

31/03/2011
C13

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

FAWCKNER DRIVE AND LOWRY PLACE– BUSINESS 1 ZONE

1.0

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Design objectives

Built Form:

- Create a quality public environment
- Reinforce and promote Fawckner Drive and Lowry Place as an active business precinct.
- Ensure building scale and height is appropriate from the lake environs, scale and height of new development / redevelopment in Fawckner Drive and Lowry Place.
- Encourage commercial properties in on the southern side of Bridge Street, extending through to Fawckner Drive and Lowry Place, to develop dual frontages.
- Encourage development in keeping with the character and setting of Lake Benalla, that reflects the strategic and design importance of the lake and lake environs.

Street Edges:

- Encourage street edges that enhance the pedestrian environment.
- Encourage continuous and active street frontages in Fawckner Drive and Lowry Place.
- Encourage development with active retail uses at the ground floor level in Fawckner Drive and Lowry Place.
- Encourage business and tourist uses in Fawckner Drive and Lowry Place.
- Maximise opportunities for street frontages.

Environment:

- Protect the habitat and flooding functions of the riverine environment.

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Buildings and works

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

- Fences should not be constructed along Fawckner Drive and Lowry Place street frontages.
- New vehicle crossovers in Fawckner Drive and Lowry Place should be avoided.
- Storage and loading areas should be screened from the street and public spaces.
- Development should provide windows, decks, seating and viewing areas to the lake and public open space.
- Developments adjacent to the Lake environs should:
 - Be orientated appropriately;
 - Be sympathetic to the character and setting of the lake environs and riverine environment;
 - Not dominate the Lake environs setting;
 - Have regard to views from the environs of the lake.

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.

- How frontage setbacks of proposed buildings have regard to streetscape character.
- How building height, scale and mass have regard to streetscape and heritage character.
- How the proposal will encourage development of a preferred active business and tourist precinct for Fawckner Drive and Lowry Place.
- How the proposal will impact on and enhance views to and from the Lake environs.
- How the proposal will enhance visual, pedestrian and cycle links to Lowry Place.
- How the proposal protects environmental qualities of the riverine environment and floodplain.
- How the proposal responds to the heritage character of Benalla Central Urban Conservation Area (HO26) and adjacent urban character.

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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.

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Advertising signs

In addition to decision guidelines at Clause 52.05.02, advertising signs must be designed to integrate with the architectural style and character of the building and streetscape image and should be included as an integral part of the design theme of the development or shopfront façade treatment.

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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 proposed building or works has regard to the design objectives.
- Whether the proposed building or works has regard to preferred streetscape character.
- 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.