

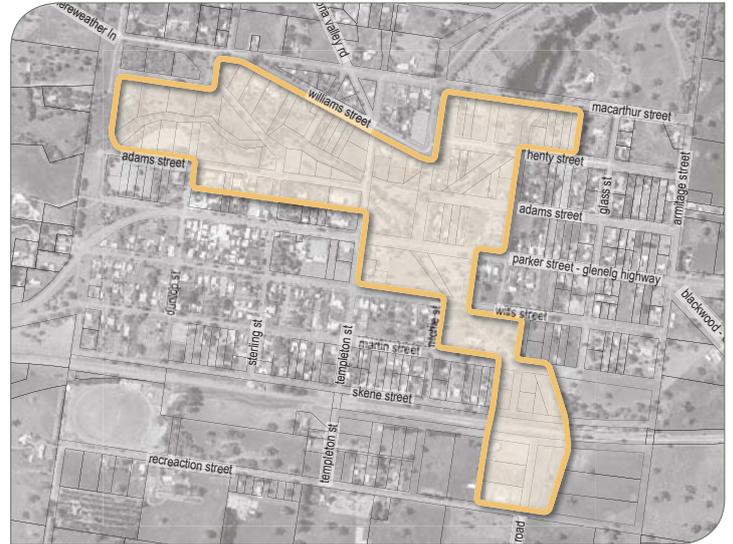
dunkeld structure plan

urban design guidelines

'creekside'

These 'creekside' design guidelines have been established in recognition of the different types of development that are necessary when considering built form along Salt Creek. This development has differing physical characteristics in terms of the slope of the land in question. In addition, much of the land affected by these guidelines also has a range of possible orientations and responses which need to be carefully managed to ensure an optimal outcome for the broader township as well as the individual landowners.

The key aim of these guidelines is not only to protect the creek corridor from inappropriate development, but to actively encourage development which increases both the public amenity and the environmental health of the creek corridor through sensitive development of the adjoining lots. This includes implementing water sensitive design, encouraging passive surveillance of the corridor and restricting vehicular movements within this key pedestrian space.



creekside design objectives:

- 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 sensitivity 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.

overarching guidelines

- > New development must be of high quality and designed with respect for the rural town and landscape character of the setting.
- > New development of both the private and public realm should be subservient to the broad landscape character of the Grampians ranges and the open pastoral land.
- > Site design should wherever possible avoid the removal of native canopy vegetation, including established river red gums
- > Architectural design within the township should adopt a design theme and palette drawn from the existing rural qualities of the setting.

