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C197

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

VIEW HILL DEVELOPMENT SITE, 10-14 MACKENZIE STREET, BENDIGO

1.0

Design objectives

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To preserve and maintain the heritage features and streetscape qualities of the All Saints Old Cathedral site while allowing for respectful redevelopment of the main portion of the site.

To encourage contemporary new development of such high quality and design that it will add to the architectural and visual quality of the View Street precinct and will blend with and is less prominent than the heritage buildings already on the site and nearby.

To ensure that any new development is respectful of surrounding heritage precincts and does not detrimentally impact on views from these precincts.

To encourage adaptive re-use of the Church without disruption to existing structures, elements or fabrics of primary significance.

2.0

Buildings and works

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A permit is not required to:

- Carry out works on the site to provide or alter reticulated water, sewerage, electricity, drainage or telecommunications services, footpaths and gardens.

Buildings and works must be constructed in accordance with the following built form requirements:

- The historic features of the site, as described as of Primary Significance in the Conservation Management Plan prepared for the site [*All Saints' Anglican Church, School and Master's Residence Conservation Management Plan August 2012*], including the three main buildings - Church, former School, Master's Residence – the stone and cast iron wall surrounding the site, to make any alterations to the wall in a manner as to be undetectable, the 1858 stone walls of the nave and the plane of the roof of the Church as seen from Forest Street should be preserved as part of any new development.
- The features of the site described as of Contributory Significance in the Conservation Management Plan should be preserved as part of any new development on the site, wherever practicable.
- An archaeological survey of the present car park [disused tennis courts and site of the parsonage until demolition in 1957] must be undertaken before any new buildings are commenced on this land.
- Adaptive reuse of the Church structure is encouraged and should be achieved with no disruption to existing structures, elements or fabrics of primary significance, and no impact on the original fabric of the exterior.
- Materials and colours of any buildings and structures should be in harmony with the surrounding cultural heritage landscape.
- New structures must not dominate views from prominent locations in surrounding areas such as the Capital Theatre, View Street, Rosalind park poppet head, Forest Street.

- New development must occur in accordance with the map below to protect the heritage values of the site, where:
 - A – little or no development,
 - B – development lower in profile and less visually dominant than the Church and Master’s Residence
 - C – development still respectful of the surrounding buildings but increased density and height may be considered.

3.0

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Subdivision

Any subdivision of the site should support the on-going conservation of the heritage buildings. The Church and grounds should be retained in a single title at least until full development has occurred.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design objectives in this Schedule.
- The Conservation Management Plan prepared for the site [*All Saints’ Anglican Church, School and Master’s Residence Conservation Management Plan August 2012*].
- The need for new development to respect the visual dominance of the Church building.
- The design, materials, shapes and styles of all new buildings on the site.
- Car parking and vehicle access provisions for any new buildings on the site.
- Three dimensional views of the proposed development as seen from surrounding locations, including a fly-over view.

