

05/06/2014
C29**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

Dunkeld Larger Lot Residential Areas**1.0****Design objectives**05/06/2014
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To ensure that the design of buildings within low-density and rural-residential areas is responsive to the visual sensitivity of the setting from the public and private realms, and respects the pastoral landscape, aspects to the town on approach and long-range views across the town towards Mount Sturgeon and Mount Abrupt.

To support highly integrated design within low density and rural-residential areas that reflects a transition between township and rural conditions and provides an appropriate response to agricultural interfaces.

To encourage new development to be subservient to the broader landscape character.

To encourage view sharing across the township, towards the Grampians National Park and the pastoral surrounds.

To encourage generous front and side setbacks so that meaningful landscaping can be provided in these areas, where this will not compromise key views.

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.

2.0**Buildings and works**05/06/2014
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A permit is required to construct a fence that is constructed in a material other than post and wire construction.

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

Buildings and works requirements

Construction of buildings and works must meet the following requirements:

Building height

- Buildings should be low profile, with single storey forms with pitched roofs preferred.
- Any upper level or double story form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Building height should be no greater than 8 metres above the natural ground level.

Building siting

- The siting of buildings should have regard to the attributes of the site and any key features, including existing drainage lines and established vegetation.
- The siting of buildings should have consideration of existing public and private view lines.

- The siting of dwellings on larger lots should provide a setback address to the local streetscape.
- In rural living areas, dwellings should be sited to minimise visibility within key views, particularly from identified pedestrian paths and major roads.
- Outbuildings such as garages, sheds and other freestanding structures should be carefully sited so that they are not a dominating element when viewed from the street, and should be located to the rear of dwellings and out of sight where practical.

Building setbacks

- Buildings in low density areas should be setback at least 15 metres from the front boundary or be generally consistent with those properties to either side.
- Front setback areas should not be utilised for the purposes of car parking and/or storage of vehicles.
- Buildings should be setback at least 5 metres from side boundaries to allow for separation from adjoining sites and the sharing of views to the outlying landscape.
- In rural living areas, front and side setbacks should respond to any views into the sites as a first priority and be set back an appropriate distance to minimise impacts on key views and vistas.

Building façade and frontage treatment

- Lots should maintain an open landscape frontage of a considerable depth in line with the front setback requirements of this Schedule.
- 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.

Building materials and roof forms

- Buildings should use materials drawn from the prevailing finishes found in the locality, including timber and the occasional use of natural stone, brick and corrugated metal surfaces.
- Use of broad expanses of render should be minimised.
- All metallic surfaces should be of muted tones and non-reflective.
- Roof forms should respond to the prevailing character of the township periphery with pitched gabled end forms and ridges aligned perpendicular to the street. Flat and all 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.
- The design of outbuildings should be consistent with other local building forms and screened with landscaping where possible. Simplified forms are preferred.

Access and services

- Access to buildings should be provided directly off the local street, via a single width vehicle crossing and associated driveway.
- Where possible, adjoining should be amalgamated.
- Single width driveways leading to rear garages are preferred.
- Any services to be provided should be integrated in an unobtrusive manner, including the undergrounding of power lines.

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 sustainability measures including the collection and storage of stormwater on site, incorporation of solar panels, and energy efficient heating and cooling systems
- 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.
- New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.
- Front, side and rear fencing should be of an open-style such as post and wire construction to reflect the rural character of the area. Solid Colourbond fencing materials should be avoided.

Topography

- Development on sloping land should be avoided where possible. Where the development of buildings on sloping land is unavoidable, the extent of cut and fill and the removal of established on site vegetation should be minimised.
- Any dams, water detention features and other drainage lines should be setback at least 15 metres from any dwelling.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Subdivision

Subdivision of land should meet the following requirements:

- The configuration of new lots must address existing street patterns, streetscape character, and create a sense of street address.
- Avoid the use of common property access and battle-axe lots where possible by utilising existing road reserves for access to new lots.
- Carriageways within road reservations should be constructed of informal all weather gravel surfaces with soft verges leading to grassed open drainage swales. The colour and texture of road surfaces should be consistent with that across the township.
- All utilities infrastructure should be provided underground in service trenches and pits that are not be visible within the public realm.

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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.

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Decision guidelines

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

- Whether the design of development is responsive to the streetscape and natural landscape elements, including water courses.
- 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 visual impact of fencing.
- 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 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.

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Reference documents

Dunkeld Structure Plan, January 2014

Dunkeld Structure Plan, Urban Design Guidelines - 'Low Density Residential', 2012

Diagram 1 to Schedule 6 to the Design and Development Overlay

