

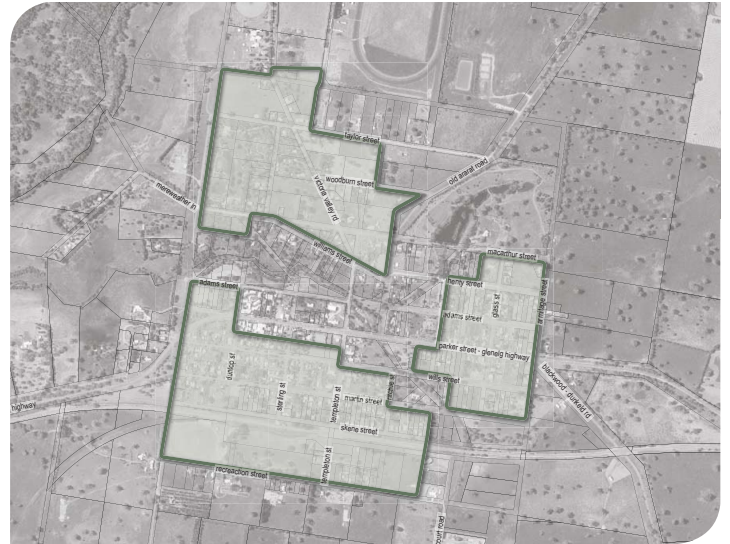
dunkeld structure plan

urban design guidelines



‘town residential’

The ‘residential’ design guidelines applied to a large area of standard lot subdivision within the Dunkeld town proper, including standard residential lots to the north and south of Parker Street within the area broadly defined as the Township Zone. These areas make up most of the towns existing and anticipated housing growth and will accommodate typically for detached dwellings on lots and where applicable multiple dwellings on lots in association with subdivision. The intention of these guidelines is to assist in the design of standard detached dwellings and multi dwelling forms so that they represent a new era of dwelling design that is particular to the character and image of the Dunkeld township. This is not to say that all new houses should be ‘traditional’ in image, rather that they are sited configured and presented in a way that complements the broad character and landscape ambitions for the town. Given the importance of long range of views and the rather informal quality of local streets within Dunkeld an emphasis in these guidelines applies to development scale, setback and the use of materials and finishes. The area is identified for residential consolidation in Dunkeld are generally those areas that currently accommodate for housing, indeed there are presently large areas of township zone land which are as yet undeveloped, or of such large lot format that further subdivision and development may be achieved. All new subdivision and development within these areas will require a permit and be subject to assessment under design guidelines that seek to ensure relative consistency of the rural town character.



town residential design objectives:

- 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.

