



amendment c29
southern grampians
planning scheme
expert planning evidence
prepared by jane keddie
september 2013



urban planning | urban design | landscape architecture

contents

1	introduction.....	3
2	the dunkeld structure plan.....	5
2.1	the place	5
2.2	the process	8
2.3	the response	9
3	amendment C29	12
3.1	introduction of new local policy	12
3.2	proposed rezoning	12
3.2.1	low density residential zone	13
3.2.2	industrial 3 zone.....	13
3.2.3	rural zones	14
3.3	proposed overlays.....	16
3.3.1	design and development overlay	16
3.3.2	development plan overlay	17
3.3.3	vegetation protection overlay	17
3.3.4	environmental significance overlays	17
4	submissions	19
4.1	development in the 'wannon river escarpment' area	21
4.1.1	context and background.....	23
4.2	response	30
4.2.1	the right to a dwelling	31
4.2.2	the appropriate minimum subdivision size	31
4.2.3	design and development overlay 6	36
4.3	appropriate zoning and / or controls to facilitate industrial development to the south-east of the township ...	36
4.3.1	design and development overlay 9	37
4.4	proposed response to land south of recreation road	39
4.5	appropriateness of minor adjustments to the proposed environmental significance overlays	40
5	conclusion	41

figures

Figure 1: dunkeld structure plan study area	7
Figure 2: proposed rural living rezoning areas	15
Figure 3: location of submissions	20
Figure 4: wannon river escarpment area submissions.....	22
Figure 5: visual sensitivities in the wannon river escarpment area	26
Figure 6: regional bushfire planning assessment map.....	28
Figure 7: victorian fire risk register mapping	29
Figure 8: current extent of the bushfire management overlay.....	29
Figure 9: wannon river escarpment area precincts	32
Figure 10: wannon river escarpment area potential development	34
Figure 11: 'difficult to service' areas within dunkeld	39

appendices

appendix 1..... CV	appendix 4..... recommended mapping adjustments: DDO7
appendix 2.....summary of proposed amendments	appendix 5..... VFRR human settlement map
appendix 3.....proposed redrafting: clause 21.10-3	appendix 6.....proposed redrafting: DDO6

1 introduction

1. My name is Jane Keddie. I am an Associate and Planner of Hansen Partnership Pty Ltd, Urban Planning, Urban Design, Landscape Architecture, Level 4, 136 Exhibition Street, Melbourne.
2. I hold the following qualifications: Bachelor of Arts, University of Melbourne, 1996 and a Masters of Social Science (Planning and Environment), Royal Melbourne Institute of Technology, 2008.
3. I have practised as a planner for over 5 years, working as both a statutory and a strategic planner. I have also worked overseas in Vietnam. I have been involved in a broad range of strategic planning projects including the preparation of housing and settlement strategies, township strategies, town centre strategies, activity centre strategies and urban design frameworks. I have worked across a range of regional and rural municipalities including the Cities of Latrobe, Ballarat, Bendigo and Mildura and in the Southern Grampians (see Appendix 1).
4. I have been briefed and engaged by the Southern Grampians Shire Council to assist the Panel in their assessment of Amendment C29 to the Southern Grampians Planning Scheme.
5. I have been requested to do so by providing an overview of the Dunkeld Structure Plan and associated documents and to provide further details and a response to specific matters raised by submitters during the recent exhibition period.
6. In preparing this statement I have:
 - Considered relevant existing and proposed planning policies and provisions of the Southern Grampians Planning Scheme, including Amendment C29;
 - Considered relevant VPP Practice Notes;
 - Reviewed the Dunkeld Structure Plan and associated documents;
 - Reviewed submissions received in response to the exhibition of Amendment C29; and
 - Reviewed Council's responses to submissions and Council reports in relation to the matter.
7. Following is a summary of my opinions in relation to Amendment C29:
 - I am generally supportive of the proposed amendment to the Southern Grampians Planning Scheme to implement the Dunkeld Structure Plan (2013), noting the following
 - Having regard to the new default minimum subdivision size for the Rural Living Zone, I believe there is scope to consider a 2ha minimum lot size in proposed Rural Living areas between the Salt Creek and Glenelg Highway.
 - I believe minor changes should be made to the proposed Environmental Significance Overlay 2, Development Plan Overlay 10 and Clause 21.11.
 - A redrafting of Design and Development Overlay 6 and Clause 21.10-3 to address some spelling and grammatical errors and some duplication of strategies would be preferable.

- A review of the wording and extent of Environmental Significance Overlay 3 is required having regard to the inclusion of the Salt Creek corridor within this area.
8. I have provided a more detailed explanation of these changes in my conclusion and a table format summary can be found at Appendix 2.
 9. There are no matters of significance which I regard as relevant, which to my knowledge have been withheld from the Panel forming this conclusion. I have made all the inquiries that I believe to be relevant and appropriate.

2 the dunkeld structure plan

2.1 the place

10. Dunkeld is a unique township. Its particular setting at the confluence of two water bodies, its location at the southern tip of the Grampians National Park, the spectacular views available from within and around the township and the establishment of a 'destination' restaurant with a high-end hotel, differentiate Dunkeld from many of Victoria's other small rural townships.
11. This difference has been recognised by the Southern Grampians Shire Council who have sought to undertake planning for the township to ensure that the values are protected to enable the sustainable long term growth of not only the township itself, but also its contribution to the wider economy, having regard to the development of the tourism market.
12. Some notable features of the township include:
 - The township itself retains a very natural, low key rural character which is valued not only by residents but also by visitors.
 - The scale of development is very modest with only a scattering of two storey dwellings and a sense of space between buildings.
 - Parker Street (the Glenelg Highway) forms the main spine of the township and is the location of the town centre / commercial core between Dunlop and Templeton Streets, including some limited shops, tourism uses and the Memorial Park.
 - To the north of Parker Street, the Salt Creek separates the northern residential areas from the town centre and runs west to the Wannon River floodplain. The creek splits just beyond Templeton Street to head north to the Dunkeld Arboretum and south to Recreation Road
 - The main area of residential development, on the original grid of subdivision, is located south of the town centre. A railway line bisects the southern area of the township, with a crossing provided at Templeton Street.
 - The area outside the town centre is primarily residential, but has a scattering of tourism uses throughout, as well as some commercial and industrial uses, most notably in the area around the Council Depot on Parker Street.
 - The Victoria Valley Road, which leads up into the Grampians National Park from the township forms part of the Great Southern Touring Route. The importance of Dunkeld in relation to tourism is recognised at a State level.
13. The following pages includes some photos of these key features and an aerial detailing the study area of the Dunkeld Structure Plan (DSP) (Figure 1).





hansen

dunkeld structure plan

study area



Project Ref: 10.686
 Dwg No.: UDD-001
 Scale: 1:6500@A1
 1:13000@A3
 Date: 18.05.12
 Revision: B

hansen partnership pty ltd
 melbourne | vietnam
 level 4 136 exhibition st
 melbourne vic 3000
 t 61 3 9654 8944 f 61 3 9654 8088
 e info@hansen-online.com.au
 w hansen-online.com.au

2.2 the process

14. An Urban Design Framework was undertaken for the township in 2002. In 2011, Council appointed hansen partnership to review and build upon this work to prepare a comprehensive structure plan for the township.
15. Myself and Mr Craig Czarny, who is the Director of Urban Design at hansen, were part of the team appointed by Council to undertake this work. The team was led by Mr Czarny, who is a qualified Landscape Architect in recognition of the importance of landscape and built form character in the township.
16. Some additional background work was also undertaken by SMEC in regards to flooding and drainage issues in the township, noting that this was a high level assessment and has not formed a basis for any of the amendment documentation.
17. The hansen team was assisted by Ms Lucinda Peterson (then Manager, Planning & Environment at the Southern Grampians Shire Council), Mr Tom Scholfield and Mr Daniel Pech (Senior Strategic Planners) in the preparation of both the Structure Plan and the subsequent amendment documentation.
18. I understand the process of preparing the Dunkeld Structure Plan (2013) and Amendment C29 will be comprehensively outlined in Council's submission to the Panel but the process broadly comprised:
 - The preparation of a Background Report.
 - The preparation of a series of supporting documents, comprising a *Built Form and Landscape Assessment*, a *Review of Physical Infrastructure*, a *Land Supply and Demand Assessment* and a *Flooding and Drainage Assessment*.
 - Consultation with the community and key stakeholders was undertaken during this background phase. The background reports were exhibited for public comment before they were finalised.
 - Draft plans were prepared and tested with the community and key stakeholders as part of a masterplanning workshop which also looked in more detail at three key areas in the township.
 - Following this, the Draft Dunkeld Structure Plan was finalised and exhibited to the public for a period of three weeks, and included a drop-in session at the Visitor Information Centre.
 - Submissions were then considered and adjustments made to the Plan prior to its finalisation and adoption by Council.
 - Amendment documentation was then prepared to incorporate the Plan into the Southern Grampians Planning Scheme.
 - In line with a decision by Council to support a new proposal for an area to the south-east, Council then prepared some supplementary amendment documentation and some minor updates were made to the Dunkeld Structure Plan (2012), including the reintroduction of an Industrial 3 rezoning which had been removed following exhibition of the Draft Plan.
 - I understand Amendment C29 and the Dunkeld Structure Plan (2013) were exhibited in line with the relevant requirements of the *Planning and Environment Act (1987)*.

2.3 the response

19. In my opinion, key elements and directions of the Dunkeld Structure Plan sought to achieve the following:
- To recognise the environmental and visual sensitivities to the north of the township and to seek to direct longer term growth to the south.
 - To ensure the development is in keeping with the natural character and the rural feel of the township.
 - To maintain the relatively compact form of the township and promote the development of the large amount of vacant land within the township core, rather than dispersed settlement.
 - To recognise and protect the stunning views and vistas that are present throughout most of the township.
 - To support the further development of tourism within the township and protect the elements which contribute to this, such as the town's character and setting.
 - To provide for some additional rural living opportunities in appropriate locations.
 - To enhance and expand the existing paths within the town to create a network of paths and trails, for residents and for visitors.
 - To retain the mix of uses occurring within the township, while directing those with potential visual or amenity impacts to more appropriate locations.
 - To provide opportunities for a diversification of the town's economy, including a strengthening of the commercial core / 'main street', and opportunities for some complementary light industrial development.
20. Given the sensitivity around issues of siting and design, as part of the Dunkeld Structure Plan package, hansen partnership also prepared a series of 'design guidelines'. These addressed the parameters around development of 'township residential', 'low density residential' (which applied to both Low Density Residential and Rural Living areas), 'main street' (the commercial core) and 'creekside' (which recognised the different design response that would be required by properties fronting the Salt Creek).
21. I note that these design guidelines covered a range of matters, not all of which are addressed by Amendment C29.
22. The design guidelines for 'creekside' areas focused on ensuring that development along the edges of the creek corridor were appropriately sited and designed in response to the topography, but also the role that the creek was identified as playing in relation to tourism and pedestrian movement. That necessitated consideration of matters relating to orientation and presentation to the creek and materials, landscaping, boundary treatments and access arrangements. The guidelines also contain measures to ensure that any development is responsive to the environmental sensitivities of a creekside location. Direction 6 of the DSP to 'preserve and enhance the salt creek corridor and connected waterways' formed, the basis for these guidelines and the subsequent DDO7. The objectives of the guidelines were as follows:
- *To support a new regime of Creekside development that addresses the waterways and supports a more active utilisation of the drainage corridors.*

- *To ensure that development along the creek corridors reflects sensitively to the image and environmental condition of the setting.*
 - *To support highly contemporary integrated design along the creek corridors that improves the accessibility and amenity of both the private and public realm.*
 - *To encourage a particularly strong landscape overlay within the creek gullies in recognition of their role as scenic, drainage and habitat corridors.*
23. The design guidelines for 'main street' areas address the land proposed for rezoning to the B1Z. Guidelines for this area focused on retaining the low scale profile of development in this area which permits views to Mount Sturgeon. It also sought to improve the pedestrian environment and to support the introduction of additional active frontages, while recognising the diversity of built forms that occur in settings such as Dunkeld. Direction 3 of the DSP seeks to 'develop and improve the image of Dunkeld's 'main street'. The objectives of the guidelines were as follows:
- *To maintain the rural town character of Parker Street and reinforce the low profile of buildings to either side of the main street.*
 - *To ensure that development in Parker Street supports the rhythm of the town and presents an active street address.*
 - *To maintain a diversity of building side and front setbacks along the streetscape that allow for garden frontages and views through to the broader landscape.*
 - *To support a highly amenable and attractive Main Street spine along Parker Street with an emphasis on the pedestrian experience.*
24. The design guidelines for 'low density residential' areas focused on larger lots that either exist or were proposed around the periphery of the township. The guidelines identified the visual sensitivity of many of these areas and the key role that the design and siting of building in this area would play in ensuring that development in these areas did not compromise the township's character. The guidelines also sought to control boundary conditions and landscape treatments to this end. The protection of key views and vistas and the retention of the informal rural and vegetated character of the township (Directions 1 and 7), underpinned these guidelines, the design objectives of which were:
- *To support development of well-conceived low density and rural residential lots at the town periphery that have respect for the aspects to the town on approach and long-range views across the town towards the Grampians and the pastoral surrounds.*
 - *To ensure that the design of buildings within low density and rural residential areas is responsive to the visual sensitivity of the setting and the aspect from the adjoining public and private realms.*
 - *To support highly integrated design within low density and rural residential areas that reflects its role at the transition between township and rural conditions and provide an appropriate response to agricultural interfaces.*

- *To encourage a strong landscape overlay in low density and rural residential areas in order to limit the predominance of built form within the setting.*
25. The design guidelines for 'township residential' areas applied to the remainder of the township, and was also based on Directions 1 and 7. In particular, they emphasised the need to recognise the existing format of detached dwellings which allow long range views, as well as the rural town character and informal quality of these areas. Particular design objectives for these areas were as follows:
- *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 address 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 and views through to the broader landscape.*
26. The Dunkeld Structure Plan (2013) and the associated Design Guidelines formed the basis for Amendment C29.

3 amendment C29

27. To implement the Dunkeld Structure Plan (2013) (DSP) the following was proposed
- The introduction of new policy at Clause 21 of the Southern Grampians Planning Scheme;
 - Rezoning of various parcels of land;
 - The introduction of Overlay controls; and
 - A range of other actions which sit outside of the planning scheme.
28. The rationale for responses is outlined below along with any relevant discussion.
29. I have also considered the proposed changes against the objectives of the State Planning Policy Framework and believe that they are consistent with the relevant matters.

3.1 introduction of new local policy

30. In 2012 the Southern Grampians Shire Council redrafted their Municipal Strategic Statement to better accord with the relevant Ministerial Directions on the form and structure of planning schemes.
31. Within this new structure, Clause 21.10 addresses Local Areas. The structure of this clause allows for the introduction of a 'vision' for each of the Shires settlements and then a series of strategies to achieve this.
32. Amendment documentation includes substantial revisions to the existing Clause 21.10-3 and includes the graphic expression of the Dunkeld Structure Plan.
33. I note that the 'vision' included in the draft documentation has been refined somewhat from the 'vision' included in the Dunkeld Structure Plan, but in my opinion there is no material difference.
34. In reviewing this Clause I have noted a number of spelling and grammatical errors and some duplication of strategies. In response to this I have prepared an amended draft of Clause 21.10-3 which I have included as Appendix 3 to this evidence for the Panels consideration.

3.2 proposed rezoning

35. Amendment C29 seeks generally to retain the Township Zone, but to rezone the commercial core to Business 1 Zone.
36. Careful consideration was given to rezoning the residential areas of the township to another of the suite of residential zones. The transition of the Township Zone to a more typical residential zone was not pursued in light of the broader benefits associated with the flexibility of the Township Zone.
37. The strengthening of the commercial core was an aspiration of the Plan and the rezoning of this land to a Business 1 Zone supports the establishment of businesses by removing the need for a permit for a range of uses.

38. Noting the recent introduction of the Commercial 1 Zone, I believe changes should be made to the relevant documentation to refer to the Commercial 1 Zone, rather than the Business 1 Zone. I have considered the differences between the two zones and believe this to be appropriate.
39. Three small parcels of land near the intersection of Victoria Valley Road and Dickie Street are proposed to be rezoned to Township Zone. This is in response to the existing sewer line which runs up Victoria Valley Road, as well as existing development.

