

05/06/2014
C29**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO7**

Dunkeld 'Creekside' Precinct**1.0**05/06/2014
C29**Design objectives**

To encourage a new regime of Creekside development that addresses the waterway and supports a more active utilisation of drainage corridors.

To ensure that development along the creek corridor sensitively responds to the image and environmental condition, including drainage and topography, of the setting.

To support highly contemporary integrated design along the creek corridor that improves the accessibility and amenity of both the private and public realm.

To encourage development to be integrated with the landscape setting within the creek gullies in recognition of their role as scenic, drainage and habitat corridors.

To encourage view sharing of the creek corridor and its surroundings.

To encourage generous front and side setbacks so that landscaping can be provided in these areas.

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

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

To encourage architectural design within the Creekside precinct to adopt a design theme and palette that is drawn from the existing rural qualities of the setting.

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C29**Buildings and works****Permit requirements**

A permit is required to construct a fence immediately adjoining the Salt Creek corridor.

Elsewhere a permit is required to construct a fence that is more than 1.2 metres in height and 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.

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided:

- The dwelling is the only dwelling on the lot;
- Earthworks of more than 1 metre in height / depth are not required to construct the dwelling;
- The dwelling or associated out-building is single storey in height and not more than 7.5 metres above natural ground level;
- All buildings are setback at least 9 metres from the creek boundary and at least 4 metres from side boundaries; and
- Building materials are of a muted tone and non-reflective.

Buildings and works requirements

Construction of buildings and works must meet the following requirements:

Building height

- Development must be designed to ensure views within the creek corridor and surrounds are not compromised.
- Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Buildings located along the creek corridor should be positioned so that they do not overshadow the public realm of the creek corridor.
- Stepped building forms and layouts should be used to limit the perceived height and scale of buildings when viewed from within the creek corridor.

Building siting

- Development that addresses the creek should provide a soft landscape frontage to this interface so as not to dominate the environmental setting.
- The siting of buildings should have consideration of existing public and private viewlines.
- Buildings should be sited to avoid land subject to flooding.

Topography

- Buildings should be designed to integrate with the slope of the land by being 'broken' into 'modules' and stepped with the landform, or by utilising split-level design.
- (Refer to Diagram 1 to this Schedule)
- Development on sloping land should limit the extent of cut and fill and avoid the removal of established on-site vegetation.

Building setbacks

- Buildings should be setback at least 9 metres from any title boundary adjoining the creek corridor to accommodate for a layered landscape response.
- Buildings should be set-back at least 4 metres from side boundaries to provide for a wide landscape strip that can accommodate canopy trees.

Building façade and frontage treatment

- Buildings should be oriented to front the creek corridor to improve passive surveillance and activation of public open space.
- The design of buildings should provide a sense of address to the creek frontage, and orientation of main living areas and window openings towards the creek, even where the main access to the building is not at the creek frontage.
- Driveways, garages, carports and service areas should not be visible from within the creek corridor and should be integrated with the dwelling design so that they are not perceived as dominant front façade elements.
- Development of an 'informal' arrangement is preferred, such as 'cluster-style' housing allowing for staggered units set within sloping landscapes.
- Facade design facing the creek should adopt a strong horizontal profile and substantial use of timber, glazing and where appropriate, corrugated metallic surfaces and stone.

Building materials and roof forms

- Buildings abutting the creek corridor should use materials drawn from the prevailing natural finishes of the corridor, including natural tones and soft tactile materials, such as

timber weatherboards, corrugated metallic surfaces and the occasional use of natural stone and brick.

- All metallic surfaces should be of muted tones and non-reflective.
- Roof forms should use flat, skillion forms, or pitched gabled-end profiles to respond to the character of buildings in the area.
- Generous eaves should be provided to ensure shading of north and west facing windows.

Access and services

- Vehicle access to Creekside lots should be provided from the rear wherever possible to reduce the extent of hard surfacing, and conflict between vehicles and pedestrians.
- Pedestrian access from individual lots towards the creek corridor and associated pathway should be provided through the provision of informal gravel pathways and low profile gates.
- All infrastructure services should be contained underground within 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.