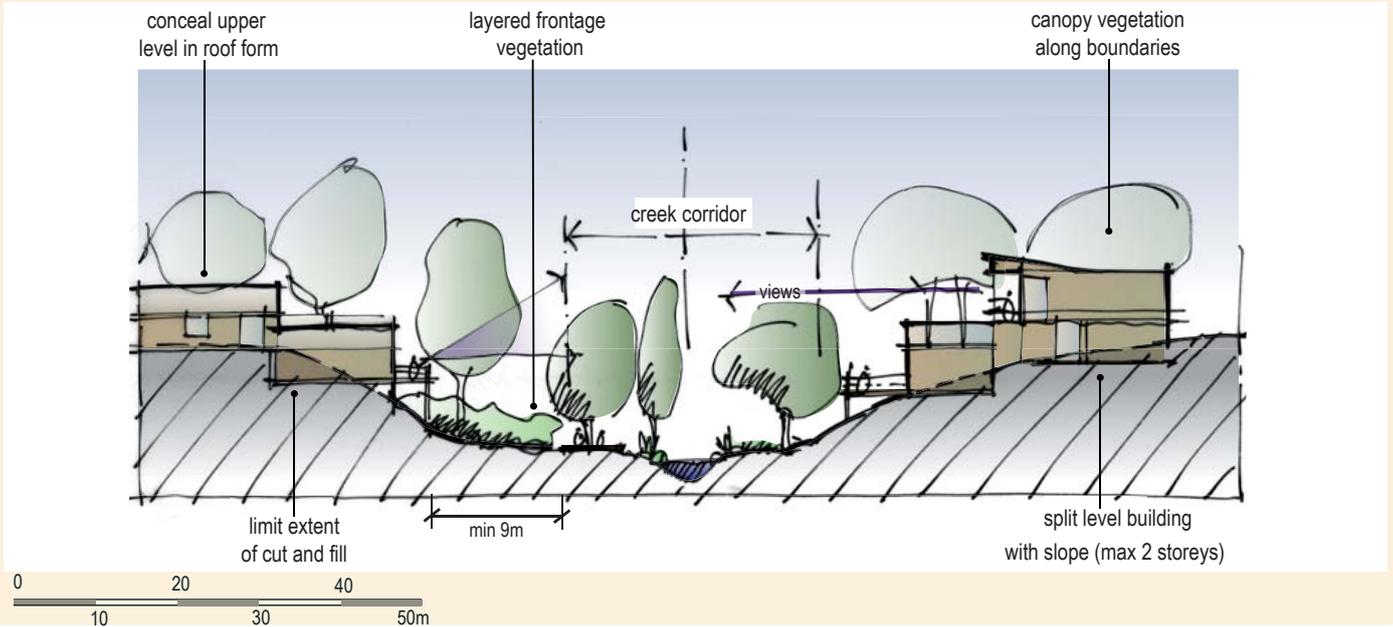
building height

- > Building heights along the creek corridor may extend to 2 storeys, provided that this height can be accommodated without compromising views.
- > The integration of upper levels into roof form with viewing decks is considered appropriate in these locations.
- > New buildings located along the creek corridor should be positioned so that they do not as a function of their height, overshadow the public realm of the creek corridor.
- > Use stepped building forms and configurations to limit the perceived height and scale of Creekside buildings when viewed from within the creek corridor.

topography

- > As a feature of the Creekside environment, the design of buildings should be particularly sensitive to slope and local drainage conditions.

- > The integration of new buildings onto sloping land, new forms should be broken into 'modules' and stepped with landform. The use of split level buildings is supported.
- > The development of new buildings on sloping land should limit the extent of cut and fill and avoid the removal of established on-site vegetation.



streetscapes and facades

- > New developments should in all instances seek to front the creek corridor to improve surveillance and activation of the public sphere.
- > Individual detached dwellings on lots accessed from the rear represent the most logical arrangement for creek front development. While the properties address continues to be to the street, the design of the building is orientated towards the creek.
- > Development of an 'informal' arrangement is preferred, such as 'cluster style' housing allowing for staggered units set within sloping landscapes.
- > Facade design and presentation to the creek should adopt a contemporary arrangement, with a strong horizontal profile and substantial use of timber, glazing and where appropriate corrugated metallic surfaces and stone.



building siting

- > Subdivision with an interface to the Salt Creek may further develop to allow for a discreet address to the creek frontage.
- > New lots that address the Salt Creek should be of an adequate size to allow for a freestanding setback dwelling with vehicle access achieved from another adjacent road.
- > New development that addresses the creek shall not dominate the environmental setting but rather enjoy the merits of outlook behind a soft landscape frontage.
- > View sharing of the creek corridor and its surroundings is a central principle and the siting of new buildings should have consideration of existing public and private viewlines.