3.2.1 low density residential zone

40. Land to the north-east and south-east of the township is proposed to be rezoned to Low Density Residential Zone and a minimum subdivision size of 1ha is proposed to be introduced to all Low Density Residential areas within Dunkeld.
41. Wannon Water identified a position of not supporting development of dwellings in the Low Density Residential Zone on lots of less than 1ha within Dunkeld. The areas proposed for rezoning have been identified as being prohibitively expensive to connect to the relevant infrastructure. While previous development in the north-east has been connected via 'spaghetti lines', this is no longer supported by Wannon Water.
42. A rezoning to better reflect the development capacity of the land was therefore proposed and I support this and the application of a minimum 1ha subdivision size.
43. In relation to existing lots which are less than 1ha, but have not yet been developed with a dwelling, I note that the Low Density Residential Zone allows for the development on these lots provided particular conditions are met (Clause 32.03-2), as follows:
- *Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
 - *Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.*
 - *Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.*

3.2.2 industrial 3 zone

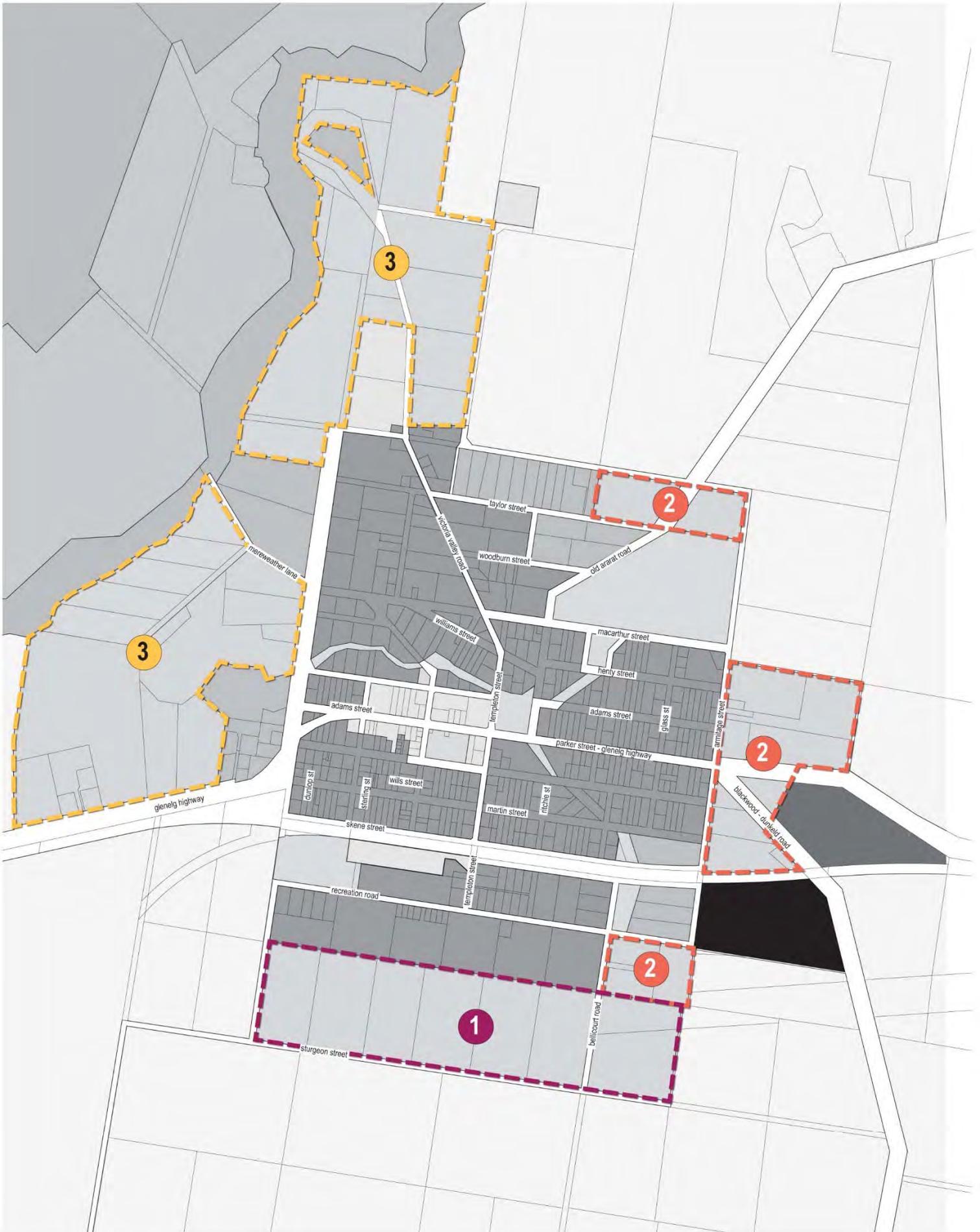
44. The Dunkeld Structure Plan identified the need for the provision of some land for 'light' industrial purposes to both diversify the economic opportunities, but also to seek to provide some direction as to the preferred location for this type of use. The plan sought to encourage the relocation of existing 'industrial' type uses, such as the Council Depot, to a more appropriate location.
45. An Industrial 3 Zone was considered to be the most appropriate zone as typical 'heavy' industry is more suited to larger industrial estates such as those in nearby Hamilton.

46. The area to the south-east of the township was identified as being the most suitable, having good road connections and separation from residential uses. Lots in this area are also of sufficient size to accommodate larger format development, and any additional screening or mitigation measures that may be required.
47. The land was identified in the Draft Dunkeld Structure Plan for that purpose. Following a submission from the then landowner, the plan was amended to remove reference to the area as accommodating 'industrial uses'.
48. Subsequent to Hansen's involvement in process, I understand that the land was sold and Council worked with the landowners as part of the implementation of the Dunkeld Structure Plan to promote the rezoning and development of this land in accordance with the key directions.
49. A rezoning request was lodged and Council then worked with the landowners and drafted a new Design and Development Overlay based on indicative industrial development guidelines within the Dunkeld Structure Plan and more detailed site planning principles identified through a 'design charrette'. These site planning principles were used in assessing and developing DDO9, which forms part of Amendment C29.
50. The request was considered and supported by Council, given it was in keeping with the recommendations of the Dunkeld Structure Plan (2012), prior to the exhibition of the Dunkeld Structure Plan.
51. I support the rezoning and the application of Overlay controls to guide development as proposed, given it is in keeping with the directions of the Dunkeld Structure Plan.

3.2.3 rural zones

52. Amendment C29 also seeks to rezone two parcels of land to the Rural Activity Zone. These two sites are both currently in the Low Density Residential Zone (LDRZ), but are the locations of existing businesses. It was not appropriate to rezone that land to a Rural Living Zone (RLZ) (as proposed for the remainder of Low Density Residential land in those areas) given their existing and identified future primary purpose was not to accommodate residential uses. A schedule to this zone provides guidance on the types of activity considered suitable and I support this approach.
53. Land on the far side of the Wannon River, between two areas of Public Conservation and Resource Zone (which apply to the Wannon River and the Grampians National Park), is in six lots currently zoned Farming. A Rural Conservation Zone is proposed given their context between two areas of conservation land.
54. The most significant rezoning proposed as part of the implementation of the Dunkeld Structure Plan relates to the introduction of the Rural Living Zone. In my opinion, this rezoning can be considered in three separate categories:
 - 1 Farming Zone land to the south of the township being rezoned to provide for some additional rural living opportunities, as well as reflecting the existing use of the land.
 - 2 Fifteen lots at the immediate periphery of Dunkeld proposed for rezoning to reflect their current and anticipated future use.
 - 3 A large amount of Low Density Residential land to the north and west of the township.

These are identified in Figure 2 below.



proposed rural living rezoning areas

legend

- Farming Zone area 1 Low Density Residential Zone area 3
- Peripheral area 2

55. I note that the amended Rural Living Zone has introduced a smaller minimum subdivision size of 2ha. This is discussed more fully in response to submissions at Section 4 of my evidence.
56. There have been no submissions about the rezonings identified as Areas 1 and 2, although I note the broad support for the proposed approach to growth outlined within the submission from Wannan Water.
57. In relation to Area 3, this matter was the subject of a number of submissions and is addressed in detail in Section 4 of my evidence. However, I firmly believe that this land is not suitable for the intensity of development that can be contemplated under the current Low Density Residential Zone.
58. There are a range of matters that informed this opinion which are outlined in Section 4, but having regard to my opinion that the Low Density Residential Zone is not suitable for this area, I believe the Rural Living Zone is an appropriate zone for the area.
59. I acknowledge that the Draft Dunkeld Structure Plan sought to apply the Rural Conservation Zone and Farming Zone to the area, but I concur with Council's position that the Rural Living Zone provides a more balanced approach in addressing the need for a rezoning.

3.3 proposed overlays

3.3.1 design and development overlay

60. The application of Design and Development Overlays (DDO) is proposed to implement the relevant 'design guidelines'. The Design and Development Overlay (Clause 43.02) is intended to identify areas which are affected by specific requirements relating to the design and built form of new development.
61. While it is not common to seek to apply design controls to an entire settlement, in the case of Dunkeld I believe it warranted in light of the sensitivity associated with the development of this settlement.
62. I note that during the drafting of the relevant amendment documentation, there have been some additional objectives identified for each of the four areas and some adjustment to wording. I understand these changes were undertaken to provide additional clarity and direction where required and I do not believe the objectives contained in the DDO schedule are inconsistent with those documented in the design guidelines.
63. I believe that the proposed DDOs appropriately reflect the intent of the design guidelines expressed through the objectives outlined earlier in my evidence.
64. I note that the Overlays have been drafted to ensure that the need for a permit under DDOs 5 and 7, which affect the majority of the township, is only triggered if a built form does not meet an identified set of criteria. The construction of a single storey dwelling, with appropriate setbacks, within the township, will therefore continue to be 'as-of right' under the proposed controls.
65. In reviewing the amendment documentation I have identified a discrepancy between the mapping which was done for the application of DDO7 and the 'creekside' design guidelines. The areas highlighted on Figure 3 below should be affected by DDO 5 rather than DDO7. I also believe that the lots highlighted in orange should also be addressed by DDO5 rather than DDO7 as they do not have a relationship with the creek corridor. A marked up version of the proposed DDO controls is included at Appendix 4.

66. I note that the reformed Township Zone allows for the introduction of a Schedule to tailor some elements of Clauses 54 and 55.

67. I have reviewed the scope of these in considering the potential of the DDOs 5, 7 and 8 to be replaced by a schedule to the Township Zone.

68. I do not believe that there is sufficient scope within the schedule to address the full range of matters addressed under the proposed DDOs and therefore do not consider the Township Zone Schedule to be a suitable substitute. I also note that Clauses 54 and 55 would only be applicable to residential development.

3.3.2 development plan overlay

69. A Development Plan Overlay has also been applied to land to the south of Recreation Road. In seeking the retention of this land in the Township Zone, and in light of the servicing issues known to affect the area in question, the application of a Development Plan Overlay to coordinate the development of the area is logical.

3.3.3 vegetation protection overlay

70. I note that no submission raised any concerns with the application of the Vegetation Protection Overlay as proposed and I understand the Panel will hear from Skott Stark (SGSC Natural Resource Management Officer) on the matter, so I will restrict my comments to restating my support for the application of this Overlay.

3.3.4 environmental significance overlays

71. Amendment C29 seeks the application of two Environmental Significance Overlays (ESOs), the intent of which was not contested by any parties. I note however, that the Glenelg Hopkins Catchment Management Authority (GHCMA) has requested some changes to the wording of the schedules, which is addressed in response to their submission. Furthermore Submission 7 raises concern about the cost of permit requirements of ESO3.

72. ESO2 has been applied to land along both the Salt Creek and Wannon River corridors. This overlay has been applied in recognition of the importance of these creek corridors from an environmental perspective in keeping with Clause 14.02-1 of the State Planning Policy Framework which states:

Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.

73. In line with this policy, ESO2 was applied 30m on either side of the river / creek corridors.

74. ESO Schedule 3 was initially applied along Wannon River escarpment. At the request of Council, during the finalisation of the DSP, the ESO was extended to also address land at the edges of the Salt Creek corridor.

75. In reviewing the amendment documentation I have noted that the title and wording of ESO3 refers only to the Wannon River Escarpment and makes no reference to the areas around Salt Creek.

76. I therefore believe that ESO3 should either be reworded to include reference to Salt Creek and the particular characteristics of the sloping land adjoining the creek, or that mapping should be amended to exclude that area.

77. Should the wording of the ESO3 be revised, I believe there should also be some consideration given to the extent of the area affected by the proposed overlay.
78. Having regard to the application of an Environmental Significance Overlay to this area more broadly I believe that in the absence of more specific controls relating to landscape, flooding or erosion, an ESO is an appropriate tool to trigger consideration of these factors as part of any application to develop land. I note the support of the CMA to this extent.
79. Should any further work be undertaken that addresses the matters currently addressed by the ESO and propose a further amendment to the Southern Grampians Planning Scheme to implement these, then a review of ESO3 should be undertaken at the same time and removal of reference to any relevant matters considered.

4 submissions

80. It is understood that a total of fourteen submissions have been received and addressed in the following section of this statement. These are summarised below and the relevant land to which they refer is identified on Figure 4 on the following page.

submission #	organisation / address	issues requiring consideration
1	Wannon Water	Development south of Recreation Road
2	Dunkeld Pastoral Company (2 submissions) / 6717 Glenelg Highway	Industrial / commercial development opportunities in the south-east
3	20 Blackwood–Dunkeld Road	Industrial / commercial development opportunities in the south-east
4	135 Fairburn Street	Rural Living rezoning
5	Glenelg Hopkins CMA	Minor adjustments to the Environmental Significance Overlays
6	6944 Glenelg Highway	Rural Living rezoning
7	79 Fairburn Street	Rural Living rezoning and DDO6 and ESO3.
8	Bradley & Hayes	Rural Living rezoning
9	Taits Legal	Rural Living rezoning
10	Country Fire Authority	Nil
11	Department of Environment and Primary Industries	Nil
12	6962 Glenelg Highway	Rural Living rezoning
13 (late)	Dunkeld Pastoral Company	Rural Living rezoning (supportive)
14 (late)	2-24 Recreation Road	Industrial / commercial development opportunities in the south-east

Table 1: submissions received

81. Having reviewed the submissions, it is my opinion that the issues can be summarised as follows:

- Development in the 'Wannon River escarpment' area, specifically;
 - The proposed rezoning of Low Density Residential land to the north and west of the town to a Rural Living Zone.
 - The appropriateness of the proposed minimum subdivision size of 6ha.
 - Whether Design and Development Overlay 6, which also applies to the land, is overly prescriptive.
- The appropriate zoning and / or controls to facilitate industrial development to the south-east of the township.
- The proposed response to land south of Recreation Road.
- The appropriateness of minor adjustment to the proposed ESOs, specifically:
 - The proposed permit triggers under ESO2.
 - The suitability of including a reference to 'flooding' within ESO3.

82. My evidence therefore addresses each of these as follows.



location of submissions

legend

- Submissions 
- Larger submission area 
- Submission numbers 
- Submission numbers 

non area specific submissions

- Glenelg Hopkins Catchment Management Authority 
- Country Fire Authority 
- Department of Environment and Primary Industries 

4.1 development in the 'wannon river escarpment' area

84. I note that the majority of submissions (six) which raised concerns with Amendment C29, relate to the area proposed for rezoning from the existing LDRZ to a RLZ, known broadly as the 'Wannon River escarpment' area and associated issues.
85. I acknowledge that not all of this area is part of the 'escarpment' but for ease of reference will continue to use this terminology.
86. The area in question is shown in Figure 5 and the affected parcels are identified by submission numbers (see Table 1) (pg19).
87. The land in question is currently zoned Low Density Residential Zone. At the time the amendment documents were prepared, this zone allowed subdivision to 0.4 ha. Within Dunkeld, the relevant servicing authority has indicated they will not supported development of unsewered Low Density lots at less than 1ha, which is reflected in other changes proposed as part of Amendment C29.
88. Amendment C29 proposes to rezone this land to Rural Living Zone with a minimum subdivision size of 6ha. The intent of this rezoning is to minimise the amount of new development that can occur in this area.
89. The issues which informed the proposed rezoning and my opinion on these is outlined below, followed by a discussion of the appropriateness of the response as part of Amendment C29 (specifically the introduction of the RLZ and DDO6).

