

05/06/2014
C29**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO5**.

Dunkeld Township Residential Areas**1.0****Design objectives**05/06/2014
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To maintain the rural town character of residential areas and reinforce the low profile of buildings within local streetscapes.

To ensure that development in residential areas addresses local streetscapes and supports the traditional format of detached dwellings on lots with front setbacks.

To ensure that building siting, including side and front setbacks allow for garden frontages, layered landscaping and views through to the broader landscape.

To encourage new development to be subservient to the broad landscape character of Southern Grampians and the open pastoral landscape.

To ensure site design avoids the removal of native canopy vegetation, including established River Red Gums, wherever possible.

To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

To encourage view sharing across the town towards the Grampians and the pastoral surrounds.

To ensure that subdivision proposals enable new buildings to be integrated with their site and the surrounding area.

2.0**Buildings and works**05/06/2014
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A permit is required to construct a fence that is more than 1.2 metres in height and constructed of materials other than post and wire, timber, stone or metal picket with a semi-transparent profile.

Note: Post and wire construction includes wire strands, wire mesh, chain mesh and similar open rural-style fencing.

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided all of the following are met:

- The dwelling is the only dwelling on the lot;
- The dwelling is single storey in height and not more than 6 metres above natural ground level;
- Buildings are set back from front, side and rear boundaries in accordance with the standards of Clause 54 or Clause 55;
- Any outbuilding is less than 10 m² in area or 3 metres in height and set back at least 10 metres from the canopy edge of any Red Gum tree.

Buildings and works requirements

Construction of buildings and works must meet the following requirements:

Building height

- Buildings should maintain the low profile of buildings throughout residential areas, primarily through utilising single storey development forms with pitched roofs.
- Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Building height should be no greater than 8m above the natural ground level.

Building siting

- The siting of buildings should be carefully considered with respect to street address, solar orientation, amenity and the sharing of views from both the neighbouring properties and adjoining public domain.
- Buildings should be sited to respond to existing established vegetation, including canopy forms within the allotment and provide for new plantings within setback areas.
- The siting of dwellings on lots should reinforce the existing pattern of front and side setbacks in the streetscape, and ensure that any ancillary buildings such as garages and / or sheds are located to the rear.

Building setbacks

- Front setbacks from the street should be consistent with the prevailing pattern of front setbacks within the streetscape.

Building façade and frontage treatment

- Dwellings should be sited to reflect the rhythm and order of established dwellings in the street.
- Garages must not be the dominant front façade element of the dwelling and / or the streetscape.
- The design of detached or attached buildings should provide a sense of address to local streetscapes.
- Buildings should be designed with staggered frontage profiles, and the inclusion of windows and eave or canopy projections, as an effective means of 'breaking up' a facade.
- Where a lot accommodates two or more dwellings, the frontage form should extend across the lot with dwellings to the rear located behind and largely concealed from the street.

Building materials and roof form

- Buildings should use materials that are non-reflective and drawn from the prevailing finishes found in the streetscape, including timber, natural stone and brick. Use of broad expanses of render and Colourbond walling should be minimised.
- Roof forms should respond to the prevailing character of residential areas with pitched gabled-end forms and ridges aligned perpendicular to the street. Flat and skillion roofs may be provided in aid of long views towards the Grampians Ranges.
- Generous eaves should be provided to ensure shading of north and west facing windows.

Access and services

- Access to detached or multi-dwelling buildings should be provided directly off the local streetscape, via a single vehicle crossing and associated driveway.
- Where possible, crossovers from the streetscape to lots (i.e. on neighbouring properties) should be amalgamated.
- Pedestrian access from the street frontage to the front of dwellings must be provided.

- All infrastructure including services should be contained underground in the service trenches and pits and not be visible within the public realm.
- Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert. The visual impact of the concrete culvert should be minimised.

