

22.04 SPECIFIC SITES15/05/2014
C64**22.04-1 Mayday Hills**15/05/2014
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This policy:

- applies the objectives of the SPPF to local circumstances;
- implements the MSS objectives in Clause 25.05-1; and
- seeks to achieve a balanced approach to the use and development (including subdivision) of the former Mayday Hills site as identified in Map 1.

Map 1 – Mayday Hills**Policy Basis**

The former Mayday Hills Hospital is architecturally, historically, socially and aesthetically important to the State of Victoria as recognised by its inclusion on the Victorian Heritage Register under the Heritage Act 1995.

Mayday Hills Hospital is architecturally significant as a particularly fine example of an extensive complex of Italianate asylum buildings dating from the 1860s and in the case of the cottages, the 1880s. The Mayday Hills Hospital has been crucially important in the social history of Beechworth and has, along with the former Beechworth Gaol, contributed significantly to the economic viability and survival of this historically important town. Its size and prominent siting have had an important and long lived social and economic impact on both the town and region.

Mayday Hills Hospital is aesthetically important for the beauty of its picturesque setting on a prominent hill among extensive parklands made up of native and introduced trees and shrubs. The curved drive with its avenue of large oaks is particularly noteworthy.

Mayday Hills is characterised by nationally significant heritage fabric within an iconic and well established landscape. There is a clear nexus between the maintenance of heritage fabric and tourism for the continued prosperity of Beechworth and this remarkable site is a valuable asset to Beechworth and the local community.

The location is well established, containing a number of diverse, extant land uses and while presenting some truly unique opportunities for the use of existing buildings and limited development of peripheral areas, some of the existing assets also present significant constraints both in terms of the need for significant financial support and maintenance as well as limiting development to sensitive opportunities across the site to ensure existing assets are protected.

It is acknowledged that the site is included on the Victorian Heritage Register under the Heritage Act 1995 however areas of the grounds that are of contributory significance are also the areas likely to be the subject of more intense development as a result of the transition from public to private ownership and may not be subject to the same level of scrutiny as development within areas of primary significance. As a result of the transition from public to private ownership, the impacts of development across the whole of the site need to be managed and co-ordinated.

The recognised need to facilitate the orderly, economic and sustainable use and development of Mayday Hills needs to also be balanced with:

- Residential land supply

Some areas of undeveloped, appropriately zoned residential land currently exist in Beechworth. This land combined with potential infill development should be sufficient to accommodate residential growth in the short to medium term.

Residential development of peripheral areas of the Mayday Hills site need to be sensitively designed and located both to protect the significance of the site and established landscaped character and to offer an alternate form of residential development that compliments the existing supply in Beechworth.

- Consolidation of commercial precinct

Beechworth provides a range of retail outlets and commercial services but loses discretionary spending to nearby larger urban centres. Further commercial development should be accommodated within the central commercial precinct without compromising the heritage streetscapes and buildings.

A viable use of the historic core of the Mayday Hills site provides benefits for Beechworth, however uses at the site need to be managed so that the cumulative impacts compliment rather than compete with the central commercial precinct of Beechworth. Promotion of Albert Road as a high quality civic / pedestrian environment and link to the town centre will also assist in ensuring future uses and development of the site are integrated with Beechworth.

- Competing redevelopment opportunities

The former Beechworth Gaol (Sydney Road) and the former Ovens and Murray Hospital for the Aged (Warner Road) also have potential for redevelopment and reinterpretation. It is just as critical for Beechworth that viable uses be accommodated within these sites, and as with the central commercial precinct of Beechworth, uses should be complimentary rather than necessarily competitive.

Objectives

- To facilitate the orderly, economic and sustainable use and development of Mayday Hills.
- To provide for residential development around the periphery of the historic core, where it can be readily serviced and where it can contribute to the preferred neighbourhood character.

