

dunkeld structure plan

urban design guidelines

'low density residential'

The 'low density and rural residential' design guidelines are intended to provide advice on the location and design of new dwelling forms and associated outbuildings and works within larger lots to be established at the periphery of the Dunkeld township. These lots are different to standard residential lots in that they are of a larger format, due to servicing constraints or their location at the town periphery. Given the visual sensitivity of the edges of Dunkeld and the location of many of these lots at town gateway locations it is important that their design and configuration is sensitively handled. It is also critical for their boundary condition and landscape treatment to be managed to ensure successful integration with both the core Dunkeld town and the open rural surroundings. Low density and rural residential lots also serve a different function within the Dunkeld township providing for important accommodation while also allowing for lifestyle uses including the grazing of stock, and like purposes. Some such lots are not serviceable and as such have more onerous requirements for the provision of water supply and storage and effluent disposal. This may have some bearing on the siting and design of buildings and works within the lot.



low density residential design objectives:

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 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.

overarching guidelines

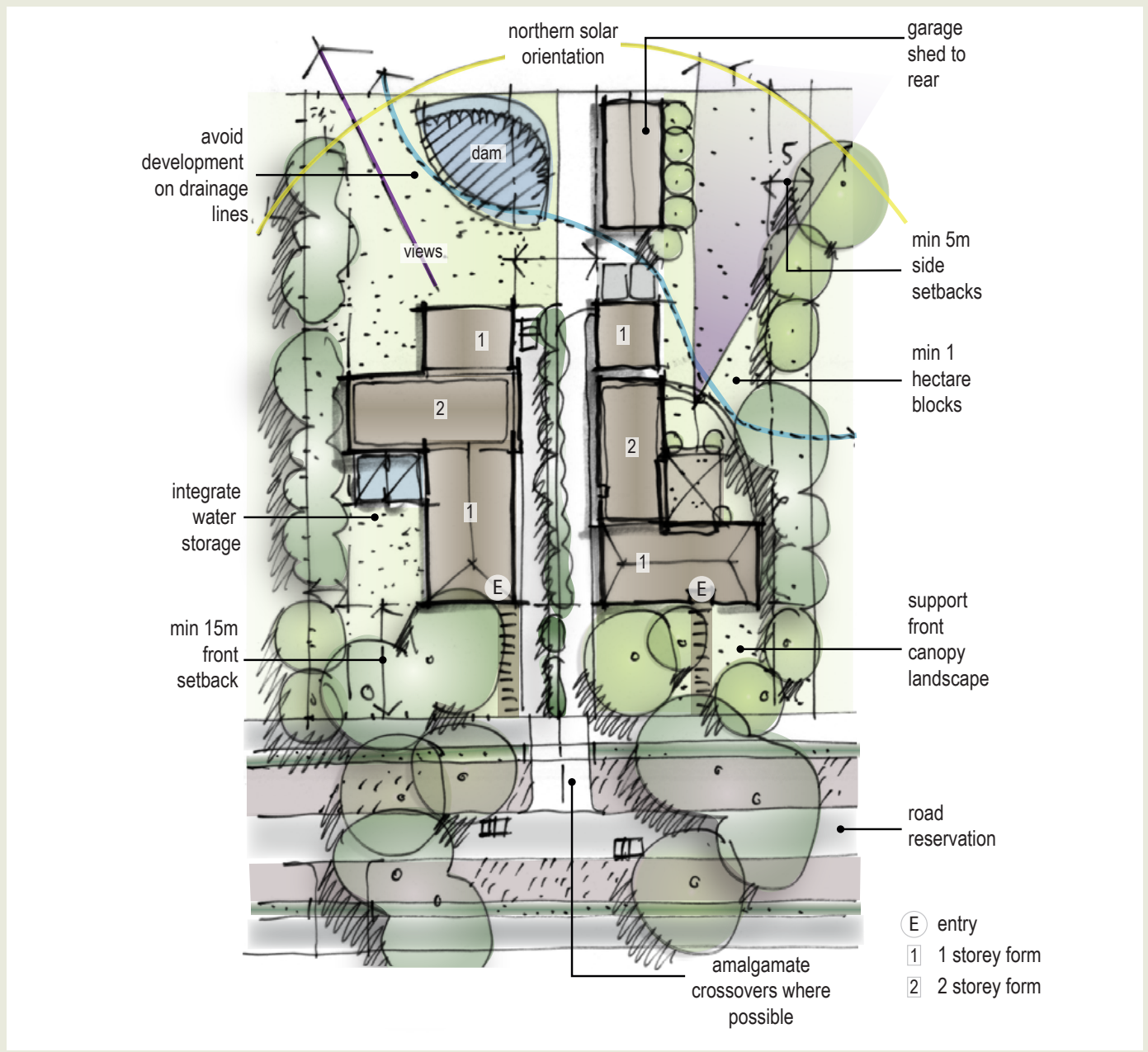
- > New development must be of high quality and designed with respect for the rural town and landscape character of the setting.
- > New development of both the private and public realm should be subservient to the broad landscape character of the Southern Grampians ranges and the open pastoral land.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