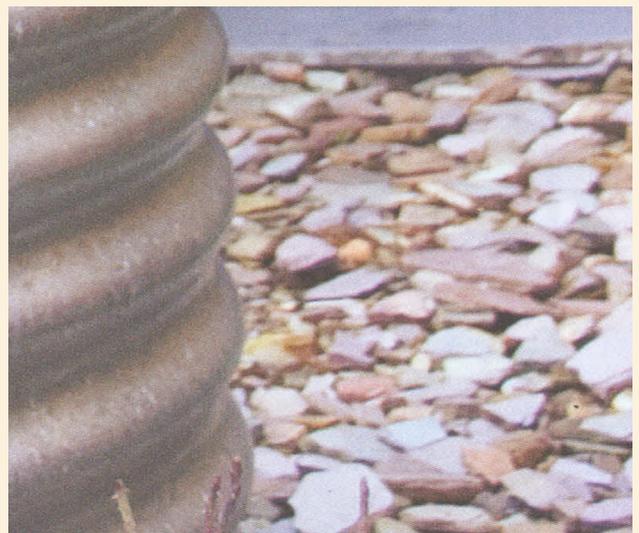
building setbacks

- > Given the landscape and environmental setting, apply generous front and side setbacks to allow for the provision of fingers of landscape and soft boundary effects.
- > Front setbacks from the creek boundary should be at least 9m, to accommodate for a layered landscape response.
- > Side setbacks between properties should be setback at least 4m (greater than that applied by clause 55), to allow for a sound canopy landscape strip and a shared building separation of a minimum of 8m.
- > Rear setbacks to neighbouring dwellings should be consistent with clause 55.



materials and roof forms

- > All new buildings abutting the Creek corridor should adopt a materials palette drawn from the prevailing finishes including the use of timber weatherboards, corrugated metallic surfaces and the occasional use of natural stone and brick.
- > Any metallic surfaces should be of presented in muted tones and non-reflective.
- > The prevailing character of Creekside roof form is the flat or skillion form, however remnant cottages maintain a pitched gabled end profile. This range of roof forms is supported.
- > Landscape integration is a key feature of Creekside development and as such the use of muted natural tones and soft tactile natural materials is to be encouraged at all times.
- > The use of contemporary materials and their application is strongly encouraged as long as they are harmoniously applied as they present to the public realm.



access

- > Vehicle access to Creekside lots should be provided from the rear wherever possible to reduce hard surfacing and conflict between vehicles and pedestrians along the creek corridor.
- > Pedestrian access from individual lots towards the creek corridor and its associated pathway is strongly supported through the provision of informal gravel pathways and low-profile gates presenting to the creek corridor.
- > The siting and presentation of driveways, garages, carport or service areas should not be visible from within the creek corridor and should be integrated into the dwelling design so that they are not perceived as dominating elements.

public domain

- > Ensure the retention and sustained livelihood of existing canopy vegetation located within road reserves. If need be, access should be provided around vegetation as opposed to requiring its removal.
- > Carriageways within road reservations should be constructed of informal gravel surfaces with soft verges leading to grassed drainage swales. The colour and texture of road surfaces should be consistent with that across the township.
- > Street tree plantings throughout the township should consist of native canopy trees (Eucalyptus) of a tall character spaces at 30m intervals in order to allow for the framing of long views and understory views towards the mountains and pastoral landscape.
- > All infrastructures including services should be contained underground within the service trenches and pits and not be visible within the public realm.
- > Drainage swales along roadsides linking to creek corridors should be mown regularly (as opposed to spraying) and kept clear of obstructions and weed infestation or be carefully managed as more natural systems.
- > Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert.
- > Creek corridors should where ever possible be established as naturalistic settings, through the inclusion of natural stone beds, native water plantings with indigenous grassed banks.



sustainability

- > Apply sustainability principles in the design and operation of new development along the creek corridors.
- > Adopt passive sustainability measures in both the public and private realms, including the collection and storage of stormwater on site and careful orientation and design of buildings to allow cross ventilation.
- > Also support more active sustainability measures such as the incorporation of photovoltaic panels and energy efficient heating and cooling systems.
- > Given these Creekside location and the demands of local drainage, the provision of rain gardens, detention and on-site storage facilities in keeping with the CMAs advice is strongly encouraged.

landscape and vegetation

- > All developments should provide for appropriate native canopy and understorey landscape to integrate with the creek corridor.
- > New development should seek to retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.
- > Fencing along the creek corridor should be avoided where possible in favour of informal landscaping treatments to achieve boundary separation.
- > If fencing must be provided, it should be of post and wire or post and rail construction.
- > Any services to be provided must be integrated in an unobtrusive manner, including the undergrounding of power lines.

