

31/03/2011  
C13

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

### **LAKE BENALLA ENVIRONS RESIDENTIAL INTERFACE: MITCHELL AND ARUNDEL STREETS**

#### **1.0**

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#### **Design objectives**

- Encourage siting and design of new residential development that protects views and the integrity of Lake Benalla and environs.
- Encourage low scale development which is unobtrusive and will not have a detrimental impact visually or physically on the environs of Lake Benalla.
- Improve provision of walking trail access and viewpoints around Lake Benalla.
- Ensure protection and enhancement of views and vistas to Benalla Art Gallery, Benalla Botanical Gardens and road and rail bridges.
- Ensure landscaping and tree planting within passive recreation areas protect views of Lake Benalla and significant buildings in the lake environs such as Benalla Art Gallery.

#### **2.0**

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#### **Buildings and works**

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

- Siting and design of proposed development and redevelopment are to protect views and visual qualities of the lake environs.
- Proposed dwellings and alterations to dwellings are to be of mass, form and height that will not visually dominate the character and setting of the lake and environs.
- Building heights are low scale, unobtrusive and complement the setting, landscape, character, views and amenity of the lake and environs.
- If the proposed building exceeds one storey, whether the development satisfies the design objectives and would unduly impact on the visual amenity of the lake environs.
- Lot boundary fences abutting the lake reserve are to be of wire, post and rail construction, 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 of proposed buildings including fencing.
- Proposed building materials and finishes to external surfaces.
- Proposed landscaping, including species.
- Assessment of visual impact on lake environs.

#### **3.0**

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#### **Subdivision**

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**

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**Decision guidelines**

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

- Whether the building design, mass, form and height is consistent with adjacent urban character and the landscape character and environmental integrity of the lake and its environs.
- Whether the proposal has regard to protection of important viewlines and vistas.
- Whether the proposal is consistent with the findings and recommendations of the *Lake Benalla Environs Study, 2007*.
- Comments of the Goulburn Broken Catchment Management Authority and Department of Sustainability and Environment, as appropriate.
- Comments of Benalla Rural City Council's Heritage Advisor in relation to development proposals adjacent to Heritage Overlay sites and areas.