

15/05/2014
C64**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

MAYDAY HILLS – BEECHWORTH

This schedule applies to land occupied by the former Mayday Hills Hospital, Albert 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 main entrance and core of the site. Precinct 2 incorporates the peripheral predominantly landscaped areas of the site. The precincts are defined having regard to the predominant character within each precinct however the maintenance of the interface between the precincts is also sought to be directed by the application of the Design and Development Overlay (Interface areas of primary significance as indicated on Map 2 attached to this schedule).

This schedule should be read in conjunction with the character statement and objectives of Schedule 1 to the Neighbourhood Character Overlay.

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

The main design objective for the areas covered by this Schedule is to essentially maintain the valued character elements of the site, whilst allowing respectful discrete development where sensitive design, landscaping and layout will ensure the subservience of new development and its absorption in the landscape.

These objectives include:

- Accommodating urban renewal opportunities at locations where buildings have been identified as not adding to the character of the site, together with those sites within the peripheral areas that afford some minor, discrete development.
- Maintaining public access and permeability through the core of the site.
- Management of the use of space as a result of private ownership and occupation of the site so as to ensure an essential element of the character of the site (the perception of the public realm and open parkland) is maintained.

It is therefore necessary to control matters such as fencing, car parking location, changes to landscaping and built fabric.

Within Precinct 1 there is limited opportunity for new development. The focus here will be around facilitating new uses of existing buildings and creating regeneration opportunities by the replacement of buildings which do not add to the preferred character.

Within Precinct 1 opportunities exist for a range of alternate potential uses of existing buildings including but not limited to small scaled tourism oriented industrial, commercial and accommodation uses in appropriate locations. New and replacement development should protect and improve major view lines to significant built fabric as well as mature landscaping. Consideration of streetscape elements is of particular importance and includes building form, scale, height and siting (including the location of car storage facilities), building materials, roof form, fences and landscaping.

In Precinct 2 a limited opportunity exists for new development that is sensitively designed and located to be accommodated without overpowering the predominantly landscaped, open parkland setting. A key objective is to ensure new development (including gardens and fences) maintains the presentation of streetscapes and parklands as being part of the public realm. Buildings should be sited and designed within those parts of Precinct 2 where discrete envelopes are defined by the existing landscaping and physical features of the site that are capable of absorbing development and ensuring that it remains subservient in the landscape.

The built and landscape heritage significance of the place recognises the importance of the setting and the relationship between the constituent elements of the site. The elements that make the highest contribution to the significance of the site include all of the extant nineteenth century fabric as well as some early twentieth century fabric, including the road layout and the landscaping.

Future works should not obscure or damage significant nineteenth century fabric to the extent that it remains, and should not obscure the legibility of the original layout or the appearance of the extant nineteenth century fabric. The relationship between the nineteenth century elements should be maintained and reinstated if possible. New structures should not obscure views to the early fabric.

To minimise the potential for any adverse impact on heritage significance, new development should maintain the curtilage to significant buildings and an appropriate setback from street frontages and respect the visual links between significant buildings, view lines and the landscaped setting.

Future development and landscaping should be designed to enhance an understanding of the original arrangement of the significant buildings on the site, and the historic landscaping in the area.

The landscaped setting should be maintained in a manner compatible with the historic character and significance of the site. Landscaping, paving and the siting of new structures should respect, protect and seek to compliment the open parkland setting in terms of new landscaping through the selection, placement and number of retained and new trees.

Key design objectives include:

- To maintain the parkland setting.
- To maintain public access.
- To 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 encourage the replacement / redevelopment of buildings which have little or no heritage significance and detract from the preferred character of the area.
- To ensure that new development responds to but does not mimic the established character, built form and heritage significance in terms of building siting, height, scale, form, massing and materials.
- To encourage development within Precinct 2 that provides a high level of residential amenity and a quality living environment.
- To ensure new development (including gardens and fences) maintains the presentation of streetscapes and parklands as being part of the public realm.
- To ensure new development is located in discrete locations that minimise the impact on landscaping and the open parkland setting of the place as well as view lines to significant buildings.
- To facilitate quality mixed use development within Precinct 1 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 significance and the productive re-use of these buildings. Buildings of significance are identified in the *Former Mayday Hills Hospital, Albert Road, Beechworth, Conservation Management Plan Review, Lovell Chen, 2012*.
- To discourage new development that could have a detrimental impact on the heritage significance of buildings.