Sustainability

- Sustainability principles should be applied in the design and operation of new development.
- Development should adopt passive sustainability measures including the collection and storage of stormwater on-site, and careful orientation and design of buildings to allow cross-ventilation.
- Active sustainability measures, including the incorporation of solar panels, and energy efficient heating and cooling systems should be provided in new developments.
- Rain gardens, water retention and on-site storage facilities in accordance with the Catchment Management Authority's recommendations should be provided in new developments.

Fencing, landscaping and vegetation

- Development should be designed and sited to provide for native canopy and understorey landscaping that integrates with the Creek corridor.
- Development should retain and protect existing established vegetation, particularly canopy vegetation, wherever practicable.
- Fencing along the creek corridor should be avoided where possible in favour of informal landscaping treatments to achieve boundary separation.
- If fencing must be provided, it should be of post and wire or post and rail construction.
- Solid Colourbond and timber fencing materials should be avoided.
- Any services to be provided should be integrated in an unobtrusive manner, including the undergrounding of power lines.

3.0 Application requirements

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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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Subdivision

Subdivision of land should meet the following requirements:

- Subdivision with an interface to Salt Creek should ensure new lots create a sense of address to the creek.
- New lots that address Salt Creek should be of an adequate size to allow for a detached dwelling that meets the setback requirements of this Schedule and is provided with vehicle access from another adjacent road.

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Decision guidelines

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

- The character of the area as a whole, including a design that is responsive to the streetscape and Salt Creek corridor.
- 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 any fencing from within the creek corridor.
- 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.
- Any loss of views caused by building bulk and scale.
- How the proposal improves the Salt Creek corridor for pedestrians.
- 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 - 'Creekside', 2012.

Diagram 1 to Schedule 7 to the Design and Development Overlay

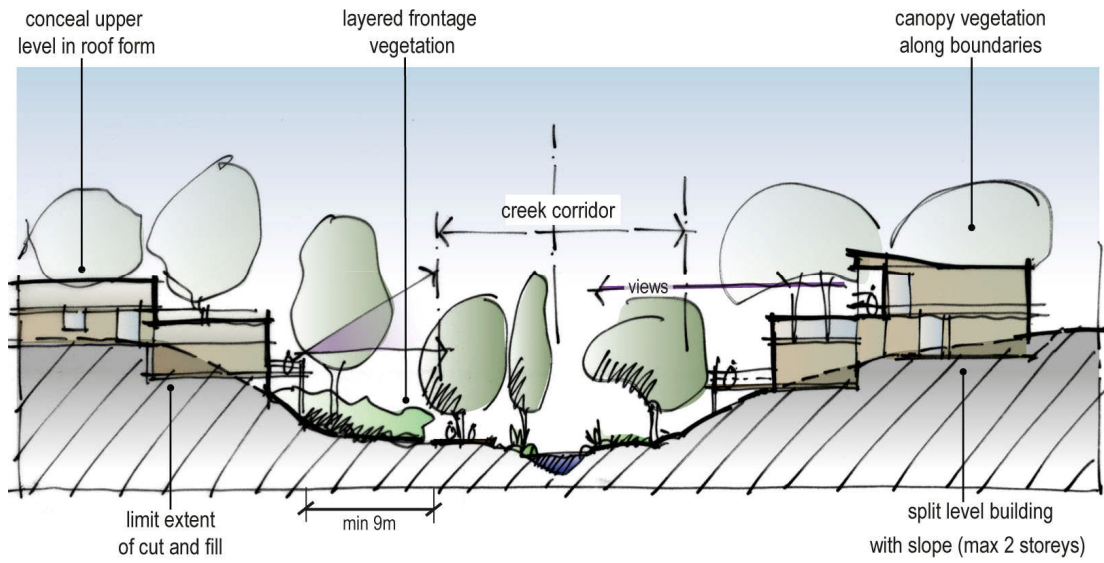


Diagram 2 to Schedule 7 to the Design and Development Overlay