wannon river escarpment area submissions

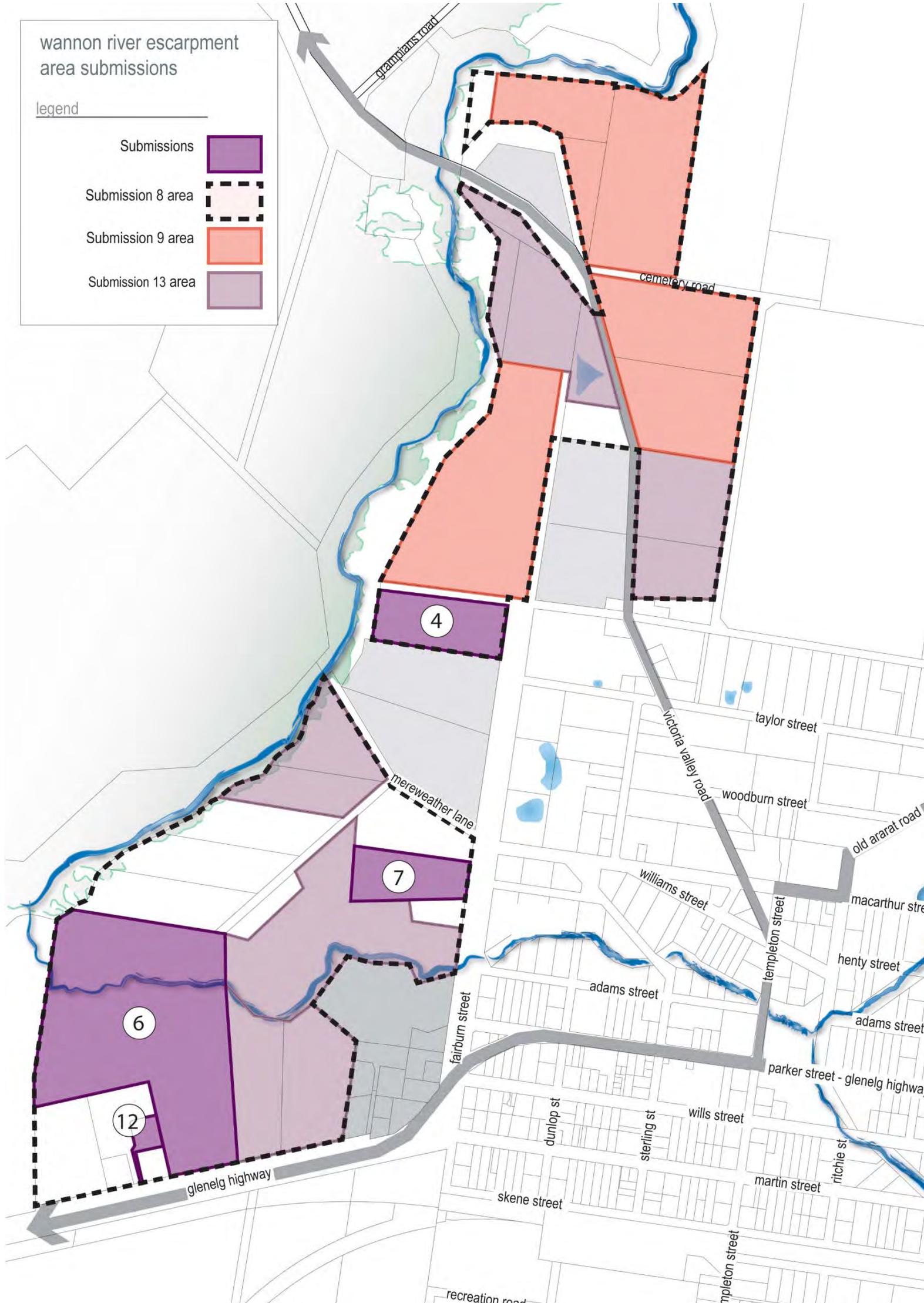
legend

Submissions 

Submission 8 area 

Submission 9 area 

Submission 13 area 



4.1.1 context and background

landscape and visual qualities

90. One of the key themes which was consistent in terms of the values associated with Dunkeld and the future opportunities that may be available for the township highlighted in the Dunkeld Structure Plan relate to the setting of the township and the associated views and vistas.
91. The Dunkeld Structure Plan (DSP) makes clear that views throughout the township are important, but it highlights five key views in particular (see 'landscape and environment plan', p16).
92. In relation to the area in question I note the following:
- The DSP identifies the views from Merewether Lane as key. I would agree that the panoramic views available from the location are significant.
 - The DSP identifies this location as a viewing point / stopping place and recommends the development of a 'tourist lookout' with informational signage at this location (pg37).
 - The DSP also identifies the development of a 'longer distance walking trail' that would pass this point and provide a loop along the Wannon River at the base of this escarpment to the Victoria Valley Road car park. I understand Council is in the process of preparing a brief for the development of this trail as specified in the DSP.
 - The views to the north from the primary school are also identified in the DSP as 'key'. I would agree that the panoramic views from this location are spectacular.
 - The Fairburn Street road reserve is identified as forming part of a 'key activity connection' and views along this corridor north of Parker Street are also identified as important.
 - I note that views such as the ones identified in the DSP form part of marketing material for tourism, not only around Dunkeld, but for the broader region.
 - I would also suggest that the 'reverse' views (views from north to south) when approaching the township from the Grampians National Park are just as significant.
 - The entry along Victoria Valley Road is identified as a key entrance road and forms part of the Great Southern Touring Route.
93. I have included photographs of the relevant views on the following page and I understand that Mr Steve Schutt will address the landscape and visual qualities associated with these areas in more detail. Figure 6 following identifies the locations noted above and the relationship of these to the relevant submissions.



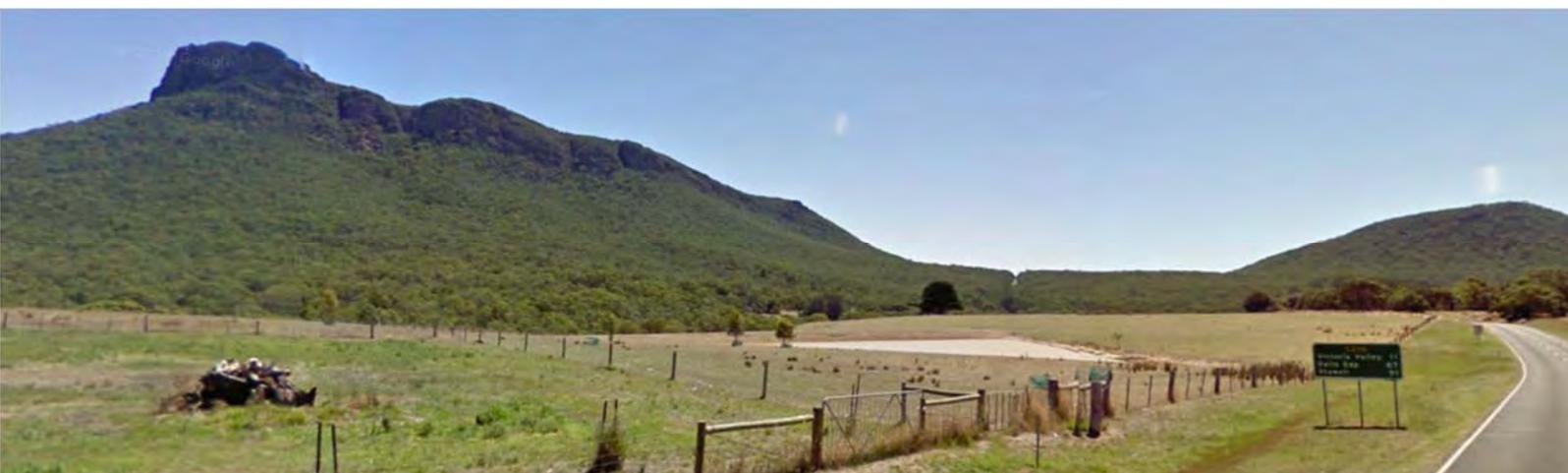
view south across the wannon river escarpment from the wannon river crossing



northern view from dunkeld to the grampians national park along the victoria valley road



north-east view from dunkeld to the grampians national park (mount abrupt)



north-west view from dunkeld to the grampians national park (mount sturgeon)



view north from the proposed Merewether Lane lookout point



view north from the Glenelg Highway up the Fairburn Road reserve



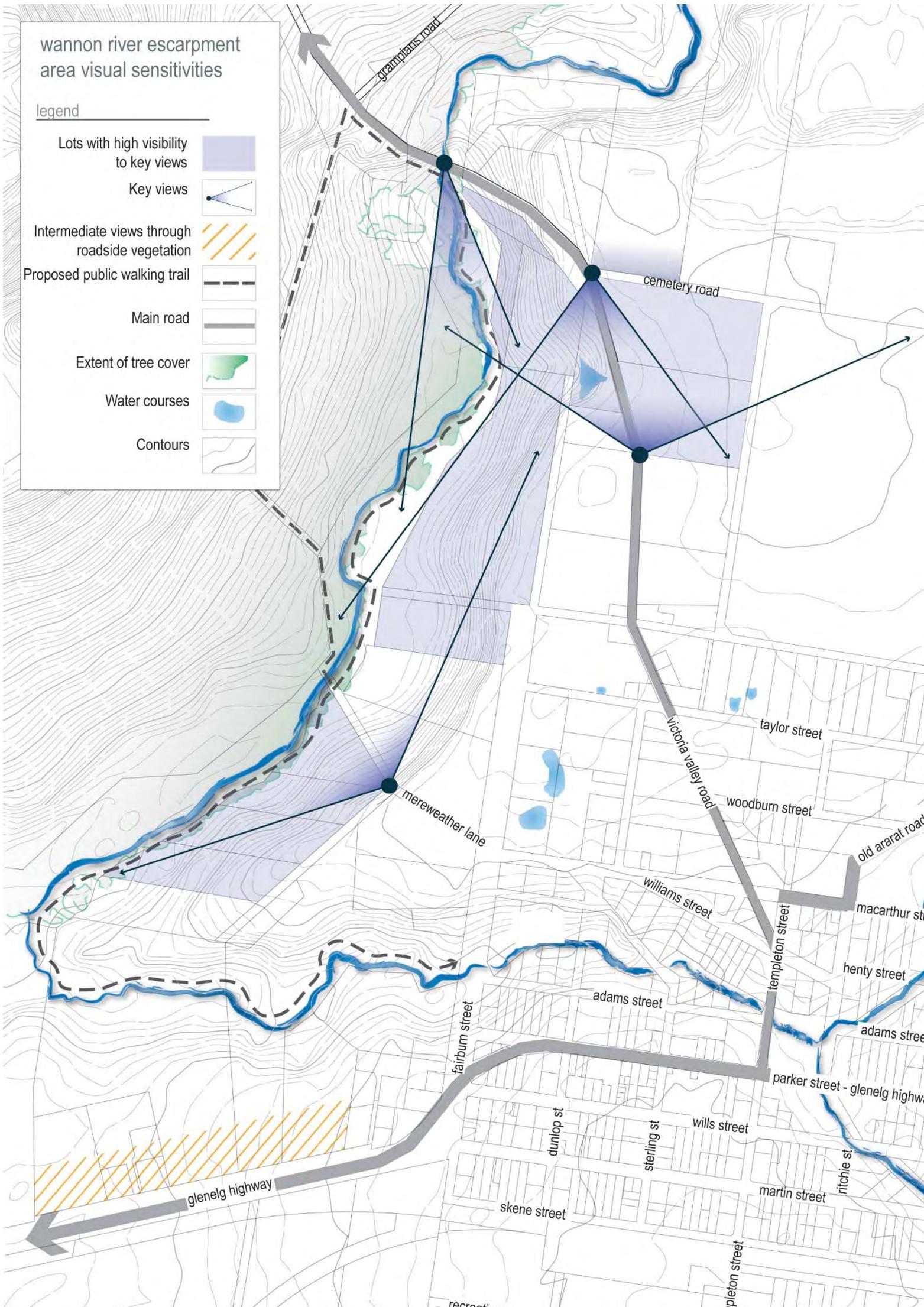
view north west from the northern end of the proposed fairburn street connection

images sourced from google

wannon river escarpment area visual sensitivities

legend

- Lots with high visibility to key views 
- Key views 
- Intermediate views through roadside vegetation 
- Proposed public walking trail 
- Main road 
- Extent of tree cover 
- Water courses 
- Contours 



94. I believe that the proliferation of dwellings across these areas would have an impact on these views and understand that the Dunkeld Structure Plan sought to minimise the potential impact of development of housing in these areas in light of the significance of these views and vistas.
95. I have already stated my position in regards to the rezoning of this land and I believe that decisions regarding subdivision must also have regard to the visual impact of the potential number of dwellings.
96. In response to a point raised in Submission 9, I do not believe that screening vegetation would be a suitable response given the existing openness of the landscape, but will leave further comments on that matter to Mr Schutt.
97. I also understand that this land, should rezoning be pursued, may also be subject to a Significant Landscape Overlay as part of a separate project, although I note it has not currently been proposed as such on the basis of its 'non-rural' zoning.
98. I consider that this area is one of the most visually sensitive in Dunkeld and given the importance placed on views and vistas in the DSP, I have had due regard to these matters in my response to submissions.
- bushfire risk
99. Following the 2009 Victorian bushfires, the Bushfire Royal Commission made a number of recommendations in regard to planning undertaken in relation to bushfire risk. These recommendations have informed changes to the Victorian Planning Provisions.
100. The Commission's report acknowledged the role that planning plays and the Commission considered that *"there is much scope to substantially restrict development in areas through to pose an unacceptably high bushfire risk by ensuring that strategic policies and the Victorian Planning Provisions give more emphasis to human safety"* (pg 214).
101. More pertinently, they considered *"planning decision in relations to settlement matters, land use and development, and the location of individual buildings on a property can potentially reduce bushfire risk by, among other things, restricting development in area of highest risk, where peoples lives may be gravely endangered in the event of extreme bushfire"* (pg 214).
102. Dunkeld is considered to be a township at 'extreme' risk of bushfire by the Country Fire Authority (CFA) and has been identified as one of the 52 Victorian towns most at risk from bushfire.
103. I am comfortable in assuming that the identification of Dunkeld as being subject to a higher than usual risk of bushfire is related to the town's proximity to the Grampians National Park.
104. During consultation held as part of the preparation of the background documents, it was identified by the CFA that they had concerns regarding existing development to the north of the township, including the siting of the Dunkeld Consolidated Primary School. This consultation also noted the importance of the grassland area to the north of the township in providing a 'buffer' between the slopes of the Geriward Ranges and the township.
105. I note the CFA's submission in support of this proposed amendment and understand that they will provide the Panel with additional detail regarding bushfire risk as part of the proceedings.

106. Currently available information as part of the Regional Bushfire Planning Assessment for the Southern Grampians identified that the “North-western boundary of Dunkeld interfaces with bushfire hazard associated with scattered remnant vegetation and grassland”. A copy of the associated map is included below (Figure 6).

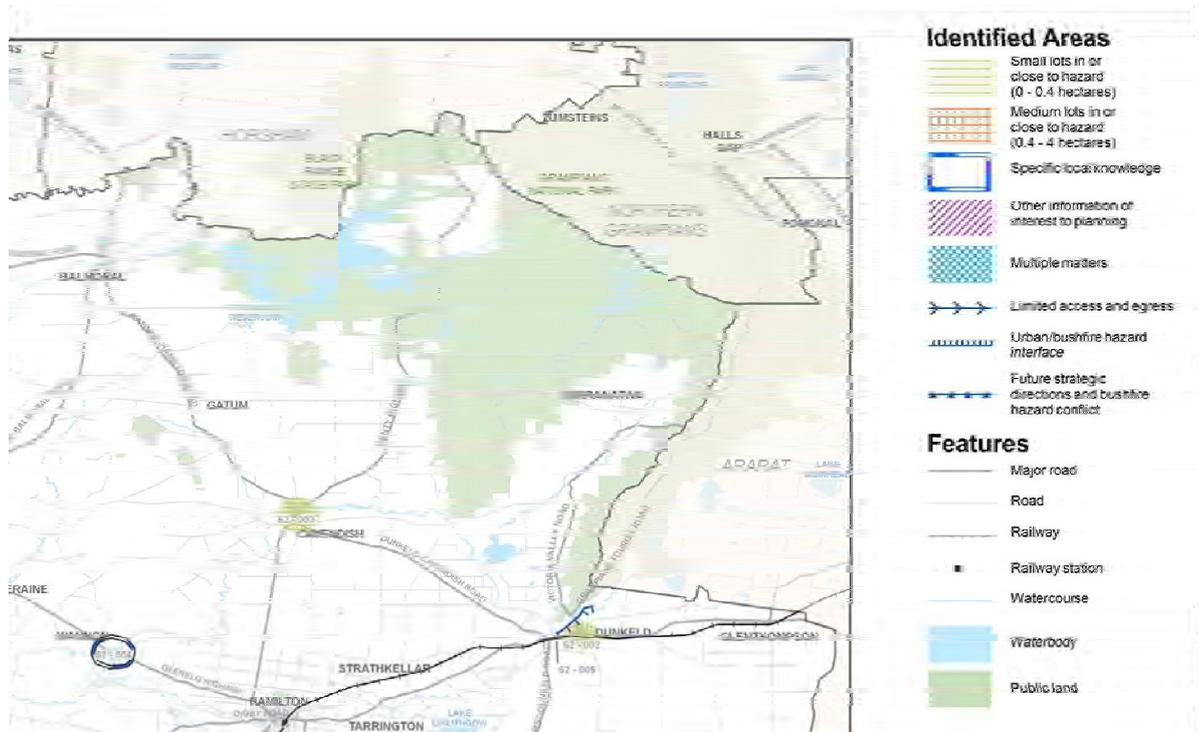


Figure 6: regional bushfire planning assessment map

107. The purpose of the Regional Bushfire Planning Assessment is “to map where a significant bushfire hazard may affect land use planning, and identify features such as settlements, urban interfaces and single access roads. They are a resource to assist councils to support community resilience to bushfire with their strategic planning such as preparing a planning scheme amendment.”

