

History of 'Central Business District Design Guidelines' in the Bega Valley Development Control Plan 2013

Extract from Council Report

During the drafting of BVLEP 2013, the maximum height of buildings limits in Merimbula town centre were reviewed in response to submissions stating that height limits needed to be increased to facilitate development. Following this review, which was undertaken by an architecture firm in February 2015, the maximum height of buildings limits were increased from 7.5m, 10m or 14m to a range of 10m, 13m or 16m. The increased heights were accompanied by the 'Central Business District Design Guidelines' which were incorporated into the Bega Valley Development Control Plan 2013 and introduced controls relating to building storeys and setbacks.

History:

Note: all information can be viewed on Council's website under heading Meeting Agendas and Minutes and the planning proposal zoning and height limits for Bega, Merimbula and Eden CBDs and Arthur Kaine Drive is attached

Location of information	Information
24 July 2012 council report	<p>Quote from council report</p> <p><i>'Conclusion: The intention of the exhibited height controls for the Central Business Districts of Merimbula, Bega and Eden of 7.5m, 12m and 14m was to facilitate 2, 3 and 4 storey developments whether straight commercial or a mix of commercial and residential.</i></p> <p><i>The submissions received during the exhibition of the draft CLEP and subsequent representations have identified that the exhibited height controls would not achieve the desired outcome in terms of the number of storeys due to building design and development constraints.</i></p> <p><i>Staff are of the opinion that to achieve the planned outcomes of a mix of 2, 3 and 4 storey development in the Central Business Districts of Merimbula, Bega and Eden that the height limits should be increased to 10m, 12m, and 16m respectively.</i></p> <p><i>To ensure that buildings are developed to meet the expected outcomes for the number of storeys having regard to best design principles, it is proposed that a section be included in the draft Comprehensive Development Control Plan addressing design principles for development in the commercial areas. In preparing this section input from a specialist architect is to be sought'.</i></p>
Jan 2014	Planning proposal: zoning and height limits for Bega, Merimbula and Eden CBDs and Arthur Kaine Drive
28 May 2014 Council report	<p>Quote from council report</p> <p><i>'Resolution:</i></p> <ol style="list-style-type: none"> <i>1. That Council place the draft Central Business District Design Guidelines on public exhibition for a period of 28 days.</i> <i>2. That a further report be submitted to Council for consideration at the completion of the public exhibition period and once the workshop with the development industry has been held.</i> <p><i>The development of draft sections for inclusion in Development Control Plan 2013 (DCP) has been completed for the B2 Local Centre and B4 Mixed Use zoned areas of</i></p>

	<p><i>the Shire, in accordance with point 4 above, and is presented for Council's consideration prior to public exhibition.</i></p> <p>DESIGN GUIDELINES</p> <p><i>Under Bega Valley Local Environmental Plan 2002 the maximum height limit for development in most of the Shire's commercially zoned areas was 10m or less. The objective of increasing height limits for the Central Business Districts (CBDs) of Merimbula, Bega and Eden to 10m, 13m, and 16m was to facilitate 2 storey commercial developments and 3 and 4 storey mixed commercial and residential developments in those areas.</i></p> <p><i>The issue of height limits was raised in submissions, and subsequent Councillor workshop, by landowners and the development industry during the BVLEP 2013 exhibition process. The issues raised were in response to design constraints for commercial development including the need for greater floor to ceiling heights and provision of service areas between floors that are required for retail development as opposed to residential development. Further it was acknowledged that increased height limits would allow for adoption of modern, good quality design principles which was currently restricted by the 10m height limits.</i></p> <p><i>A series of draft design guidelines have been developed for Council by a consultant architect to ensure that buildings are developed to meet the expected outcomes for the number of storeys specified within height limits. The draft guidelines illustrate and describe design principles relating to heights and setbacks. Once finalised, the design guidelines will be included as sections in Council's Development Control Plan 2013(DCP).</i></p> <p><i>[Attachment 1 Draft CBD Design Guidelines]</i></p> <p><i>To ensure that local design elements were considered in the design principles, the architect visited each of the three town centres to review existing built form and setbacks. A set of generic height and setback controls were then developed which could be applied to each of the three town centres. The guidelines that apply to two storey development are also proposed to apply to other B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use zoned areas of the Shire outside the three CBDs which also have a 10m maximum height limit.</i></p> <p>CONCLUSION</p> <p><i>The development of draft height and setback controls to illustrate and describe best practice design principles for development within the commercially zoned areas of the Shire is complete. The draft controls are designed to ensure that commercial and mixed use developments are able to maximise available space while complementing the existing and desired character of the CBD areas of Bega, Merimbula and Eden.</i></p> <p><i>The draft design guidelines have been prepared for public consultation in a format suitable for inclusion into Council's DCP'.</i></p> <p>There was one attachment to the Council report and that is the draft CBD design guidelines</p>
22 Oct 2014 Council report	<p>Agenda item 8.1 Update on planning proposal: Zoning and height limits for Bega, Merimbula and Eden CBDs and zoning of land at Arthur Kaine Drive Merimbula.</p>

<p>22 Oct 2014 Council report</p>	<p>Agenda item 8.2 Adoption of Draft Central Business District Design Guidelines for the B2 and B4 zoned lands within the Bega Valley Shire and attached amended CBD design guidelines – as recommended by staff</p> <p>Quote from 8.2 council report:</p> <p><i>‘These controls and the following objectives of the draft Central Business District Design Guidelines will ensure buildings are well designed to appropriately reflect the desired future character of the area. These objectives are:</i></p> <ul style="list-style-type: none"> <i>• Strengthen the urban form, image and character of town centres with generally consistent street wall heights and distinctive street character.</i> <i>• Achieve comfortable street and public space environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.</i> <p>CONCLUSION</p> <p><i>Consultation of the draft height and setback controls for development within the commercially zoned areas of the Shire is complete. Following consideration of the submissions and workshop feedback, a number of changes to the draft Central Business District Design Guidelines are recommended.</i></p> <p><i>By incorporating these changes, Council will ensure commercial and mixed use developments are able to maximise available space while complementing the existing and desired character of the CBD areas of Bega, Merimbula and Eden through the application of best practice design principles’.</i></p>
<p>22 Oct 2022</p>	<p>Council report adoption of planning proposal height of building</p>