2.015/05/2014
C64**Buildings and works**

In addition to the requirements under Clause 43.02-2, a permit is required to construct a fence.

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

- New buildings in Precinct 2 shall be sited within envelopes designed to protect existing trees and the parkland setting. Development envelopes should be established in dispersed and discrete locations that are able to visually absorb new development and use existing vegetation to provide privacy and seclusion to private open space without a reliance on fencing.
- Development should ensure that siting maintains the open parkland setting and perception that frontages are part of the public realm.
- Car accommodation / garages, sheds and outbuildings should not form part of the building frontage and should be located behind dwellings.
- Access and intrusion to the existing road network should be limited and adopt curvilinear paths that follow the topography of the land and avoid direct views into private spaces.
- Buildings shall be setback so as to ensure existing avenues and lineal plantings are protected.
- Buildings should be sited in dispersed and discrete locations that use existing vegetation to visually absorb new development. Buildings should be recessive in the landscape and where new buildings can be seen in conjunction with their immediate neighbours, architectural and landscaping devices shall be employed to assist the visual transition.
- So as to ensure the area presents as being part of the public realm front fencing should not be provided in the interface areas between Precincts 1 and 2 (Interface areas of primary significance as indicated on Map 1 and Map 2 attached to this schedule), nor along existing roads where lineal plantings and treed avenues are present. In other areas where front fencing is to be considered, low open style fencing shall be used (eg wire or picket). Fences forward of the front building setback should not exceed 1.2 metres measured from the finished ground level at any point adjacent to the fence. Side and rear fences behind the front of buildings shall be to a maximum height of 1.6m and constructed of timber, ARC or wire mesh, rural style post and wire or galvanised corrugated sheets, live hedges, brick and rendered finishes. Fences should not be zincalume, colorbond or Neeta-Screen material or style fencing. In the context of this objective references to fencing includes live fences such as hedges.
- Buildings and works must not obscure or damage significant nineteenth century fabric (to the extent that it remains) and must not obscure the legibility of the original layout or the appearance of the extant nineteenth century fabric.
- The relationship between the nineteenth century elements must be maintained through the use of consistent paving and landscaping themes and through limiting the use of fencing (including live fences).
- No dividing fencing or fence structures may be erected within the interface areas of primary significance as indicated on Map 1 and Map 2 attached to this schedule.

Planning permit applications must be accompanied by a report explaining how the design response addresses relevant decision guidelines listed under section 5.0 below and Clause 43.02-5.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

3.015/05/2014
C64**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.
- A report explaining how the application addresses relevant decision guidelines listed under section 5.0 below and Clause 43.02-5. This should include a design response which shows:
 - the existing physical characteristics of each lot including slope, drainage pattern and existing vegetation;
 - the existing or proposed use and development of adjoining and nearby land;
 - any existing buildings or structures on site;
 - any roads, property fences and boundaries, electricity and other service easements;
 - proposed building envelopes and vehicular access and egress, and;
 - how the proposed subdivision and/or development relates to the existing or likely use and development of adjoining and nearby land.
- A report detailing the effect the subdivision will have on the potential of the area to accommodate the uses which will contribute to the conservation of the site and any need for ongoing contributions or maintenance requirements.
- A report addressing the need to upgrade on and offsite infrastructure prior to the transfer of any assets such as roads to Council as part of any development of the site.
- A stormwater drainage strategy for each catchment affected by the subdivision demonstrating that stormwater management needs, such as detention and absorption of stormwater, and filtration by vegetation have been incorporated.

Subdivision must meet the design objectives above and must not result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

4.015/05/2014
C64**Advertising signs**

Signage must meet the objectives, requirements and performance measures of the Advertising Sign Policy at Clause 22.03-10.

