

**22.03 DAREBIN CREEK - ADJACENT LAND DESIGN AND DEVELOPMENT**15/10/2015  
C138

This policy applies to all land adjacent to the Darebin Creek, which is located within a Darebin Creek "Character Area" which forms part of and is attached to, this policy.

**22.03-1 Policy basis**15/10/2015  
C138

Within the policy area, there is pressure for redevelopment of creek side lots and replacement of single or two storey houses with larger multi-unit developments. Development of industrial land has impacted upon the creek side environs with regard to location of storage areas, car parking and design of the built form.

To conserve the area's aesthetic, environmental and recreational values, Council should ensure that new development respects the character and values of the Darebin Creek environs. Development adjacent to the Darebin Creek should seek to retain and enhance the creek's unique contributions to both the surrounding population and the wider biological community.

**22.03-2 Objectives**15/10/2015  
C138

- To provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Darebin Creek.
- To ensure that new development contributes to the desired character of the Darebin Creek environs
- To acknowledge the character of creek side environments and its contribution to the aesthetic values of adjacent communities as well as its role as a waterway and open space corridor.
- To address the effects of development on private and public land on the aesthetic qualities of the creek side environs.
- To ensure that on development sites (including those where subdivision will occur) adjacent the creek, that the aesthetic impact is assessed with regard to maintaining and enhancing the existing creek environs, view lines and landscape works.

**22.03-3 Policy**15/10/2015  
C138

It is policy that in addition to the individual precinct plans prepared for each character area along the Darebin Creek, that the following matters be taken into consideration when considering any applications to develop or subdivide land adjacent the Darebin Creek:

- Development or subdivision adjacent the Darebin Creek should be designed in such a way that topography or landscape treatments are used to minimise the view from the creek side environs.
- Where development will be visible from the creek side, the built form should not dominate the view line from the creek, but instead the site should be landscaped so that planting becomes the dominant visual component.
- Development that contains roads should site them so that they have a minimal impact on the environmental qualities of the creek side.
- Preferably a road should enable development to front rather than back on to creek environs. Landscape treatments should be incorporated into the front setbacks.
- Proposed public and communal open space adjacent to the creek environs should be designed and located so as to maximise and increase the open space setback adjacent the creek side environs.

- Storage and carparking areas should, where practical, not be located adjacent to the creek side. These service areas should be adequately screened by sufficient landscaping to minimise visibility from the creek corridor.
- Where buildings are visible from the creek side environs they should incorporate facades which front the creek. The design of these buildings should incorporate materials, colours and textures, which enhance the creek side amenity.
- New development should incorporate landscaping treatments which protect and enhance the natural character of the creek side, minimise erosion and run off, enhance habitat values, frame buildings in areas where built elements are visually dominant and where appropriate provide a high standard of environmental amenity for the development site and for creek side users.

**22.03-4**

15/10/2015  
C138

**Decision Guidelines**

In considering any application for development adjacent the Darebin Creek the responsible authority shall have regard to matters contained in the *City of Darebin, Darebin Creek, Design and Development Guidelines, David Lock & Associates, June 2000*.

**22.03-5**

15/10/2015  
C138

**References**

*City of Darebin, Darebin Creek, Design and Development Guidelines, David Lock & Associates, June 2000.*

*Lower Darebin Creek Concept Plan, Parks Victoria/Melbourne Water, 1995*

*Darebin Open Space Strategy, Context Planning, 2000.*