overarching guidelines

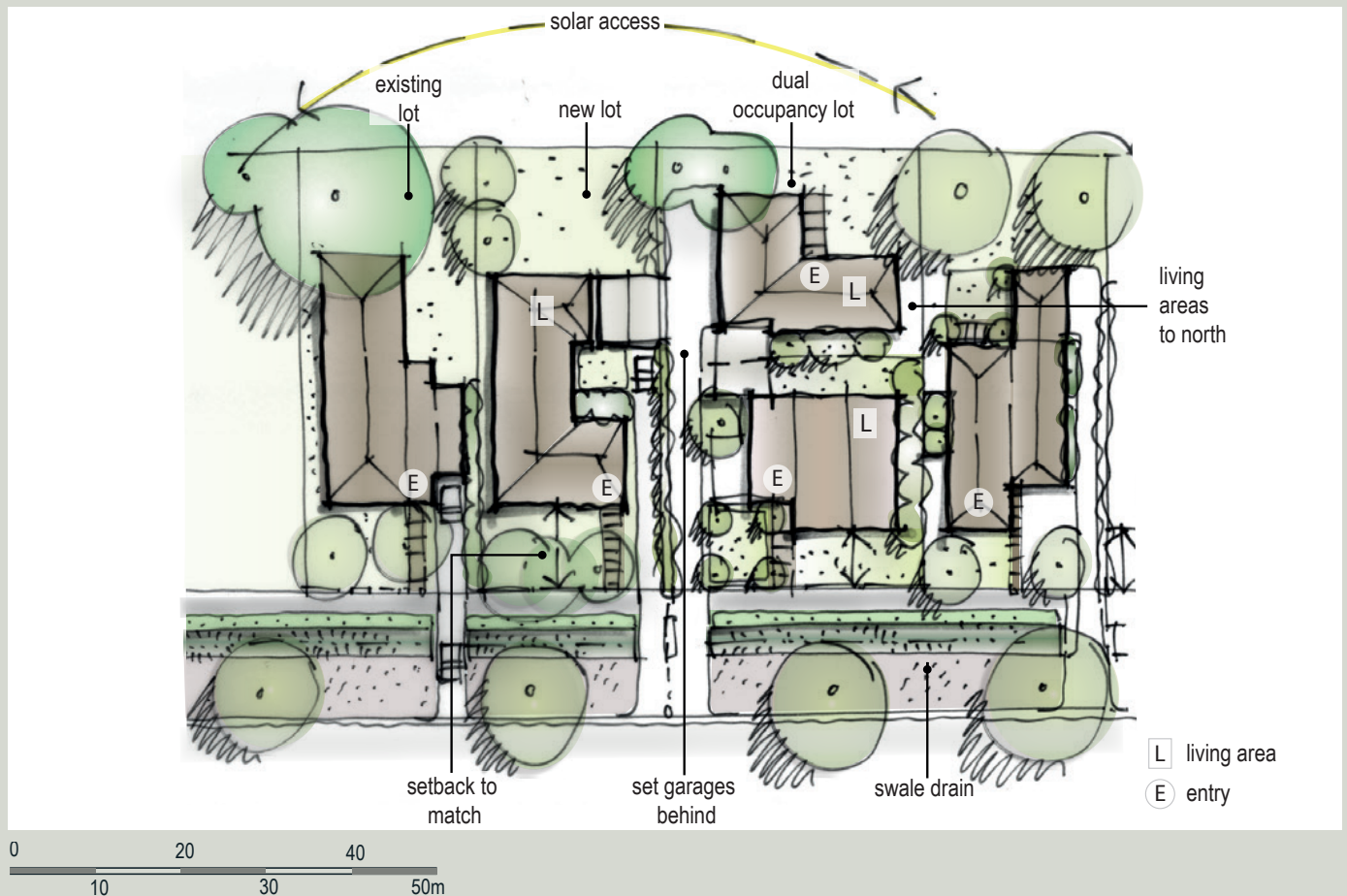
- > New development must be of high quality and designed with respect for the rural town and landscape character of the setting.
- > New development of both the private and public realm should be subservient to the broad landscape character of the Grampians ranges and the open pastoral land.
- > Site 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

- > Maintain the low profile of buildings throughout residential areas, primarily through encouraging single storey development.
- > Any upper level or double story form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- > The height of any new building within the residential areas should be no greater than 8m above the natural ground level

building siting

- > The siting of new buildings on single lots should be carefully considered with respect to Street address, solar orientation, amenity and the sharing of views from both the neighbouring properties and adjoining public domain.
- > Where the subdivision of larger lots is sought, the configuration of new lots must ensure an appropriate street address and presentation
- > New dwellings should be cognisant of existing established vegetation including canopy forms within the lot and the opportunity for new plantings within setback areas.
- > The siting of dwellings on lots should reinforce the existing pattern of front and side setbacks in the streetscape, and ensure that any ancillary buildings such as garages and or sheds are located to the rear.