5.015/05/2014
C64**Decision guidelines**

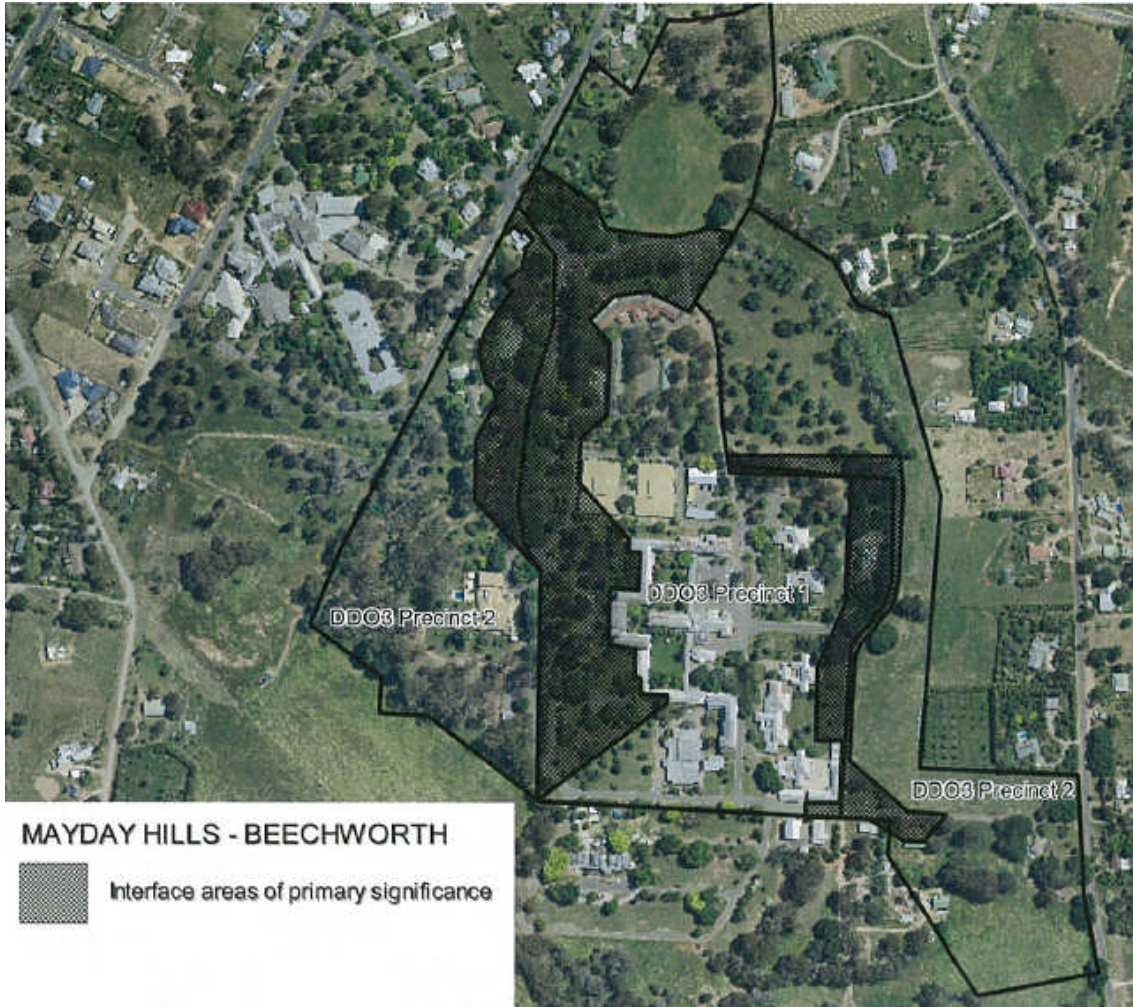
Before deciding on an application the responsible authority must consider:

- Whether the proposal meets the above design objectives.
- Whether the proposal meets the recommendations of *The Former Mayday Hills Hospital, Albert Road, Beechworth, Conservation Management Plan Review, Lovell Chen, 2012*.
- 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, landscaping or works having regard to land capability, including drainage and the presence of vegetation.

- The significance of vegetation identified on the National Trust of Australia (Victoria) Register of Significant Trees and Councils Significant Tree Register and the potential impact of development on 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 any maintenance or contribution plan required under 3.0 above.



Map 1 - development precincts



Map 2 - Interface areas of primary significance