- To ensure development of peripheral areas of the site are sensitively designed and located to protect the significance of the site and established landscaped character.
- To encourage a mixture of complimentary uses to the core of the site where the scale and complexity of buildings and infrastructure can sustainably accommodate a diverse range of uses.
- To manage the viable use of the historic core of the site so that it does not undermine the central commercial precinct of Beechworth.
- To promote Albert Road as a high quality civic / pedestrian environment and link to the Beechworth town centre.
- To provide a limited range of complimentary non-residential uses in existing buildings around the periphery of the historic core such as Kindergarten and accommodation / conference centre.
- To retain public access to the core of the site and areas that have been used for public park and recreation.
- To maintain the entrance / setting from Albert Road and protect the view lines and landscaped setting of both Primary and Contributory Significant Buildings.
- To integrate development with the surrounding neighbourhood and minimise adverse traffic and amenity impacts on residential properties surrounding the site.
- To retain and enhance the identified elements that contribute to the character of the area.
- To maintain and conserve the significant historic character (built form and landscapes) of the area.

Policy

It is policy:

- That non-residential uses are encouraged to locate:
 - In the historic core of the site where the scale and complexity of buildings and infrastructure can sustainably accommodate a diverse range of uses.
 - In buildings that were purpose-built for predominantly non-residential purposes.
- To ensure that the operational impacts such as traffic, parking, odour, light spill, signage and noise are appropriately managed.
- To retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features, streetscapes and settings, to assist with maintaining the heritage character of the setting and context of the Mayday Hills site.
- To retain the landscaped setting and predominantly subservient siting and lower scale form of development around the periphery of the site which provides a contrast to the dominant scale, siting and form of the significant places.
- To have regard to the conservation policy and requirements of the *Former Mayday Hills Hospital, Albert Road, Beechworth, Conservation Management Plan Review, Lovell Chen, 2012*.
- To protect views and vistas to buildings of primary and contributory significance as identified in the *Former Mayday Hills Hospital, Albert Road, Beechworth, Conservation Management Plan Review, Lovell Chen, 2012*.
- To ensure adequate area is set aside for onsite car parking and ensure that such areas be of a scale and sensitively located to ensure that they do not dominate significant and contributory places or the streetscape.

- That advertising signage be designed and located so as to create a balance between providing appropriate identification for visitors to a site and ensuring signage has regard to its context.
- To discourage the introduction of Electronic Gaming Machines.
- To consider how the benefits obtained from the development of peripheral areas of the site assist in the conservation of areas of primary and contributory significance and the preferred character of the site.

Decision Guidelines

It is policy that applications are assessed against the following criteria:

- The ability to meet the objectives, requirements and performance measures of the Heritage Policy at Clause 22.03-9.
- Development should provide an appropriate active street frontage to internal streets.
- Proposals should facilitate quality mixed use development that integrates with its surroundings by providing connections for pedestrians and vehicles and by assuring sensitive, compatible use, scale, and operational transitions to neighbouring uses.
- Buildings identified as being of primary and contributory significance should be retained and provision made for the productive re-use of these buildings and their restoration.
- New development should not have a detrimental impact on the heritage significance of buildings.
- The need to upgrade infrastructure prior to the transfer of any assets such as roads to Council as part of any development of the site.
- The manner in which development responds to the desired future character of the area in which it is located, including:
 - The ability to protect the prominence and significant views and vistas to buildings of primary and contributory significance.
 - The ability to protect landscape areas of primary and contributory significance.
 - The ability to conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.
- New development, and the construction or external alteration of buildings, should make a positive contribution to the built form and amenity of the area and be respectful to the architectural, social or historic character and appearance of the streetscape and the area.
- The ability to accommodate car parking on site in a manner and scale that does not dominate significant and contributory places or the streetscape.
- The ability for signage to meet the objectives, requirements and performance measures of the Advertising Sign Policy at Clause 22.03-10.

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Yackandandah depot

This policy applies to the development of land within the Mixed Use Zone located on Railway Avenue Yackandandah.

Policy Basis

This policy builds on the MSS objectives and strategies relating to the development of the Yackandandah Depot site.