topography

- > Some low-density and rural residential lots are located on sloping land near or adjacent to Creek corridor and local drainage conditions. In these locations, buildings on sloping land should be avoided where possible.
- > Where the development of new buildings on sloping land is unavoidable, the extent of cut and fill and the removal of established on site vegetation should be limited.
- > Given the need for careful drainage management on larger lots the positioning of dams, water detention or other drainage lines should be no less than 15m clear of the proposed dwelling.

building siting

- > The siting of buildings within larger lots should have regard to the attributes of the site and any key features including existing drainage lines, established vegetation and prevailing view corridors from within the site or outside of the lot.
- > View sharing of the surroundings is a central principle and the siting of new buildings should have consideration of existing public and private view lines.
- > The siting of buildings on larger lots should ensure a setback address to the local streetscape, with any ancillary buildings such as garages, sheds and other freestanding structures located to the rear and out of sight where practical.
- > Shed buildings, which are common in such areas, should be carefully sited so that they are not a dominating element when viewed from the street.



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.
- > Front and side fencing should be open in profile and of post and wire construction.
- > Any services to be provided must be integrated in an unobtrusive manner, including the undergrounding of power lines.



building height

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

access

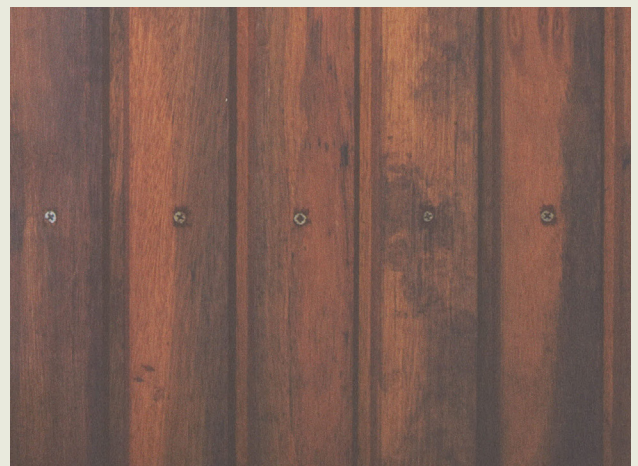
- > Access to new buildings should be achieved directly off the local streetscape, via a single vehicle crossing and associated driveway.
- > Where possible the amalgamation of crossovers from the streetscape to lots (i.e. on neighbouring properties) is encouraged.
- > While circular driveways are common on rural residential or low density lots, a new regime of a single driveway leading to a rear garaged is preferred.

setbacks

- > Some low-density and rural residential lots are located 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 generally consistent with those properties to either side or a minimum of 15m. Front setbacks should not be utilised for the purposes of car parking and/or storage of vehicles.
- > Side setbacks between properties should be setback at least 5m, to allow for separation from adjoining sites and the sharing of views to the outlying landscape.

materials and roof forms

- > All new buildings in low-density and rural residential areas should adopt a materials palette drawn from the finishes found in the locality, including limited use of render, timber detailing and the occasional use of natural stone, brick and corrugated metal surfaces.
- > Roof form is varied at the town periphery, 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 ranges.
- > The use of contemporary materials and their application is strongly encouraged as long as they present harmoniously to the public realm.
- > The design of shed and ancillary buildings may be simplified; however they should be generally consistent with other local building forms and screened with landscaping where possible.





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 all weather 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 in low-density and rural residential areas should consist of native canopy trees (Eucalyptus) of a tall character arranged in informal clusters to allow for the framing of long views and understorey views towards the mountains and pastoral landscape.
- > All infrastructures including services should be contained underground in service trenches and pits and not be visible within the public realm.
- > Drainage measures along carriageways should be maintained as open grassed swales. Concrete kerb and channel should be avoided.
- > 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.



streetscapes and facades

- > Given the openness of low-density and rural residential lots at the periphery of the Dunkeld township, it is important for frontages to be well presented and open in profile.
- > As opposed to standard residential lots, low-density and rural residential lots should maintain an open landscape frontage of a considerable depth with a with a 15m setback single storey building profile located across a lot.
- > The design of all 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.

sustainability

- > Apply sustainability principles in the design and operation of new development in low-density and rural residential areas in particular in the siting and orientation of new dwellings on lots.
- > Adopt passive and active sustainability measures in both the public and private realms, including the collection and storage of storm water on site and the incorporation of photo voltaic panels.
- > Encourage consideration of new environmentally sensitive innovations in the management of waste, to the satisfaction of the CMA and Wannon Water.