108. As this mapping was available prior to the drafting of the Dunkeld Structure Plan, it informed planning for the north-western area of the township in line with the relevant State Planning Policy outlined below:

- *Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.*
- *Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.*
- *Ensure that planning to create or expand a settlement in an area at risk from bushfire:*
 - *Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.*

109. I also note the release of the Victorian Fire Register (Human Settlement Map), the relevant part of which is replicated below (Figure 8). Areas in yellow are categorised as being at ‘High’ risk and areas in red are categorised as being at ‘Extreme’ risk. The full map is provided at Appendix 4 for reference.

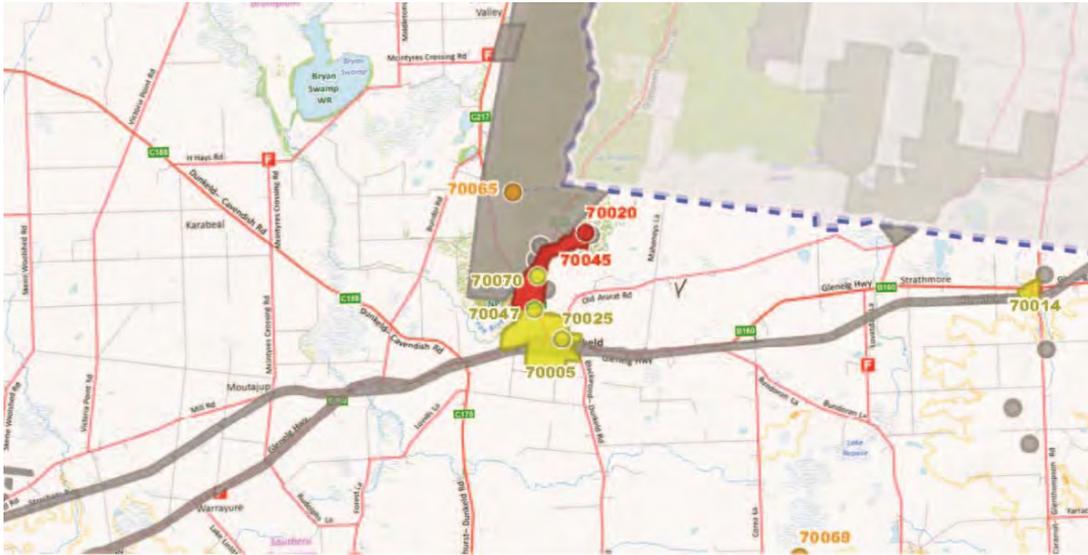


Figure 7: victorian fire risk register mapping

- 110. I note that the areas to the north of Dickie Street appear to fall into the 'Extreme' fire risk category.
- 111. While I understand that this mapping was undertaken to guide the protection of assets associated with settlement and may have no specific status under the Southern Grampians Planning Scheme, I believe this mapping (as a CFA document endorsed by the Victorian Government) is a relevant consideration in strategic decisions in the planning of settlements.
- 112. The extent of the Bushfire Management Overlay affecting the area is shown on Figure 9. However, bushfire mapping for Dunkeld has not yet been updated and therefore I note the existing extent of the BMO is subject to change.

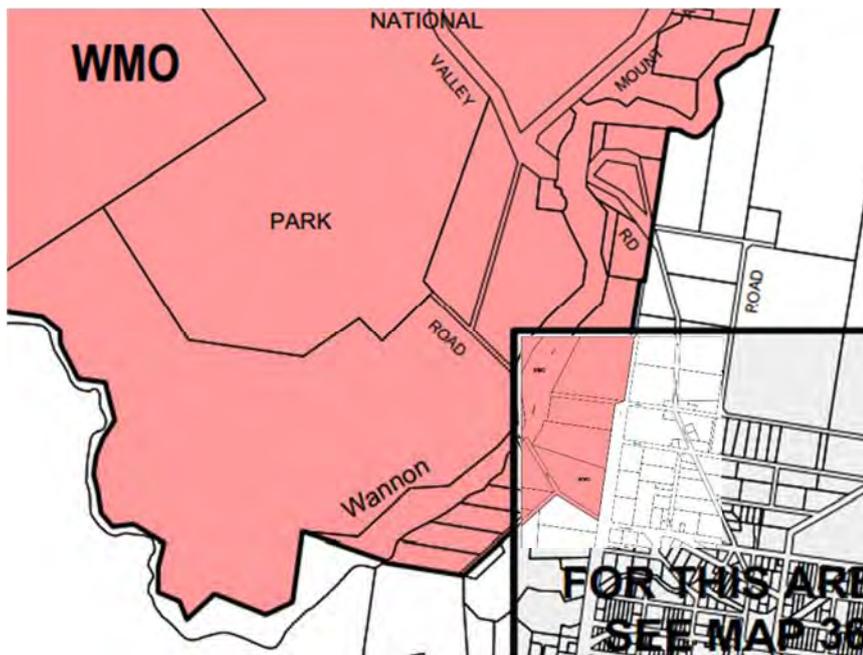


Figure 8: current extent of the bushfire management overlay

113. I believe that the extent of the BMO (either existing or proposed) should not be a determining factor in decisions regarding the appropriate density of settlement in these northern areas. I support an approach which minimises the amount of dwellings within the northern areas of Dunkeld identified as subject to 'Extreme' fire risk' as a first principle.
114. Should information be provided to the Panel that indicates that the risk from fire to the northern parts of the township is not 'Extreme', then I accept there may be more scope for development, having regard to the other factors outlined in my evidence.

issues of land supply

115. The extent of land currently within the Low Density Residential Zone was also a consideration in the proposed rezoning.
116. The Dunkeld Structure Plan includes a key ambition to *"maintain the compact form and rural image of the town"* (p12). The potential scale of expansion of the settlement to the north and west under the existing zoning, is contrary to this ambition.
117. The land currently zoned Low Density Residential Zone covers an area of (approximately) 160 hectares, with a theoretical development potential of 400 lots (or 160 lots if a 1ha minimum is adopted).
118. The *Land Supply and Demand Assessment* identified that demand based on existing data was in the order of 5-6 dwellings per annum. Even allowing for already developed lots and growth in the market the amount of land available for development has the potential to seriously undermine the orderly development of the township.

other environmental factors

119. The proximity of land to the east of the Victoria Valley Road to the Wannon River and Salt Creek were also influencing factors.
120. The land in question is sloping and the development of these areas has the potential to negatively impact on the river and creek environments due to contaminated overland flows as a result of increases in non-permeable surfaces or contamination through poorly maintained septic systems.

4.2 response

121. It was the consideration of the full range of factors outlined above, rather than a single factor, which guided the proposed changes to the Southern Grampians Planning Scheme. Many of these issues were acknowledged within the submissions received.
122. As stated earlier in my evidence, and as result of the range of issues identified above, I continue to support the rezoning of this area from a Low Density Residential Zone to a Rural Living Zone.
123. I also note that Submission 9 seeks the rezoning of additional land from a Farming Zone to a Low Density Residential Zone. For the same reasons I do not support this submission.

124. The majority of submissions received on this matter did not object to the rezoning itself, but questioned a range of matters associated with it, including the right to a dwelling, the appropriateness of the proposed minimum lot size and the proposed DDO6. I therefore now turn my evidence to these matters.

4.2.1 the right to a dwelling

125. I will firstly address the issue of a 'right to a dwelling' raised particularly in Submissions 8 and 12.

126. Under the proposed changes there will be no 'as-of-right' dwellings on lots less than 6ha. However, the Rural Living Zone allows for a dwelling to be constructed on lots less than this size, if requirements outlined in Clause 35.03-2 are met. These include requirements in relation to road, sewer, water and electricity.

127. Within the area proposed for rezoning there are currently nineteen lots that have not been developed with a dwelling. Under the proposed changes to the Southern Grampians Planning Scheme, owners of all vacant lots would still have the right to apply for a dwelling on those lots (as a Section 2 use).

128. I support the right for those landowners to do so. It was never the intent to prevent any development on vacant lots, provided any development addresses the requirements of DDO6, and other planning overlays including the proposed ESOs and the current (or future) BMO, as well as any other relevant requirements in relation to the servicing of the lots.

4.2.2 the appropriate minimum subdivision size

129. Submissions in response to this area also raised concerns about the proposed minimum subdivision size of 6ha, which they felt was unnecessarily restrictive and virtually removed all potential for further subdivision / development.

130. In light of the submissions and the recent changes to the Rural Living Zone, I have revisited the issue of the appropriate minimum lot size for Rural Living areas in Dunkeld.

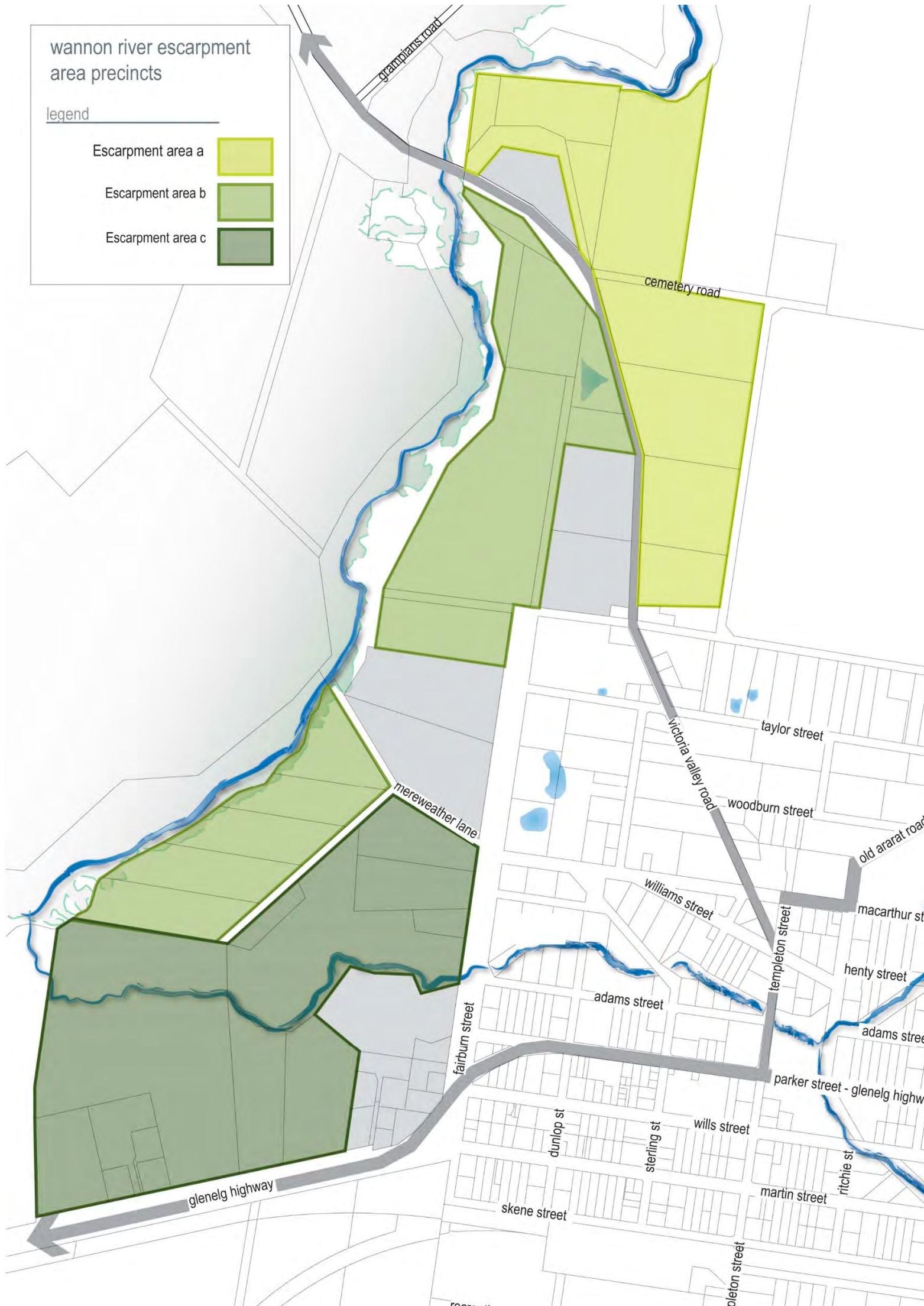
131. I will address parts of the 'escarpment' area separately as I believe they have different characteristics that warrant consideration of varied approaches. These three areas are identified on Figure 9 and are:

- Land between the along the Salt Creek corridor south to the Glenelg Highway (Area A)
- Land north of Mereweather Lane to the Wannon River edge to the west of Victoria Valley Road (Area B)
- Land to the east of Victoria Valley Road (Area C).

wannon river escarpment area precincts

legend

- Escarpment area a 
- Escarpment area b 
- Escarpment area c 



132. I have undertaken an assessment of the development potential of the area in light of existing planning controls, the proposed planning controls and the suggested minimum lot size of 2ha. The results of this assessment are included at Table 2 below and are shown on Figure 11.

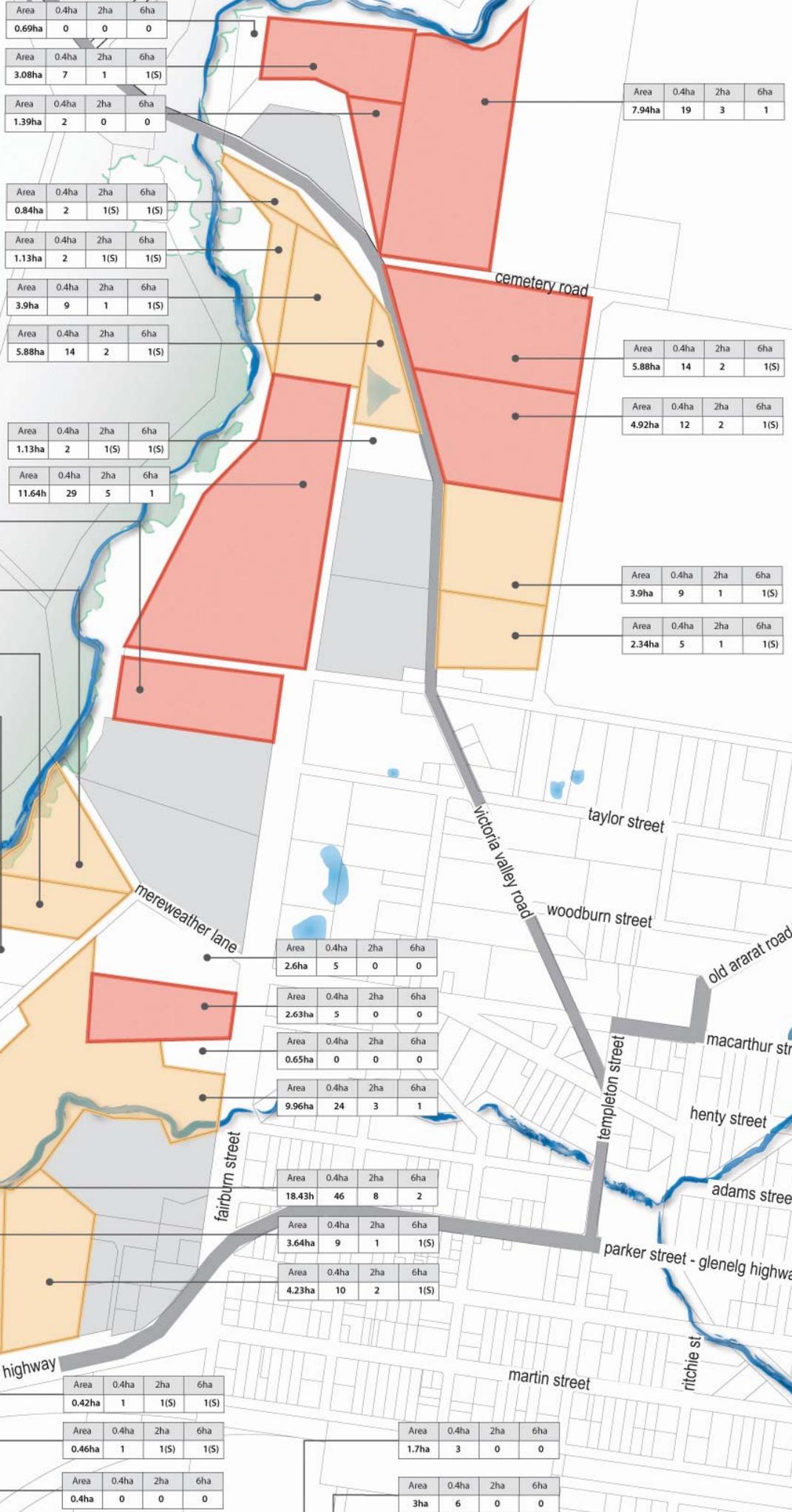
Table 2: wannon river escarpment area potential development