Sustainability

- Sustainability principles, particularly in the siting and orientation of dwellings, should be applied in the design and operation of new development.
- Development should adopt active and passive sustainability measures including the collection and storage of stormwater on-site and the incorporation of solar panels, energy efficient heating and cooling systems
- Encourage consideration of innovative environmentally sensitive systems in the management of waste, to the satisfaction of the Catchment Management Authority and Wannon Water.

Fencing, landscaping and vegetation

- Development should retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.
- New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.
- Front fencing should be of an open-style and of light weight material to present an attractive image to the street that does not dominate as a solid wall. Solid Colourbond fencing materials should be avoided.
- Side and rear fencing should be unobtrusive and where possible should be of post and wire construction. If privacy is a concern, a fence of appropriate materials to a maximum height of 1.7 metres that transitions down to 1.2 metres towards the street front may be provided.
- Any services must be integrated in an unobtrusive manner, including the undergrounding of power lines.

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Subdivision

Subdivision of land should meet the following requirements:

- The configuration of new lots must address existing street patterns and create a sense of street address by fronting onto existing roads.
- Avoid the use of common property access and battle-axe lots where possible by utilising existing road reserves for access to new lots.

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Application requirements

An application for a planning permit must be accompanied by the following information to the satisfaction of the Responsible Authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule; and
- A landscape plan showing any proposed plantings.

5.0 Decision guidelines

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

- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the character and appearance of the area.
- The selection of building materials, colours and finishes.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- The impact the development may have on views across the town towards the Grampians and the pastoral surrounds.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.

6.0 Reference documents

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Dunkeld Structure Plan, January 2014

Dunkeld Structure Plan, Urban Design Guidelines - 'Town Residential', 2012.

Diagram 1

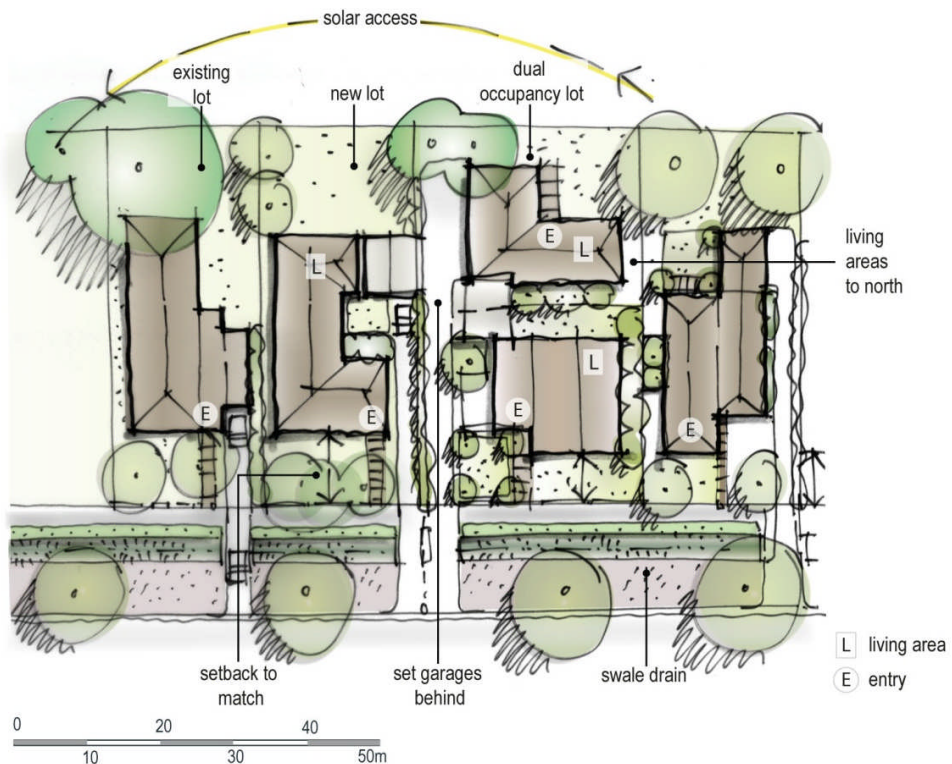


Diagram 2