The Yackandandah Depot site is important in the context of Yackandandah as a high exposure area with historical light industrial uses which make it attractive for similar uses. These uses do not necessarily fall into the 'industrial' definition, they would probably fall more easily into a retail/commercial category. The historical uses of this land pose potential contamination problems for sensitive uses, and as such, future development should be restricted to a certain range of uses.

Objectives

- To ensure the Yackandandah Depot site is not used for a sensitive use (residential use, child care centre, pre-school centre or primary school).
- To provide an area for large-scale commercial/light industrial operations that would not be able to find a suitable location in the existing commercial centre of town (i.e. High St).
- To ensure adjoining residences are not adversely affected by a proposed use or development on the site.

Policy

It is policy that:

- Council will strongly discourage proposals involving a sensitive use.
- Council will encourage the establishment of large-scale commercial/light industrial operations.

In dealing with proposals with adverse amenity potential, Council will take into account the views of owners and occupants of adjoining residences.

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Rutherglen-Wahgunyah wastewater treatment plant separation distance policy

This policy gives direction for the protection of the Rutherglen-Wahgunyah wastewater treatment plant within the municipality so that it can continue to serve the present and future domestic and industrial treatment needs of the area.

Policy Basis

Separation distances consistent with State environment protection policy (Air Quality Management) requirement for best practice in managing air emissions and other relevant Environment Protection Authority (EPA) guidance documents have been established to protect wastewater treatment plants from the encroachment of sensitive land uses (accommodation, childcare centre, education centre or hospital). It is recognised that wastewater treatment plants rely on natural biological processes that may occasionally fail and the separation distance is designed to protect nearby development from odours in the event of an accidental discharge or uncontrollable circumstances such as unusual weather conditions or machinery breakdowns.

This policy seeks to ensure that the Rutherglen-Wahgunyah wastewater treatment plant is not prejudiced and community amenity is not reduced by non-routine air emissions by ensuring, where possible a suitable separation distance between the wastewater treatment plant and sensitive land uses.

Objectives

- To protect the operation of the wastewater treatment plant in a manner that is consistent with orderly and proper planning and the protection of the environment.

- To prevent the encroachment of sensitive land uses within the defined separation distance around the wastewater treatment plant that may compromise the ability of the wastewater treatment plant to service the needs of the community.

Policy

It is policy to:

- Discourage the inappropriate encroachment of sensitive land uses in proximity to the wastewater treatment plant that may compromise the ongoing operation of the plant.
- Facilitate the ongoing operation of the wastewater treatment plant in a manner that is consistent with the orderly and proper planning and the protection of the environment.
- Determine any separation distance having regard to the EPA's *Recommended Buffer Distances for Industrial Residual Air Emissions*, Publication AQ2-86, (EPA 1990) or any environmental risk assessment adopted by the relevant water authority, council and the EPA.
- Identify the separation distance in an Environmental Significant Overlay (ESO) to provide a tool to mitigate any detrimental non-routine odour impacts by ensuring there is suitable separation between the wastewater treatment plant and sensitive land uses.
- Review the extent of the separation distance that forms the basis of the ESO as part of the three year planning scheme review in consultation with the EPA and the plant operators. The review is to have regard to the future growth needs of the community or service district, adoption of best practice technology, design and management, a revised risk assessment that may include air dispersion modeling and any EPA Works Approvals and / or Licenses issued for the treatment plant, to ensure an appropriate area is covered by the overlay.

Decision guidelines

It is policy that the responsible authority considers as appropriate:

- The impact of the proposal having regard to the proximity of the subject site to the wastewater treatment plant.
- The impact of the proposal on the ongoing operation of the plant and the impact of the plant on the proposed sensitive use.
- The EPA's *Recommended Buffer Distances for Industrial Residual Air Emissions*, Publication AQ2-86, (EPA 1990) or as amended.

Policy References

- State environment protection policy (Air Quality Management).
- The EPA's *Recommended Buffer Distances for Industrial Residual Air Emissions*, Publication AQ2-86, (EPA 1990) or as amended.
- *Review of Buffer Distances Surrounding Wastewater Treatment Facilities*, Urban & Regional Planning, August 2001, conducted for North East Water.