lot #	size	existing zoning	proposed rezoning (6ha)	proposed rezoning (2ha)
Area C				
1	3	6	0	0
2	1.7	3	0	0
3	0.4	1	1 (sec 2)	1 (sec 2)
4	0.4	1	1 (sec 2)	1 (sec 2)
5	0.4	0	0	0
6	18.43	46	2	8
7	3.64	9	1 (sec 2)	1
8	4.23	10	1 (sec 2)	2
9	9.96	24	1	3
10	0.65	0	0	0
11	2.63	5	0	0
12	2.6	5	0	0
13	0.78	0	0	0
		119	3 + 4 (sec 2)	14 + 2 (sec 2)
Area B				
14 (v)	3.27	8	1 (sec 2)	1
15	3.24	7	0	0
16	2.91	6	0	0
17 (v)	2.42	6	1 (sec 2)	1
18 (v)	2.56	6	1 (sec 2)	1
19 (v)	3.29	8	1 (sec 2)	1
20	1.13	1	0	0
21 (v)	11.64	29	1	5
22 (v)	3.9	9	1 (sec 2)	1
23 (v)	1.13	2	1 (sec 2)	1 (sec 2)
24 (v)	0.84	2	1 (sec 2)	1 (sec 2)
25 (v)	1.54	3	1 (sec 2)	1 (sec 2)
		87	1 + 8 (sec 2)	10 + 3 (sec 2)
Area A				
26 (v)	2.34	5	1 (sec 2)	1
27 (v)	3.9	9	1 (sec 2)	1
28 (v)	4.92	12	1 (sec 2)	2
29 (v)	5.88	14	1 (sec 2)	2
30 (v)	7.94	19	1	3
31	1.39	2	0	0
32 (v)	3.08	7	1 (sec 2)	1
33	0.69	0	0	0
		69	1 + 5 (sec 2)	10 + 1 (sec 2)
		274	5 + 18 (23)	34 + 6 (40)

wannon river escarpment area potential development

legend

- supporting submissions lodged
- opposing or querying submissions lodged



cemetery road

victoria valley road

taylor street

woodburn street

old ararat road

macarthur street

henty street

adams street

parker street - glenelg highway

martin street

ritchie st

mereweather lane

fairburn street

glenelg highway

133. Having considered all of the factors identified in Section 4.2, as well as the information in Table 2, I believe that there is potential for Area A to have a minimum subdivision size of 2ha without compromising the intent of the Dunkeld Structure Plan.
134. This area is not subject to the same environmental risks given it is not within the 'Extreme' fire risk area, and the land has less slope than other areas.
135. I also note that this area is not subject to the same level of visibility (see Figure 6) with views to this area from the Glenelg Highway filtered by roadside vegetation. While development may be visible from proposed walking trails, with appropriate siting and design, I do not believe this will impact on this experience.
136. I believe a 6ha minimum lot size (which prevents any further subdivision of land) should be retained in Areas B and C.
137. Area B is affected not only by a BMO in a township classified as having an Extreme fire risk, but is also an area which is highly visible from both existing and proposed tourism routes. It is also sloping land which has the potential to impact on the Wannon River corridor. As outlined in Section 4.2, I believe the retention of the vistas available across open pastoral surrounds to the Geriward Range are a crucial part of the tourism potential of the township but the area would be worthy of protection nonetheless.
138. Area C is also an area identified as have an 'Extreme' fire risk and also plays a critical role in the perception of the township.
139. I believe allowing the development of *any* new dwellings in the area will have some impact on the existing panoramic views, but I accept the right of the landowners to develop a dwelling on their land and accept that subject to an appropriate design response to other controls, this impact may be minimal.
140. Unlike Area B, Area C does not have the same level of environmental constraints that exists on the escarpment proper. However, given the significance of this landscape and the bushfire risk, I believe the greater potential for the land to be developed adds additional weight to the need to rezone the land to prevent the proliferation of dwellings across this area.
141. I note that under the proposed rezoning, each of the lots in this area could potentially be developed with a dwelling. There are six vacant lots in this area. Allowing a 2ha minimum subdivision size would increase the number of potential dwellings in Area C from six to ten. While I accept that this number is small I do not believe that it is appropriate given the matters outlined previously in my evidence.
- implications for other areas proposed for the rural living zone
142. In accepting the potential for Area A to be considered for a smaller minimum lot size, I have also turned my mind as to whether this would also be appropriate in other areas proposed for the Rural Living Zone
143. I considered the area south of the Salt Creek due to the submission received and recommended a change to the existing amendment documentation for the reasons outlined above. I note that this is also a contained area with a high level of amenity which is not intended to accommodate future growth of the township.

144. Allowing the proposed Rural Living areas more broadly to be subdivided to 2ha (excluding the 'Wannon River escarpment area') would result in the creation of a potential thirty lots available for development. This would be in addition to any development in the 'Wannon River escarpment area'.
145. I see no rationale for the reconsideration of the proposed subdivision size in other areas based on the demand for lots, which will be addressed through the development of existing vacant lots (in both the low density and rural living areas) as well as subdivision potential.

4.2.3 design and development overlay 6

146. Submission 7 also raised concerns about the building design, siting, landscaping and access requirements of DDO6 being overly restrictive.
147. As stated earlier in my evidence, I do not consider that Overlay controls as comprehensive as those proposed as part of Amendment C29, would be appropriate in all (or even most) situations. However, I believe in the case of Dunkeld, such controls are warranted.
148. Having regard to the new controls available through the Neighbourhood Residential Zone, I note that these include a maximum building height of 8 metres. The justification for this on the grounds of the desired character for an area is similar to the rationale behind the introduction of this maximum height through DDO6.
149. I support the intent of the DDO controls to ensure that the siting of dwellings considers the context of the site, and in particular viewlines, on the basis of their identified importance to the town's character.
150. A 15m front setback and 5m side setbacks does not seem unreasonable in light of the proposed minimum of 1h lots in low density areas, having regard to the stated design objectives of reflecting a transition between township and rural conditions and encouraging view sharing. Both of these objectives would require generous space to be provided around building forms.
151. Landscaping and access requirements do not seem overly restrictive and are drafted to allow Council to consider alternatives where the preferred outcomes are not practical.
152. On that basis, I am comfortable with the application of DDO6 as proposed.
153. However, I do note that there is scope to revise the wording of DDO6 to ensure it better reflects the diversity of lot sizes to which it is proposed to apply. I have included a revised draft Schedule as Appendix 5 for the Panel's consideration.
154. I do not support the removal of DDO6 from Rural Living areas more generally given that this would remove the trigger for a permit in some areas. Given the sensitivity of these areas, I believe this would not be a desirable outcome.

4.3 appropriate zoning and / or controls to facilitate industrial development to the south-east of the township

155. The Dunkeld Structure Plan identified the need for some industrial land to be provided within the township to:
- Provide opportunities for economic diversification by attracting new businesses to the township.

- Provide suitable areas for relocation should any existing businesses want to expand.
 - Reduce the potential for land uses conflicts within the Township Zone.
 - Provide a suitable location for the potential relocation of industrial uses from key corridors within the township to improve the visual amenity.
156. I support the location of these facilities in the south-east of the township for the following reasons:
- It is a less visually sensitive than areas to the north of the township
 - It has good road access (the Blackwood-Dunkeld Road) and is close to the Glenelg Highway
 - The railway line, Salt Creek and / or the Blackwood-Dunkeld Road, provide separation from residential uses within the township.
 - Proximity to three phase power supply.
 - The area also offers a longer term opportunity to explore the extension of Recreation Road out to the Blackwood-Dunkeld Road, which would provide a second exit point for residents in the southern area of the township in the case of an emergency.
157. I therefore reiterate my support for the rezoning of 20 Blackwood-Dunkeld Road to an Industrial 3 Zone.
- 4.3.1 design and development overlay 9
158. As mentioned in my introduction, DDO9 was drafted by Council to address the need for design controls when reinstating the proposed rezoning of an area to Industrial 3. I understand the contents of the DDO were informed by the objectives of the DSP and design guidelines generated as part of a 'design charrette' process, which were then tailored to the site in question.
159. I acknowledge that the owner of 2-24 Recreation Road (Submission 14) has expressed concerns regarding the location of the proposed uses in the area, and in particular the longer term outcome that might eventuate on the site.
160. I believe that the DDO schedule as drafted, particularly when read in conjunction with the objectives and decision guidelines of the Industrial 3 Zone and local policy regarding Dunkeld, provides sufficient scope for Council to manage any future impacts. Any development on this site will trigger the need for a permit which will allow Council to consider the impacts of any proposal, including whether the proposal is minimising the visual impact.
161. In relation to the appropriateness of the 30m building setback proposed by the DDO, I note that this should also be read in association with the 20m road reserve which separates the two properties. Given the size of 2-24 Recreation Road (3.6ha) which provides flexibility for the siting of any new dwellings, I consider that a 50m setback, in conjunction with the extensive design controls, to be sufficient.
162. I also note the references to Recreation Road in the schedule reflect the aspirations of the DSP to create an additional road connection as part of any future development and believe these references should remain.

163. In relation to the concerns expressed about the sufficiency of the availability of land within the designated site and the rate of take up of this land, I note that the demand for industrial land within Dunkeld is to a large degree anecdotal, given the lack of current supply.
164. While the proposed development of 20 Blackwood-Dunkeld Road has generated interest, I do not believe there is sufficient basis on which to identify additional sites capable of accommodating potential future industrial development, having regard to the possibility that Lot 2 6717 Glenelg Highway may also accommodate similar uses, pending the outcome of any relevant amendment process. If the sites in question is not capable of accommodating the demand within the design parameters established by DDO9, then additional sites may need to be considered in the future in order to meet demand.
165. Submissions 2a and 2b refer to the land at Lot 2 6717 Glenelg Highway.
166. I do not support the rezoning of this site to a Comprehensive Development Zone as currently suggested by the DSP, noting that Amendment C29 does not propose this rezoning. I therefore believe the relevant references to this in the DSP should be amended.
167. The submissions request associated changes to the local policy in light of the proposed 'stone processing plant' not proceeding. I support the consequent removal of reference to this rezoning in in Clause 21.11.
168. The submission also requests that a reference to the site included at the proposed Clause 21.10-3 be amended as follows:
- Support the rezoning of land on the corner of Glenelg Highway and Blackwood-Dunkeld Road to establish a stone processing plant and other commercial uses".
169. The submission also requests that a draft Special Use Zone which had been prepared as part of a separate process be amended to also reflect this change.
170. The rezoning to a Special Use Zone of the land in question does not form part of the proposed amendment and I will therefore restrict my comments to the following:
- Without detail being provided about the commercial use that is to occur on the site, I am unable to provide an opinion on whether the Special Use Zone would be the most appropriate zone.
 - I do, however, support the development of the site for purposes which increase the employment opportunities within the township if it is keeping with appropriate design guidelines.
 - I support retention and proposed amendment to Clause 21.10-3 but would prefer a reference to 'non-retail' commercial uses to ensure that aspirations to strengthen the town centre are not compromised.
 - I also note that the description of the land should be amended to Lot 2 6717 Glenelg Highway, given the land on the 'corner of Glenelg Highway and Blackwood-Dunkeld Road' is a Rural Living property.

4.4 proposed response to land south of recreation road

171. The submission from Wannon Water seeks the rezoning of land south of Recreation Road to a Rural Living Zone, given the difficulty of servicing this area, or an acknowledgement that the land will not be developed in the short to medium term.
172. Areas identified as being difficult to service by Wannon Water as part of the preparation of the DSP are identified in Figure 11 below.



Figure 11: 'difficult to service' areas in southern dunkeld

173. The Draft Dunkeld Structure Plan proposed an approach in line with that sought by Wannon Water, in rezoning this land to the Rural Living Zone with the intent of allowing some development to occur in the area on larger lots capable of dealing with their effluent onsite and not prohibit the very long term expansion of the township to the south.
174. Following exhibition and in response to submissions, Council sought to retain the land in the Township Zone, with a Development Plan in place to ensure that the area is developed in an orderly manner and with the provision of appropriate infrastructure. I do not believe that this land is likely to develop in the short to medium term.
175. Having regard to this, I believe the approach proposed by Council is sound, providing the opportunity to develop a dwelling on existing lots capable of being appropriately serviced is not prevented in the interim.
176. I consider the wording of the Development Plan to be somewhat unclear in allowing a permit to be granted prior to the preparation of a Development Plan as it may be read that a dwelling *must* be serviced with reticulated sewerage. I would support a minor rewording of the Overlay to ensure that it is clear that existing lots (provided they meet the requirements of relevant overlay controls and any other relevant servicing requirements) are able to be developed with a dwelling prior to the preparation of a Development Plan.

4.5 appropriateness of minor adjustments to the proposed environmental significance overlays

177. The submission from the GHCMA sought to remove or amend the exemption in the draft ESO2, on the basis that most development within this area would be required to connect to sewer and therefore would not trigger a permit under the ESO. The GHCMA would like to have the opportunity to comment on any proposals proximate to the creek and river corridors.
178. I consider that the GHCMA's suggestion to amend the wording of the overlay as outlined in their submission has merit and would support a change to the drafted schedule to reflect this.
179. In relation to ESO3, while the CMA have been included as a referral authority given the potential for development on the escarpment to impact on the riverine environment. In light of material provided by the CMA subsequent to the drafting of the amendment material, I am comfortable in supporting the requested change to include a reference to flooding.
180. I support the removal of the CMA as a mandatory referral authority from ESO3 as part of the introduction of any flood mapping for the township.
181. Having regard to concerns raised in Submission 7, and noting the recommendation contained within my evidence that the extent of ESO3 be reviewed, I nonetheless believe that the required information under the proposed overlay is not unnecessarily onerous given the characteristics of the area to which it is applied.

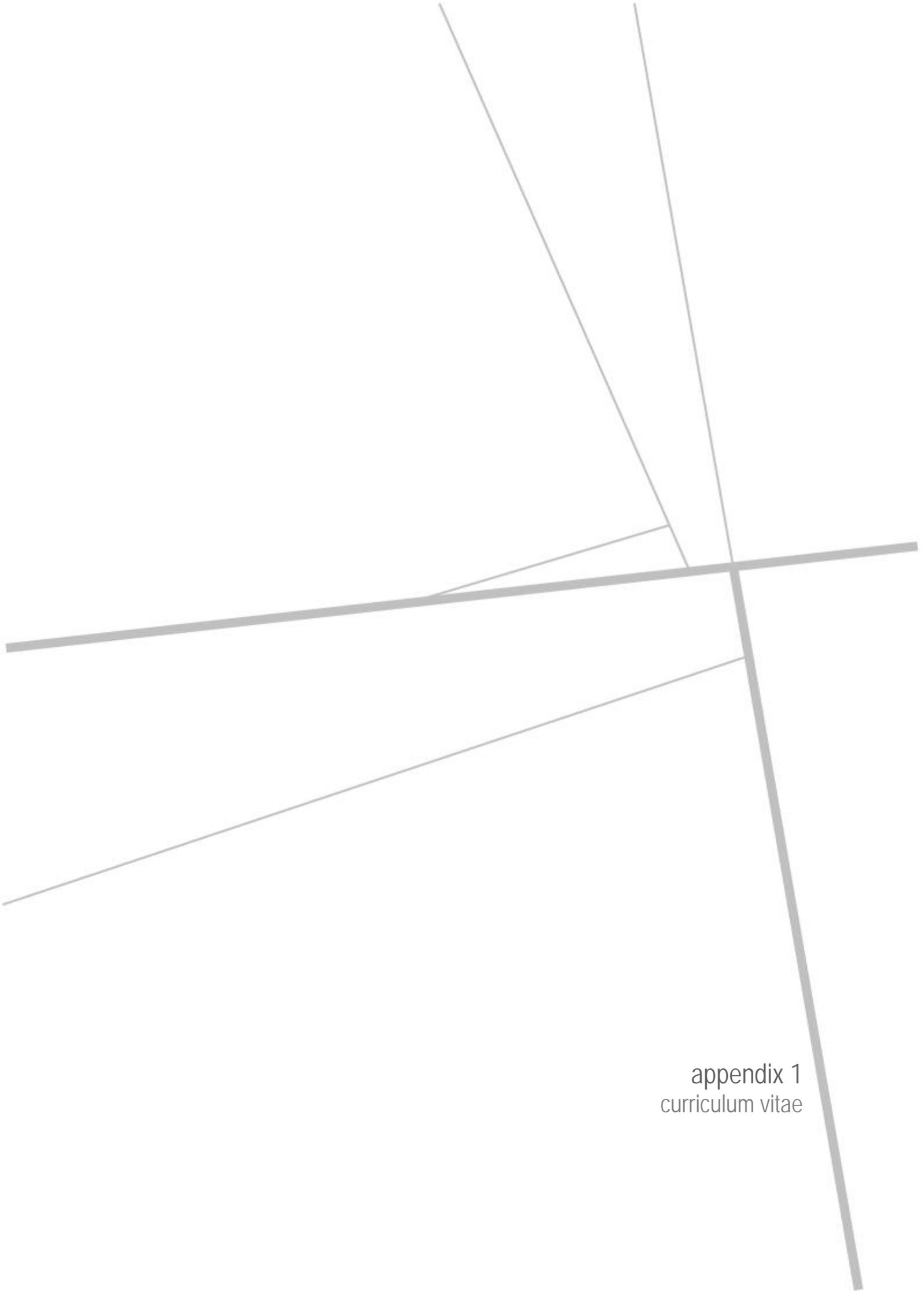
5 conclusion

182. In my opinion, Planning Scheme Amendment C29 proposes changes to the Southern Grampians Planning Scheme that appropriately implement the relevant matters within the Dunkeld Structure Plan (2013), which ensures that development will occur in an orderly and sustainable manner in keeping with the objectives of the State Planning Policy Framework.
183. I have identified a number of changes within my evidence that I feel are appropriate to make to the exhibited amendment, as follows:
- Having regard to the new default minimum subdivision size for the Rural Living Zone, I believe that there is scope to consider a 2ha minimum lot size in proposed Rural Living areas between the Salt Creek and the Glenelg Highway.
 - A review of the wording and extent of ESO3 having regard to the inclusion of the Salt Creek corridor within this area.
 - Minor changes should be made to the proposed ESO2 to address the submission of Glenelg Hopkins Catchment Management Authority.
 - Minor adjustments to the wording of DPO10 to ensure discretion exists to issue a permit for a dwelling that is not connected to reticulated services prior to the preparation of any Development Plan.
 - Minor amendments to Clause 21.11.
 - A redrafting of DDO6 to remove some duplication, provide additional clarity and to ensure that it reflects the conditions of all areas to which it is proposed to apply.
 - A redrafting of Clause 21.10-3 to address some minor spelling and grammatical errors and some duplication of strategies.
184. I declare that I have made all the inquiries I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



jane keddie

associate
BA, MScSci



appendix 1
curriculum vitae



jane keddie

associate

contact details

hansen partnership pty ltd

address level 4, 136 exhibition street melbourne victoria 3000

email jkeddie@hansen-online.com.au

phone +61(03) 9664 9813

fax +61(03) 9654 8088

current position

associate

hansen partnership pty ltd

april 2013 – present

senior planner

hansen partnership pty ltd

september 2011 – april 2013

planner

hansen partnership pty ltd

september 2008 – september 2011

qualifications

masters of social science (planning and environment)

