Whether the siting, mass, height, and design of proposed building will be in keeping with the landscape character of the area.
- Whether the proposal is consistent with the findings and recommendations of the *Lake Benalla Environs Study, 2007*.
- Comments of the Department of Sustainability and Environment in relation protection of native vegetation and proposed planting and landscaping.
- Comments of the Goulburn Broken Catchment Management Authority.