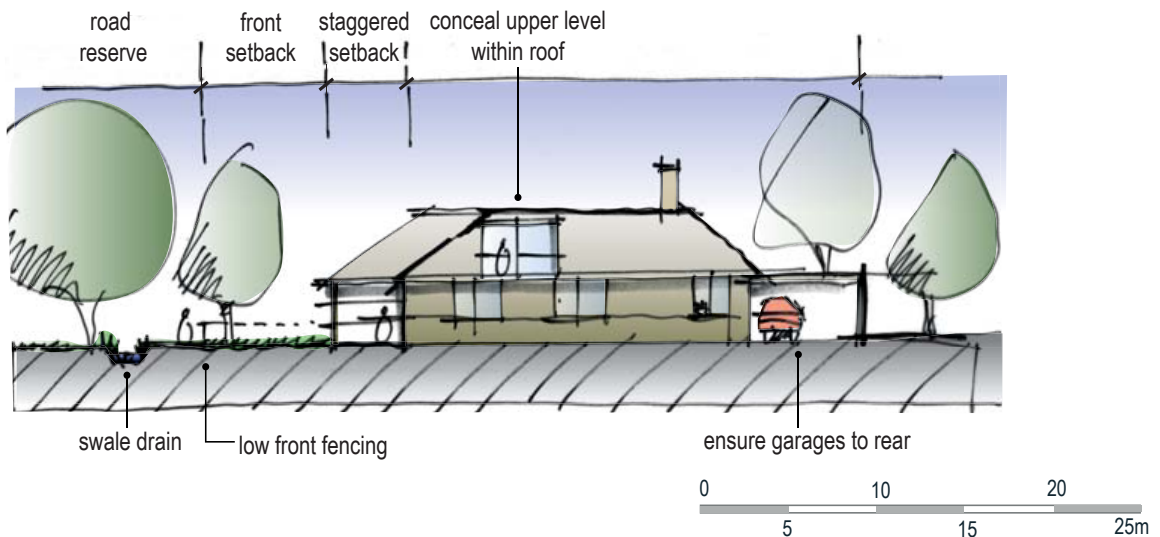
landscape and vegetation

- > New development should seek to retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.
- > New areas for landscape including the planting of native or exotic (non-weed) species is supported within the private gardens to both front and rear setbacks.
- > When provided, front fencing to the street should be of a low profile of no higher than 1.2m, to be constructed of timber or metal picket with a semitransparent profile. Post and wire fencing or low stone or brick walls are also supported.
- > Side and rear fencing should also be unobtrusive and where possible should be of post and wire form. Where privacy is of concern the provision of timber paling fence to a maximum height of 1.7m is permitted. This must transition down to 1.2 m towards the street front
- > Any services to be provided must be integrated in an unobtrusive manner, including the undergrounding of power lines.



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 affects.
- > Front setbacks from the street should be consistent with the prevailing pattern of front setbacks within the streetscape.
- > Side and rear setbacks should be consistent with Clause 54 or 55.



sustainability

- > Apply sustainability principles in the design and operation of new development in residential areas in particular in the siting and orientation of new dwellings on lots.
- > 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..
- > Require generous eaves to be provided to ensure shading of windows, particularly to west and northern elevations.



materials and roof forms

- > All new buildings in residential areas should adopt a materials palette drawn from the prevailing finishes found in the streetscape, including limited use of render, timber detailing and the use of natural stone and brick.
- > Roof form is varied in the township, however the prevailing character includes pitched gabled end forms with ridges aligned perpendicular to the Street. Flat and all skillion roofs are also supported in aid of long views towards the Grampians.
- > The use of contemporary materials and their application is strongly encouraged as long as they are present harmoniously to the public realm.



streetscapes and facades

- > Given the prominence of detached domestic dwellings in local streetscapes a repetition of the rhythm and order of dwellings in streets is encouraged.
- > Garden frontages are a key feature of residential streetscapes and the use of such front setbacks for layered landscape effects is a key ambition.
- > The design of detached or attached buildings should ensure a sense of address to local streetscapes and must be set in front of any garaged and/or outbuildings.
- > Staggered frontage profiles are an effective means of breaking up a facade. These measures, including the inclusion of windows and eave or canopy projections are supported
- > Where a lot accommodates for two or more dwellings, the frontage form should extend across the lot with dwellings to the rear located behind and largely concealed from the street view.



access

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

public domain

- > Ensure the retention and sustained livelihood of existing canopy vegetation located within Road reserve. 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 understorey views towards the mountains and pastoral landscape.
- > All infrastructure including services should be contained underground in the service trenches and pits and not be visible within the public realm.
- > Drainage measures along carriageways should be maintained in the form of traditional brick channels or open grassed swales. Concrete curb and channel should not be installed.
- > Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert. The visual impact of the concrete culvert should be minimised.