RMIT university (2008)

bachelor of arts

melbourne university (2000)

professional affiliations

victorian planning and environmental law association (VPELA)

specialist fields of expertise

- Preparation of a range of planning and urban design strategies, frameworks and policies.
- Preparation of long term growth planning frameworks and land supply analysis
- Project management of strategic projects, planning applications and supporting consultant teams
- Consultations and presentations within a wide range of formats and audiences
- Preparation of planning application documentation for a wide range of large scale urban developments (commercial and residential)
- Development assessment and preparation of planning advice
- Preparation of tender proposals for strategic planning and design projects
- Representation at stakeholder and community consultation meetings
- Implementation of new planning polices via a planning scheme amendment process

summary of experience

Jane joined **hansen partnership** in 2008. The focus of her work at hansen partnership is on strategic planning projects, although she maintains an involvement across a range of projects within the organisation.

She has experience across a wide range of planning projects and processes, working regularly on large scale statutory planning applications, strategic planning and urban design projects, matters before VCAT, in assessment and preparation of planning scheme amendments. In addition, she has a clear appreciation of the operation of the VPPs and the planning structures operating within the Victorian context. Her excellent communication skills assist in the wide range of consultation and stakeholder engagement that her work entails. Her time and project management skills have also been honed in a practical environment and further refined through the management of a number of complex strategic planning projects.

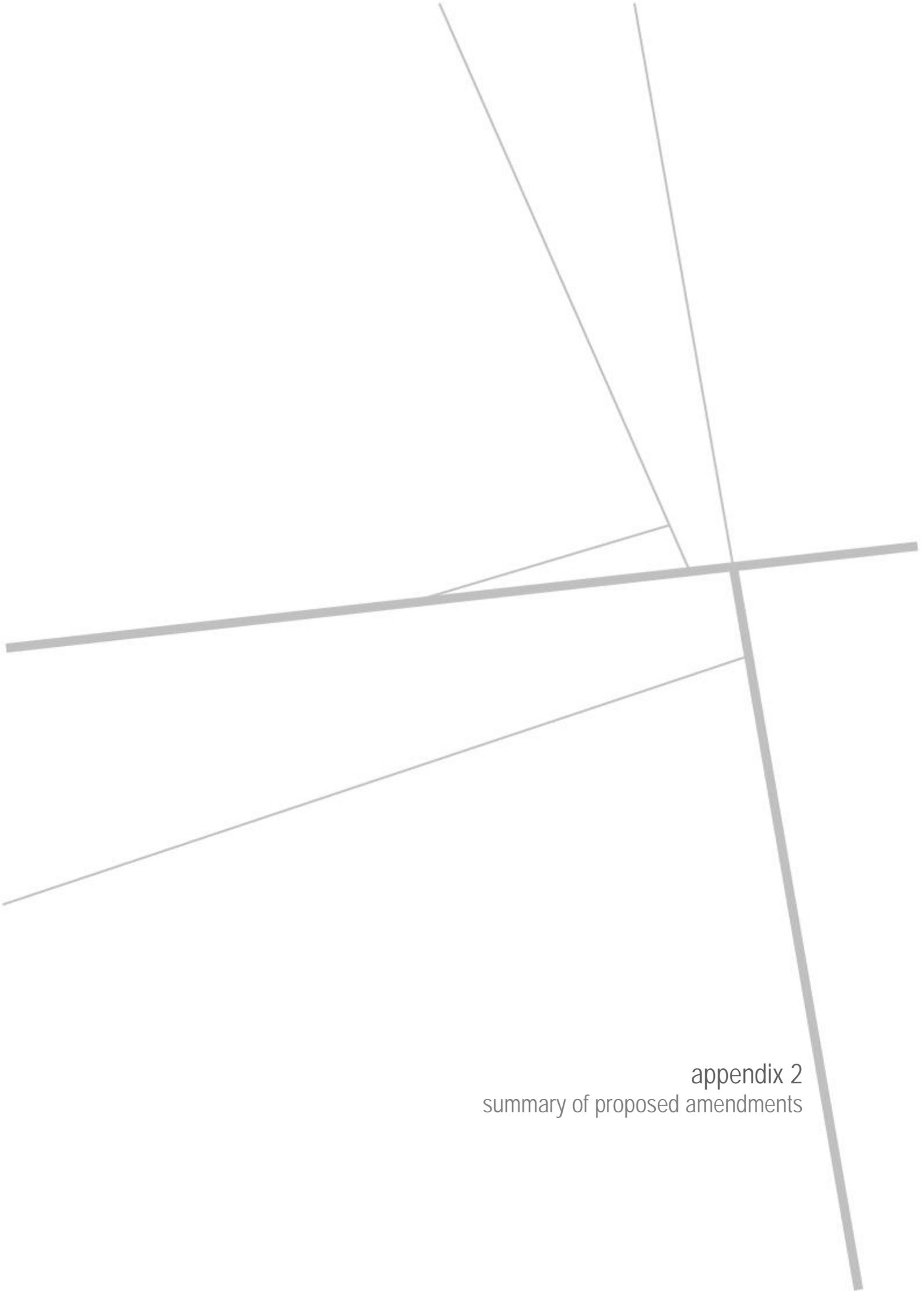
key project experience:

structure and precinct planning, urban design frameworks and masterplans, other strategies and amendments

- Bendigo Hospital Precinct Structure Plan, City of Greater Bendigo
- Melton Housing Diversity Strategy, City of Melton
- Melton Green Wedge Management Plan, City of Melton
- Melton Retail and Activity Centre Strategy, City of Melton
- Mildura Housing and Settlement Strategy, Rural City of Mildura
- Heathmont and East Ringwood NAC Structure Plans, Maroondah City Council
- Eaglehawk Structure Plan, Greater Bendigo City Council
- Traralgon Growth Areas Review, City of Latrobe
- Mildura South Precinct Structure Plan, Rural City of Mildura
- Dunkeld Structure Plan, Southern Grampians Shire Council
- Traralgon Activity Centre Plan, City of Latrobe
- Hamilton Structure Plan and Urban Design Framework, Southern Grampians Shire Council
- Ontario-Flora Precinct Plan, Mildura Rural City Council
- Warragul Town Centre Urban Design Framework and Station Precinct Masterplan, Baw Baw Shire Council
- Traralgon Station Precinct Masterplan, City of Latrobe
- Ballarat Civic Hall Design Options, City of Ballarat
- Alfredton NAC design review, City of Ballarat
- Amendment c81, Moreland submissions for private clients
- Ballarat Activity Centre Strategy, City of Ballarat

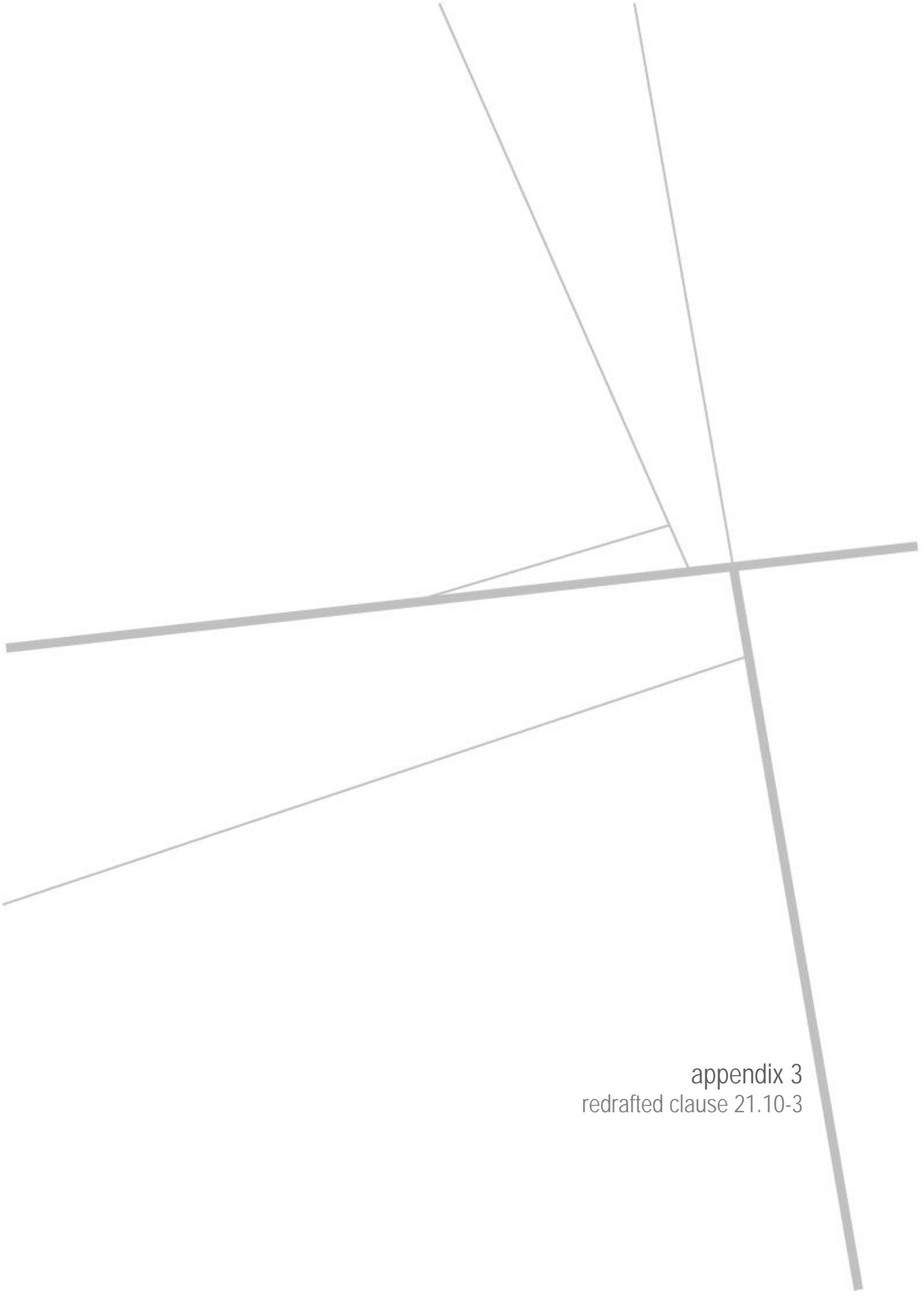
development approvals

- 4 Palermo Street, South Yarra (medium density)
- 20-24 Garden Street, South Yarra (multistorey)
- 26 Wilson Street, South Yarra (multistorey)
- 435 Spencer Street, West Melbourne (multistorey)
- 1 Ascot Vale Road planning assessment and advice for Moonee Valley City Council (multistorey)
- Main Ridge properties planning and subdivision applications.

The image features several intersecting lines in various shades of gray. A prominent, thick, dark gray line runs diagonally from the upper left towards the lower right. Another thick, dark gray line runs horizontally across the middle of the page. Several thinner, lighter gray lines intersect these primary lines at various angles, creating a complex geometric pattern. The lines are clean and minimalist, set against a plain white background.

appendix 2
summary of proposed amendments

clause	recommended change
Clause 21.10	A policy neutral redrafting of Clause 21.10-3 to simplify wording and avoid duplication. In addition, corrections to address spelling and grammatical errors in existing documentation. A proposed redrafting is included at Appendix 3.
Clause 21.11	Minor updates to this Clause as follows: <ul style="list-style-type: none"> ▪ Applying the <i>Business 1 Zone</i> to the 'main street' to encourage the consolidation of business uses in this area. <u>(change reference to Commercial 1 Zone)</u> ▪ Applying the Comprehensive Development Zone to Lot 2 PS600420 (on the corner of Blackwood-Dunkeld Road and Glenelg Highway) to allow the development of a sensitively sited and designed stone processing business <u>(delete this dot point)</u> ▪ Apply the Design and Development Overlay Schedule 9 to Lot 'x'. Dunkeld to ensure industrial and commercial development is responsive to rural-residential amenity and the unique character, landscape setting and environmental content of the precinct. <u>(Lot 'x' should be replace with 20 Blackwood-Dunkeld Road)</u> ▪ Remove the duplication of references to the need to prepare a 'discretionary uses' policy. <u>(dot points 1 and 5 under Local Areas: Dunkeld are the same)</u>
Clause 35.03	Apply the default minimum lot size under this zone (2ha) to the lots between Salt Creek and the Glenelg Highway.
Clause 42.01 (Schedule 2)	Amend the wording of the Schedule as requested by the GHCMA, as follows: A permit is not required: <ul style="list-style-type: none"> ▪ To construct a residential or commercial building provided: <ul style="list-style-type: none"> ○ It is connected to reticulated sewerage and drainage. ○ <u>Written advice has been received from the relevant Floodplain Management Authority stating that the proposed building envelope is on land higher than the estimated 100 year ARI flood level.</u>
Clause 42.01 (Schedule 3)	A review of this Schedule is required having regard to the inclusion of the Salt Creek corridor within this area. If the Salt Creek area is to be included, a redrafting of the schedule is needed to ensure Salt Creek is referenced and that the extent of the proposed overlay reflects the intent of any rewording. Should the Salt Creek areas be excluded from this ESO, then consequential mapping changes will be required, noting that there will be longer be a trigger for assessment of matter relating to flooding etc within these areas.
Clause 43.02 (Schedule 6)	A policy neutral redrafting to simply requirements and ensure that wording of the Schedule better reflects the diversity of lot sizes to which the Overlay applies. A proposed redrafting is included at Appendix 6.
Clause 43.02 (Schedule 5 and 7)	Minor adjustments to move some parcels from DDO5 to DDO7. Proposed adjustments are included at Appendix 4.
Clause 43.04 (Schedule 10)	Minor wording changes to clarify the right for a dwelling that is not connected to reticulated services to be considered by Council prior to the preparation of a Development Plan.

The image features several intersecting lines of varying thickness and orientation. A prominent, thick grey line runs diagonally from the upper left towards the lower right. Another thick grey line runs diagonally from the upper right towards the lower left, crossing the first line. A thin grey line runs horizontally across the middle of the frame. Two other thin grey lines are positioned in the upper right quadrant, one nearly vertical and one slightly angled. The background is plain white.

appendix 3
redrafted clause 21.10-3

Infrastructure

- Retain, and where possible, augment existing services, considering that Coleraine serves not only the townspeople but also the surrounding rural population and visitors.
- Consider establishing off-street car parks at the backs of properties in Whyte Street to achieve safer and more convenient access to commercial premises.
- Ensure that all new lots less than 1 hectare are connected to reticulated sewerage.

21.10-3

XX/XX/20XX
Proposed
C29

Dunkeld

Dunkeld is a rural service and tourism centre located at the foot of Mount Sturgeon on the Glenelg Highway at the southern entrance to the Grampians National Park. It had a population of 461 in 2011. The town is relatively compact and is centred around Parker Street. A small waterway, Salt Creek, runs through the centre of town, before draining to the Wannon River, to the immediate west of the town. The town centre contains a mix of visitor services, rural supplies and civic infrastructure.

