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## **SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 7**

### **BEECHWORTH GAOL DEVELOPMENT PLAN**

This schedule applies to the former Beechworth Gaol site shown on Planning Scheme Map No 8DPO.

#### **1.0**

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#### **Requirement before a permit is granted**

The Development Plan must provide for:-

- The long term sustainable re-use of the former Beechworth Gaol
- The subdivision, development and use of land surplus to this requirement for residential and associated purposes.

A permit may be granted for use or to construct or carry out minor works before a development plan has been approved by the responsible authority.

An application for use or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the future integrated land use and development of the land as set out in the development plan requirements in this schedule.

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#### **Conditions and requirements for permits**

An application for use or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the long-term future use and development of the land in an integrated manner in accordance with development plan requirements specified in this schedule.

An application for a planning permit must be accompanied by a report, outlining how the proposal responds to the State Planning Policy Framework, the Local Planning Policy Framework and any approved development plan for the land.

The following conditions must be included, where relevant, on any planning permit issued to subdivide land for residential purposes:

- A condition requiring that prior to the commencement of any works, a Site Management Plan, containing details of the management of construction activities/works, must be submitted to the responsible authority for endorsement.

All development must be serviced with:

- reticulated water and sewerage and underground reticulated electricity;
- sealed roads and reticulated stormwater drainage.

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#### **Requirements for development plan**

The development plan must show where appropriate:-

##### **Design:**

- The indicative location, height and use of all proposed buildings and works.
- How the development and use on the land will integrate with the surrounding area.
- How development within the stone walls of the former Beechworth Gaol compound is contained to a scale and height which does not have an adverse visual impact on the public realm outside these walls.

- The effect upon key views of the former Beechworth Gaol walled compound, including the view from Sydney Road when entering the town from the north and the views from the Beechworth Town Centre.
- How the development of the land will complement the heritage significance of the site and its neighbourhood context.
- How uses and development on the site will be consistent with Beechworth's tourism objectives.

**Subdivision Layout:**

- An indicative subdivision and lot layout for the land.
- The stages, if any, in which the land to which the plan relates is to undergo subdivision and a timetable of any staging of future development of that land.

**Road & Pedestrian Network:**

- Road, bicycle and pedestrian networks, including provision for convenient access to public transport services and links to any external networks, which:
  - Provides a well defined, appropriately designed convenient and safe internal road network;
  - Provides a well defined, appropriately designed, convenient and safe pedestrian network;
  - Provides access to all allotments;
  - Provides for emergency access to/from the Beechworth Gaol.
- Sufficient detail on use of areas to enable calculation of applicable car parking spaces having due regard to clause 52.06 of the Indigo Planning Scheme.
- Car parking spaces and access to such spaces.
- Loading/unloading areas for commercial vehicles.

**Landscaping & Open Space:**

- Measures used to protect the landscape values of the site
- The location and layout of all open space, retained trees and other vegetation and provision for new landscaping that complements the setting of the former Beechworth Gaol and is responsive to the landscape character of the surrounding area.
- The type of facilities, if any, to be provided for users of the open space.

**Advertising Signage:**

- Location(s) and sign details of any proposed advertising signage.

**Potentially Contaminated Land:**

- Appropriate arrangements for addressing any potentially contaminated land considering the Environmental Site Assessment undertaken by Connolly Environment dated March 2004.

**The development plan must show or include the following:**

- A survey of the area for aboriginal archaeological sites.
- An *Integrated Sustainable Development Plan* which identifies environmental initiatives to be implemented as part of the development activities on the site, including how the principles of water sensitive urban design are to be achieved in subdivision and development.
- A *Preliminary Soil Assessment* demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the

location of the contaminated soil, the type of contaminants detected, and the actions required to de-contaminate the affected areas.

- A *Design Framework Plan* which includes details of:
  - the proposed overall architectural theme for the site
  - edge/interface treatments especially to Queen Victoria Park, street frontages and in close proximity to the stone walls of the former Gaol compound
  - building envelopes which include details of siting, setbacks and maximum height of new buildings
  - solar orientation objectives
  - garages and car ports design parameters
  - fences
  - roof form and materials
  - indicative materials, colours and finishes.
- A *Landscape Concept Plan* identifying existing environmental assets and showing areas of public open space, retained trees and other vegetation, areas of new planting and planting themes, fence details, the proposed management and maintenance regime for public open space and a Tree Protection Strategy to protect retained trees during construction and after development is completed.
- A *Traffic Management and Impact Mitigation Plan* that includes the identification of appropriate access and circulation of vehicles on the existing and future road network, and upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development.
- An *Infrastructure Provision Plan* that addresses, as appropriate:-
  - Arrangements for provision of any necessary infrastructure or utilities referenced in the various plans otherwise required by this clause;
  - The provision of drainage and earthworks;
  - The provision of roadworks both internal and external;
  - The provision of landscaping;
  - The staging of other incidental works;

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#### Decision Guidelines

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority must consider:

- Any relevant permit issued by Heritage Victoria for the site.
- The relevant conservation management plan for the site.
- The extent to which the building design responds to the characteristics of the site taking into account slope, aspect, existing vegetation as well as the heritage significance of the precinct and the appearance of the site when viewed from the public realm.
- The environmental, ecological, landscape, historical and cultural values and features of the site.