

15/05/2014
C64**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

OLD BEECHWORTH HOSPITAL

This schedule applies to land occupied by the former Ovens and Murray Hospital for the Aged, Warner Road, Beechworth. The land affected by the Overlay relates to two development precincts, as indicated on Map 1 attached to this schedule.

Precinct 1 incorporates the northern portion of the site providing opportunities to contribute to a high quality civic / pedestrian environment and linkages along Albert Road between the town centre and Mayday Hills.

Precinct 2 incorporates the core area of the site providing opportunities for a range of alternative potential uses for the old Hospital buildings including but not limited to small scaled industrial, commercial and residential uses of an appropriate size and scale.

This schedule should be read in conjunction with Clause 43.02, Design and Development Overlay.

1.015/05/2014
C64**Design objectives**

- To integrate development with the surrounding neighbourhood and minimise adverse traffic and amenity impacts on the residential properties surrounding the site.
- To achieve development that is of a high standard of urban and landscape design.
- To ensure that new development responds to established streetscape character, built form and heritage significance in terms of building height, scale and siting.
- To maintain the landscaped setting and ensure that development respects the picturesque setting of the place.
- To encourage development within Precinct 1 that provides a high level of residential amenity and a quality living environment.
- To encourage development within Precinct 1 that provides an appropriate active street frontage to Albert Road.
- To facilitate quality mixed use development within Precinct 2 that integrates with its surroundings by encouraging connections for pedestrians and vehicles and by assuring sensitive, compatible use, scale, and operational transitions to neighbouring uses.
- To encourage the retention and restoration of buildings identified as being of primary significance within Precinct 2 and the productive re-use of these buildings. Buildings of primary significance are identified in the *Former Ovens Benevolent Asylum Conservation Management Plan, (Bryce Rayworth September 2006)*.
- To discourage new development that could have a detrimental impact on the heritage significance of buildings within Precinct 2 or the adjoining Mayday Hills.

2.012/03/2009
C35**Buildings and works**

In addition to the requirements under Clause 43.02-2, a permit is required to construct a fence. This does not apply to dividing fences on internal property boundaries not greater than 1.5 m in height and located behind the front building line.

A permit is not required for land within Precinct 1 to construct or carry out:

- A single-storey building or works associated with an existing dwelling or ancillary outbuildings located behind the front building line, provided that the additional floor area does not exceed 30m² and materials and colours used are compatible with the existing building.

A permit is not required for land within Precinct 2 to construct or carry out:

- Internal alterations to an existing building.
- Repairs or routine maintenance which do not change the appearance of an existing building. The repairs must be undertaken to similar details, specifications and materials.

Planning permit application must be accompanied by a report explaining how the application addresses relevant decision guidelines listed under section 4.0 below and Clause 43.02-5.

New development including replacement buildings must be constructed in accordance with the following requirements:

- Have a strong emphasis on environmental sustainability including best practice in terms of energy efficiency, water harvesting, use of harvested water, and water efficiency measures.
- Enable high levels of accessibility, including access for people with a disability.

3.0

12/03/2009
C35

Subdivision

Planning permit applications must include:

- A landscape plan showing existing vegetation with associated tree protection areas, vegetation proposed to be removed and the location and type of planting proposed must be submitted with any application.
- A report explaining how the application addresses relevant decision guidelines listed under section 4.0 below and Clause 43.02-5

4.0

12/03/2009
C35

Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the proposal meets the above design objectives.
- The *Former Ovens Benevolent Asylum Conservation Management Plan, (Bryce Rayworth September 2006)*.
- Whether building height is sympathetic with the prevailing scale, height and form and is consistent with the character of the area.
- The extent to which the building design responds to the characteristics of the site taking into account slope, aspect and existing vegetation as well as the heritage significance of the site.
- The appropriateness of any subdivision, building or works having regard to land capability, including drainage and the presence of remnant vegetation.
- The interface with adjoining zones, especially relationship with residential areas.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to be entered in with Council to ensure the implementation of the landscape plan required under 3.0 above.

Map 1 to Schedule 2 of Design Development Plan