The tourism potential of the township has been partly realised in recent years by the introduction of additional facilities and services, including the redevelopment of the Royal Mail Hotel and a new Visitor Information Centre, which have provided a higher profile for the town's tourism opportunities. There is also a need for some industrial land to be sensitively developed within Dunkeld to provide local employment opportunities, as well as meet local service needs.

Vision

Dunkeld will sensitively grow without compromising its intrinsic identity and 'sense of place'. The town's landscape setting, views and vistas will be acknowledged and protected as the town grows. Commercial businesses will continue to develop, with additional local shops developing within the Parker Street commercial core west of Templeton Street, and through the continued growth of local businesses. Dunkeld will retain its highly valued informal feel within the public domain while providing for the necessary degree of amenity, safety and function.

The town will attract new residents, primarily families, who will be drawn to the lifestyle offered by the town and by the continued development of the tourism industry. New residents will be accommodated through development of existing allotments within the town, or on rural 'lifestyle' / low density allotments at the fringe of the town. The tourist offer, including accommodation and food, will diversify by building on the existing 'high end' tourism market and by servicing other visitors drawn to nature-based tourism experiences.

The key environmental assets of the town such as the Salt Creek corridor, majestic remnant red gums, views and vistas to Mount Abrupt and Mount Sturgeon and the Dunkeld Arboretum will continue to be protected and enhanced.

Local area implementation

- Ensure that any proposed use or development in Dunkeld is generally consistent with the Dunkeld Structure Plan (Map 1 of this Clause).

Settlement

- Maintain an open pastoral landscape between the Grampians National Park and Dunkeld to provide a buffer between the forested slopes and the township.
- Support sensitive infill development as the priority for accommodating new growth within the township.
- Direct future growth of the township away from the north and north-west areas.
- Direct lower density housing to the edges of the township where this will not compromise longer term growth or views and will avoid provision of a 'hard' boundary to adjoining rural land.

- Provide for longer term township growth south of Recreation Road around the Templeton Street area, where land is not affected by drainage constraints.
- Support additional development of smaller sized lots close to the town centre to allow for smaller housing and 'ageing in place'.
- Support the development of accommodation types such as hostels or motels to diversify tourist accommodation.
- Discourage larger 'retirement villages' and aged care facilities within Dunkeld.
- Ensure development south of the rail line supports improved road connections and provision of water infrastructure.
- Support development of land to the east of Recreation Reserve as a second caravan park, in the longer term.
- Encourage the development of further areas of public open space around the Dunkeld Bowling Club to support larger scale formal and informal gatherings.
- Support the development of additional complimentary community and recreation uses around the existing Recreation Reserve.
- Support the provision of additional childcare and services to cater for existing, and encourage further, families to locate in Dunkeld.
- Support the use of vacant lots for the development of small orchards or similar low impact productive uses.

Economic Development

- Support improved retail facilities and other local services, such as a small supermarket, pharmacy, bakery, butcher and medical centre to support the residential population and tourists.
- Consolidate retail and other activity along the Parker Street spine and further develop the main street 'strip' by supporting new businesses.
- Support mixed tourism and community uses on the periphery of the commercial core.
- Support development of diverse business and tourism uses which build on Dunkeld's unique character and landscape setting, such as food, health and wellbeing, and nature based tourism, as well as craft, indigenous culture, photography and recreation related activities such as mountain biking and road cycling.
- Support rezoning of land to facilitate the development of appropriate light industrial service industries or other commercial services to the south-east of Dunkeld adjacent to Blackwood-Dunkeld Road and the railway line.
- Support longer term relocation of CFA and SES to the south-east if expansion of these uses cannot be accommodated on the current site.

Built environment and heritage

- Ensure buildings are subservient to the landscape setting of Dunkeld.
- Support design that responds to the natural setting of Dunkeld.
- Retain low building heights throughout the township. Single storey dwellings are preferred. Where additional storeys are proposed, they should not impact on key views and vistas and be responsive to topography.
- Retain the existing single storey profile of Parker Street, particularly on the northern side of the street, to retain views to Mount Sturgeon and Mount Abrupt.
- Encourage a diverse and active commercial core that includes ground level 'vibrancy' including outdoor dining, active street frontages, and inviting building entries.
- Encourage built form along the Salt Creek corridor to respond to topography and to increase activation and surveillance of this frontage.

- Ensure development along identified entrance roads and at key intersections provides appropriate landscaping elements and attractive interfaces.
- Prevent visual clutter from advertising or other signage within the commercial core area.
- Incorporate treatments to the public domain and encourage design articulation of private buildings that responds to the rural character of Dunkeld.
- Create stronger visual and physical linkages between the town centre and Salt Creek.
- Maintain the informal 'rural' feel of Parker Street, through building setbacks and sensitive management of verge planting and car parking.
- Encourage environmentally sustainable design in the planning and development.

Environmental and landscape values

- Maintain the quality of the rural environment surrounding Dunkeld, and ensure new development in Dunkeld does not compromise the rural landscape, particularly the dramatic setting provided by Mount Sturgeon and Mount Abrupt.
- Maintain the red gum stands on the western and southern approaches to the town.
- Protect key views and vistas to the Grampians National Park and the rural surrounds from within the township.
- Ensure streetscape design and plantings protects views through the township to Mount Sturgeon and Mount Abrupt.
- Provide street tree plantings throughout the township that consist of native canopy trees (Eucalyptus) of a tall character.
- Recognise the role that canopy vegetation plays in framing views within the township.
- Apply design guidelines when assessing development applications to ensure proposed development does not compromise views.
- Preserve and enhance the appearance and environment of the Salt Creek corridor, connected waterways and the Arboretum lake, and ensure subdivision of land does not compromise this 'green threshold'.
- Require improved and integrated stormwater management practices in new residential areas and the application of water sensitive urban design treatments within established urban areas where any relevant upgrades are being undertaken.
- Support the use of innovative environmentally friendly alternatives to traditional septic systems, in conjunction with the relevant service authorities.
- Require development within areas identified as being potentially affected by flooding (where a formal flood study has not been completed) to establish the flood level and include floor levels 300mm above the identified flood level.

Access

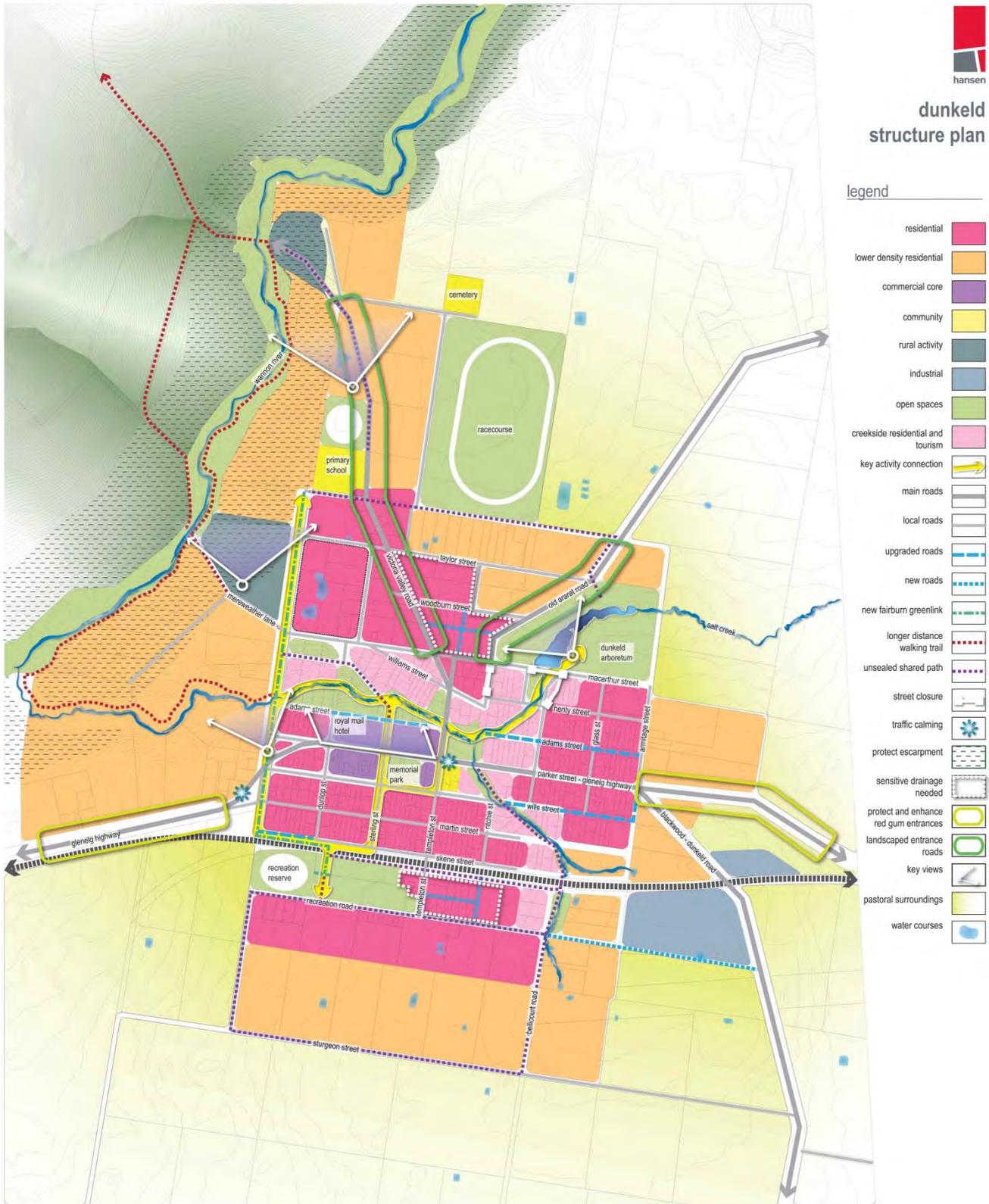
- Improve pedestrian connectivity and improve links to the Salt Creek corridor and the 'main street' spine.
- Improve pedestrian safety in Parker Street by implanting altered surface colour and treatment to angled car parking areas
- Establish consistent footpath surface treatments to the length of Parker Street within the core commercial area, incorporate natural stone curb and channel effects in place of the existing concrete condition and ensure pedestrian paths along Parker Street are extended to the Templeton Street junction.
- Establish formal sealed pedestrian paths only on key movement corridors such as Parker Street and Victoria Valley Road / Templeton Street. All other footpaths should have an informal quality through use of materials such as compressed granitic sand or similar.
- Require the construction of unformed roads identified in the Dunkeld Structure Plan (Refer Map 1) to allow subdivision and infill development to occur.

- Extend Recreation Road to the east to intersect with Blackwood-Dunkeld Road in the longer term.
- All roads should be designed to avoid the removal of existing red gum vegetation (including dead trees)
- In all areas other than the commercial core, carriageways within road reservations should be constructed of informal gravel surfaces with soft verges. The colour and texture of road surfaces should be consistent with that across the township.
- Require new roads and subdivision to adopt a grid layout, with cul-de-sacs and dead end streets discouraged.
- Require the provision of a perimeter road with a minimum width of 4 metres as part of any residential development of three or more lots in lower density or rural living residential areas to the north and west of the township.
- Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert.
- Support improved bus services to the town.

Infrastructure

- Underground powerlines, as a priority first along key entrances roads, and then throughout the town.
- All infrastructure including services should be contained underground within the service trenches and pits and not be visible from within the public realm.
- Drainage measures along carriageways should be maintained as open grassed swales or traditional brick channels. Concrete kerb and channel should be avoided.
- Retain original historic brick drainage linings where still in usable condition.
- All new development should be connected to reticulated sewerage where possible.
- Where reticulated sewerage is not provided, dispose of all wastewater and effluent within the lot upon which the development takes place. Particular attention is to be given to this requirement where land adjoins significant features such as Wannon River reserve and other waterways.

Map 1: Dunkeld Structure Plan



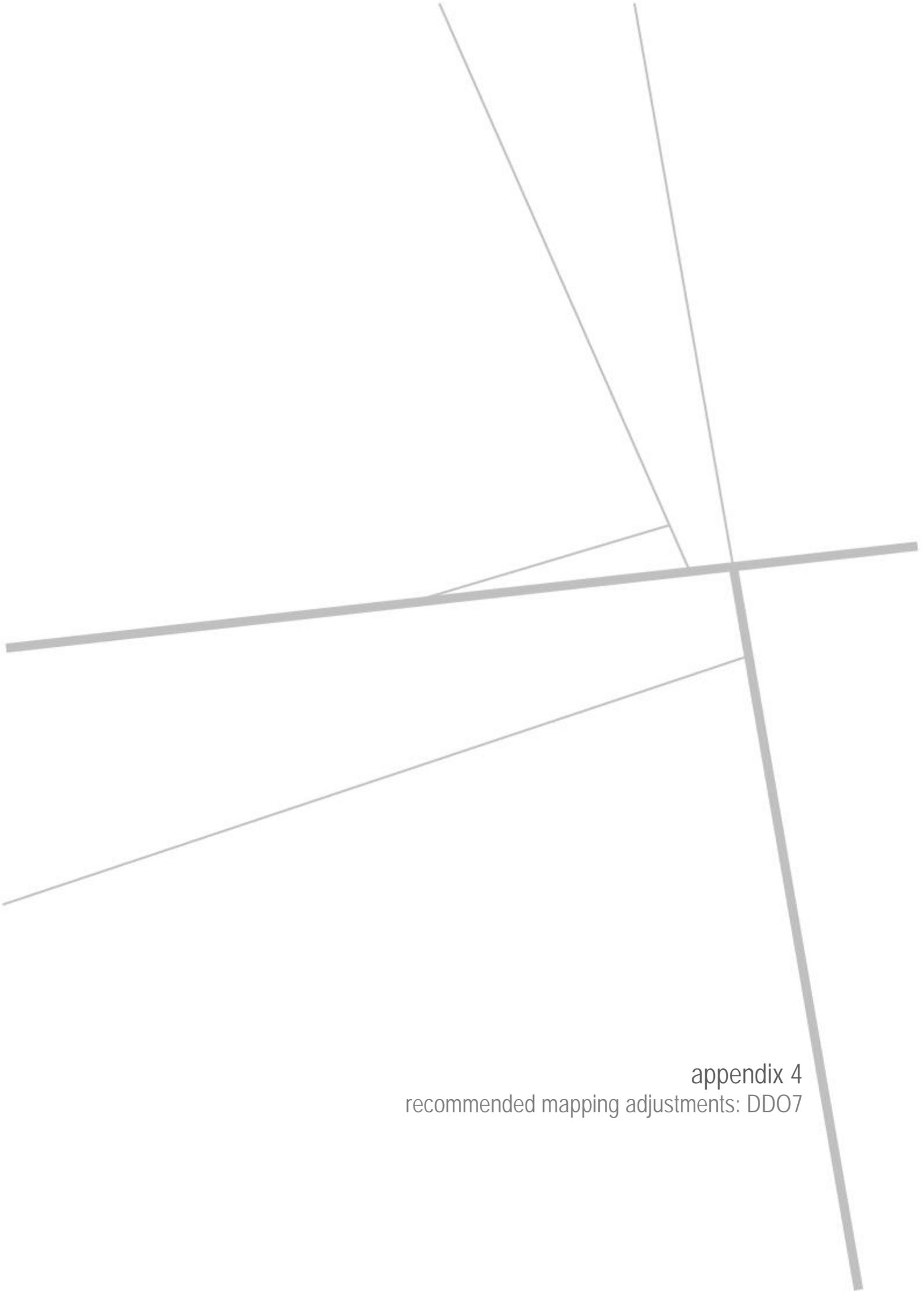
hansen
dunkeld
structure plan

- legend**
- residential
 - lower density residential
 - commercial core
 - community
 - rural activity
 - industrial
 - open spaces
 - creekside residential and tourism
 - key activity connection
 - main roads
 - local roads
 - upgraded roads
 - new roads
 - new fairburn greenlink
 - longer distance walking trail
 - unsealed shared path
 - street closure
 - traffic calming
 - protect escarpment
 - sensitive drainage needed
 - protect and enhance red gum entrances
 - landscaped entrance roads
 - key views
 - pastoral surroundings
 - water courses



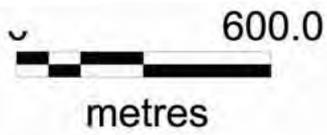
Project Ref: 13.238
 Dwg No.: UDD-008
 Scale: 1:6500@A1
 1:13000@A3
 Date: 17.05.13
 Revision: C

hansen partnership pty ltd
 melbourne | victoria
 level 4 130 exhibition st
 melbourne vic 3000
 t 61 3 9654 8844 f 61 3 9654 8088
 e info@hansen-online.com.au
 w hansen-online.com.au



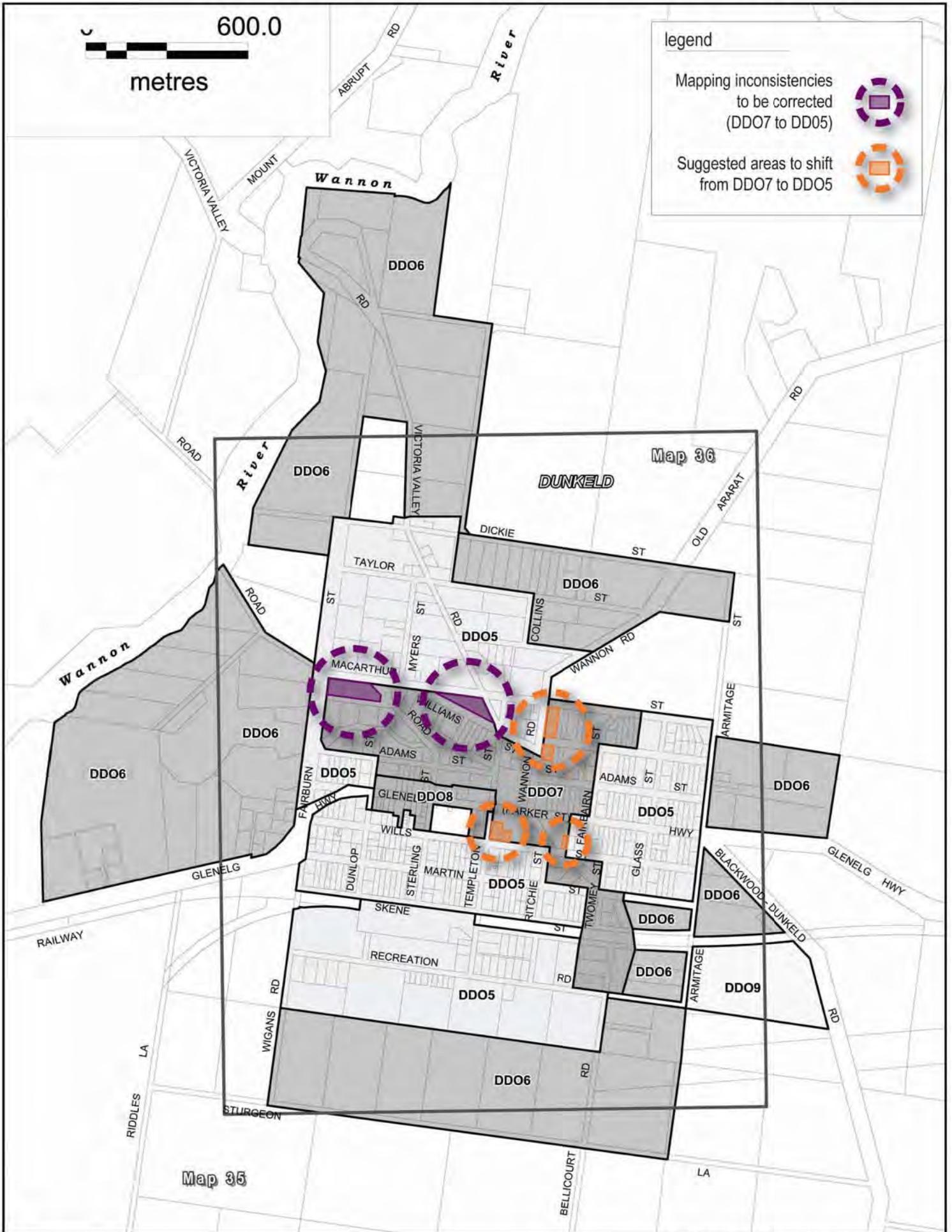
appendix 4
recommended mapping adjustments: DDO7

SOUTHERN GRAMPIANS PLANNING SCHEME LOCAL PROVISION



legend

- Mapping inconsistencies to be corrected (DDO7 to DDO5)
- Suggested areas to shift from DDO7 to DDO5

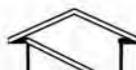


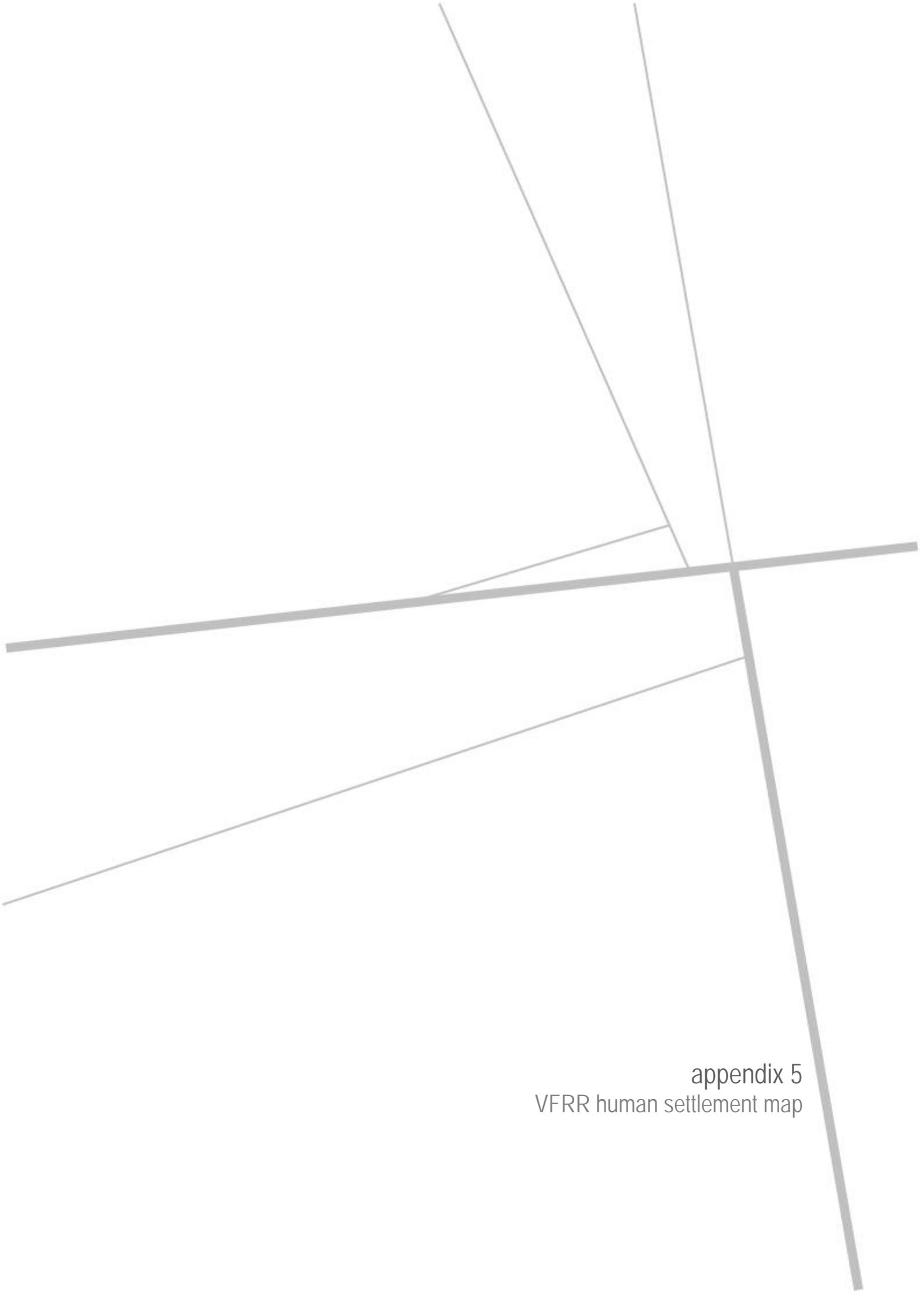
Part of Planning Scheme Map 35DDO & 36DDO

LEGEND

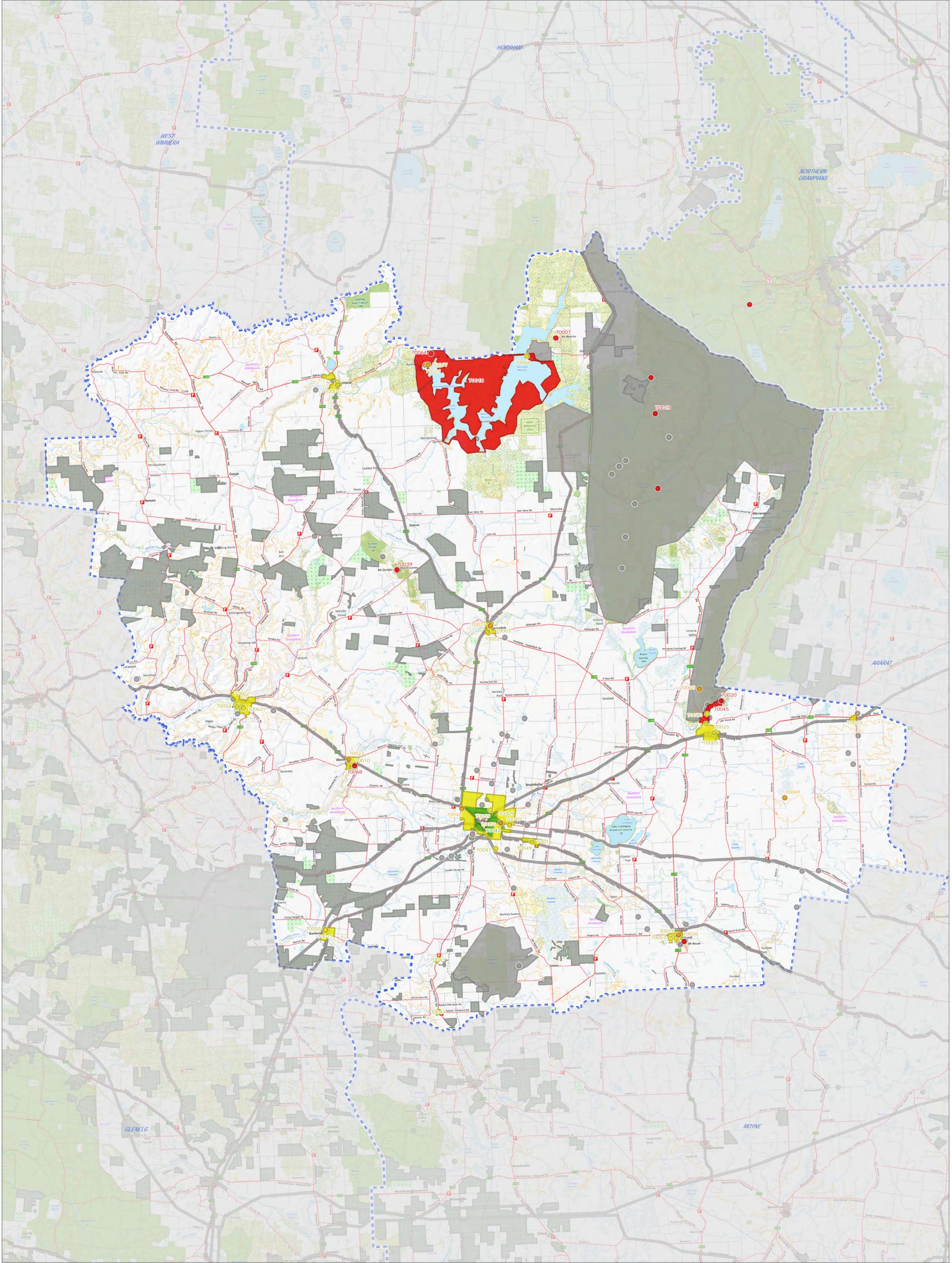
DDO5	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5	DDO8	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8
DDO6	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6	DDO9	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 9
DDO7	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7		

AMENDMENT C29

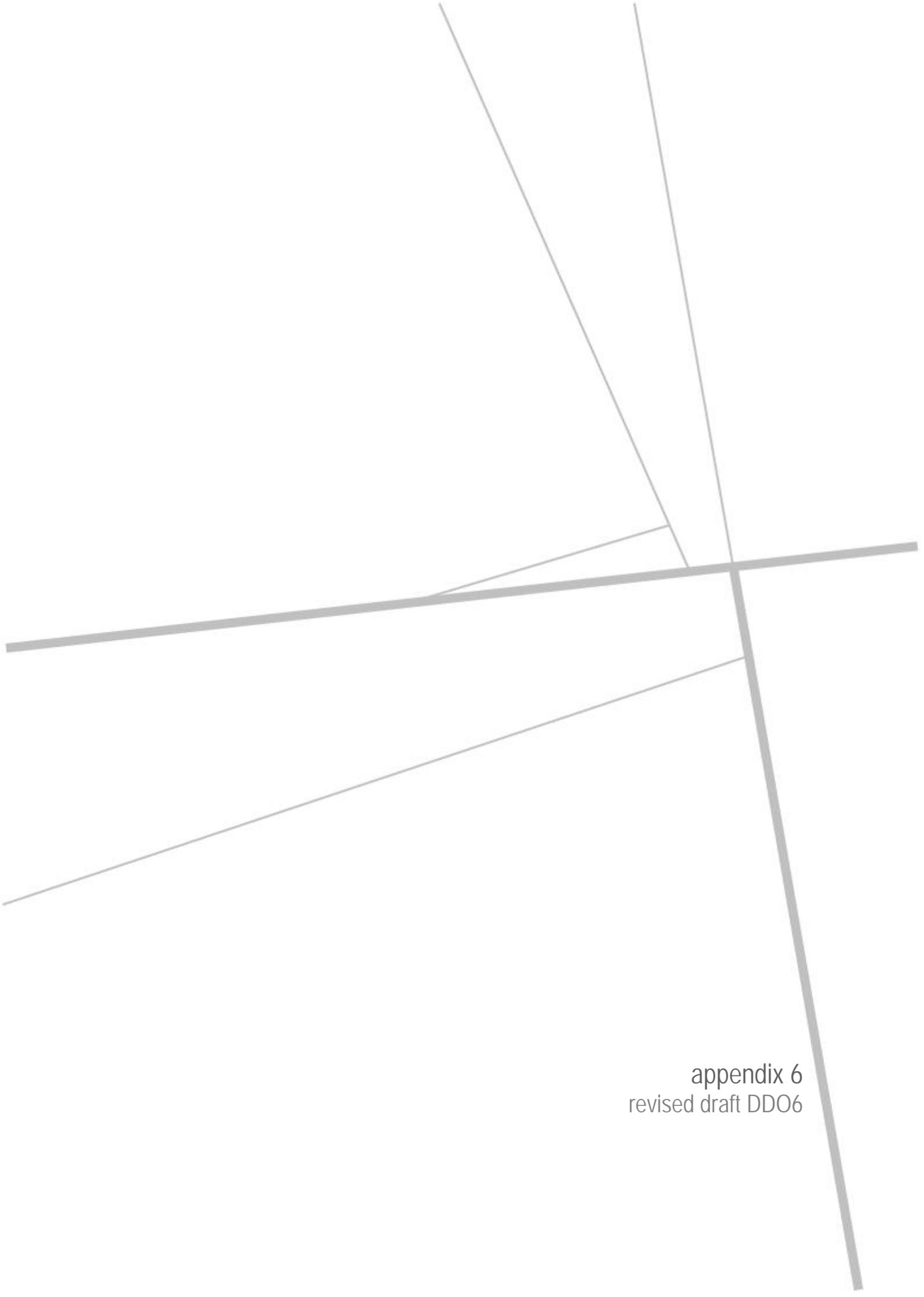




appendix 5
VFRR human settlement map



HUMAN SETTLEMENT Map

The image features several thin, light gray lines that intersect to form a series of triangles and other geometric shapes. A prominent feature is a thick, dark gray line that runs diagonally across the middle of the page, intersecting with other lines. The overall composition is minimalist and abstract.

appendix 6
revised draft DDO6

--/2013
Proposed 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

--/2013
Proposed C29

To ensure that the design of buildings within low density and rural residential areas responds 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 township's rural character and landscape setting.

2.0 Buildings and works

--/2013
Proposed C29

Permit requirements

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 and 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 8m 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 in low density areas 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 set back at least 15m 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 set back at least 5m 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 with pitched gabled end forms and ridges aligned perpendicular to the street. Flat or skillion roofs may be provided in aid of long views towards the Geriward 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 crossovers 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 of new development.
- Development is encouraged to adopt sustainability measures including the collection and storage of stormwater on site, incorporation of solar panels, and use of 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.
- Landscaping should reflect the existing character of the site.
- All fencing should be of an open-style such as post and wire construction to reflect the rural character of the area. Solid Colorbond 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 should be minimised.
- Any dams, water detention features and other drainage lines should be set back at least 15m from any dwelling.

3.0

--/2013
Proposed C29

Subdivision

Subdivision of land should meet the following requirements:

- The configuration of new lots must address existing street patterns and streetscape character.
- 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 unsealed 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 visible from the public realm.

4.0

--/2013
Proposed C29

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

--/2013
Proposed C29

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.
- 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 dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- The impact development may have on views towards the township, Grampians National Park or the broader pastoral surrounds.
- Whether the development provides for the retention of existing vegetation and the appropriate planting of canopy vegetation.

6.0 Reference documents

--/2013
Proposed C29

Dunkeld Structure Plan, 2013

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