

16/01/2014
C60

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

HURSTBRIDGE TOWNSHIP

1.0

Design objectives

16/01/2014
C60

- To retain the strong 'rural village' feel and appearance of the Hurstbridge Township which is reinforced by its bushland setting with significant native vegetation cover, historic buildings, the informal layout of streets and panoramic views towards the hills from the town centre.
- To protect, retain and enhance the significant vegetation and landscaping that contributes to the natural and rural character of the Main Road corridor.
- To maintain the low scale character of the Hurstbridge Township, with the native tree canopy as the key visual element in the streetscape.
- To ensure development integrates with the surrounding topography and minimises disturbance to the natural landform.
- To maintain the existing pattern of building scale, form, siting and materials selection that has been established by the many heritage buildings in the Hurstbridge Main Street.
- To encourage well designed buildings that retain the historic and rural character of the township.
- To maintain the existing pattern of frontage and side setbacks to reinforce the spatial quality of the streetscape and to provide opportunities for landscaping.
- To provide safe, practical and attractive pedestrian and vehicular access and parking.
- To integrate the design of signage and lighting into the design of new buildings and landscaping.
- To encourage environmentally sustainable and sensitive design responses in new buildings and landscaping.

2.0

Buildings and works

16/01/2014
C60

Permit requirement

A permit is required to construct a building or carry out works.

This does not apply to:

- Construction or extension to an outbuilding with a gross floor area not more than 10 metres and a maximum building height not more than 3 metres above natural ground level.
- Buildings and works for railway purposes including signals (and related control buildings), new tracks, track-work and realignment, train stabling, overhead power lines, gantries, buildings and works related to railway power requirements and any work required under the Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002.

A permit is required to construct or extend a front fence or side fencing forward of a building. This does not apply if the fence is of post and wire construction.

A permit may be granted for buildings and works that do not accord with any of the requirements of this schedule provided the design objectives and outcomes are satisfied.

New development should address the design requirements and outcomes to be achieved identified for the Township in Table 1 to this schedule.

Information to be submitted with an application

In addition to other information required to be submitted with a planning application, if considered necessary, applications must be accompanied by a statement detailing how the proposed development responds to the design objectives of this schedule.

3.0

16/01/2014
C60

Decision Guidelines

Before deciding on an application, the responsible authority must consider the design objectives of this schedule and the design requirements and outcomes to be achieved in Table 1 of this schedule.

4.0

16/01/2014
C60

Reference

Hurstbridge Design Guidelines Heidelberg-Kinglake Road (Main Road) Precinct, March 2013

Table 1 to Schedule 5

General Design requirements	Outcome to be achieved
<p><i>Existing vegetation</i></p> <p>New development should be sited to retain existing vegetation that contributes to the character of the Hurstbridge Township, particularly the established Australian native and local indigenous tree canopy.</p> <p>Buildings and works should not encroach upon the existing or potential future drip line area of canopy trees located on subject site, adjoining sites or within the street.</p>	<p>Existing strong, native vegetative character is retained and enhanced.</p> <p>Buildings are designed to incorporate existing substantial vegetation within building setbacks or courtyards.</p> <p>Buildings are sited to avoid damage to tree root zones.</p>
<p><i>Landscaping and urban design</i></p> <p>Opportunities for additional landscaping with endemic species should be incorporated into new development. This includes canopy trees and smaller or low-lying shrubs that contribute to the strong bushland setting of the Hurstbridge Township.</p> <p>The bushland character and local history should provide cues for any sculptural elements such as public art or bespoke design street furniture.</p> <p>Open spaces and key pedestrian areas should be sited to face a northerly and/or easterly direction.</p>	<p>Landscaping will be integrated with the design of the development and complement the landscaping of any adjoining public realm.</p> <p>New development will be well landscaped, including canopy trees.</p>
<p><i>Topography</i></p> <p>Buildings and driveways should be sited and designed to avoid extensive cut and fill. This includes siting buildings and driveways along, rather than across, contour profiles.</p> <p>Buildings should adopt a spilt level design that steps down the slope of the land.</p> <p>The use of retaining walls should be minimised. If required, they should be no greater than 500mm in</p>	<p>Buildings and driveways that visually integrate with the surrounding landscape and minimise disturbance to the natural landform.</p> <p>Minimal use of retaining wall infrastructure.</p>

General Design requirements	Outcome to be achieved
<p>height and constructed of materials with a natural appearance and colour such as stone, timber or textured materials.</p>	
<p><i>Sites adjoining heritage buildings</i></p> <p>New buildings adjoining sites listed in the Heritage Overlay should adopt a scale, form and detailed design that is respectful and does not dominate the identified heritage building.</p> <p>Roof ridge lines, wall parapets and verandah levels should be designed to respond to those of adjoining heritage buildings.</p> <p>Window and door placement should reflect that of the adjoining heritage building.</p> <p>The profile and height of new verandahs should continue the prevailing pattern within the streetscape.</p>	<p>New buildings that respect the heritage significance and setting of adjoining heritage buildings.</p>
<p><i>Building form and facade composition</i></p> <p>Roofs should be of a simple pitched form, either hipped or gabled.</p> <p>Curved or flat roofs should be avoided where visible from the street.</p> <p>Roofs should include eaves of at least 450mm in depth.</p> <p>Materials should be selected to respond to the natural, rural character of the Township and its historic buildings. Suitable materials include lightweight cladding, timber, render, non-masonry sheeting, glazing, stone, brick, mud-brick and iron roofing.</p> <p>Materials should be non-reflective and of a muted colour palette that reflects the landscape character and heritage.</p> <p>Verandahs or awnings over the footpath should be provided for commercial buildings.</p> <p>The primary building entrance should front the street.</p> <p>Building facades should incorporate treatments that 'lighten' the appearance of the building form such as glazed balconies, transparent balustrading and fenestration.</p> <p>Vertical and horizontal design elements and varying material treatments (in colour, texture and 'weight') should be employed to break up the appearance of large areas of wall.</p> <p>Buildings located on corner sites should address both streets in their facade design and activity.</p> <p>Services should be located away or screened from public view.</p>	<p>Buildings that adopt a contemporary style and incorporate the key architectural characteristics of the Township.</p> <p>Well designed new buildings of a high architectural quality.</p> <p>Building façades that define the public realm and achieve the desired streetscape character.</p>
<p><i>Front and side setbacks</i></p> <p>New buildings should be sited to maintain the existing pattern of front and side setbacks within the immediate streetscape context:</p> <ul style="list-style-type: none"> ▪ Within the commercial parts of the Township, a pattern of zero setbacks from the street frontage or side boundaries may be evident and new buildings should reflect this pattern of siting. 	<p>Buildings that reflect the pattern of building spacing in the street and allow adequate space for landscaping.</p>

General Design requirements	Outcome to be achieved
<ul style="list-style-type: none"> ▪ For residential development, the frontage setback should be an average distance of the adjoining properties on either side. A 2 metre setback is preferred from side boundaries to maintain the sense of visual separation between dwellings and to allow for landscaping. <p>Subdivisions should be designed to reflect the existing pattern of building siting within the streetscape. This includes ensuring new buildings having a similar frontage width to existing buildings on adjoining sites and maintaining existing front and side setback patterns.</p>	
<p><i>Building height</i></p> <p>Buildings should not exceed a height of 2 storeys (7.5 metres) at the street frontage.</p> <p>Buildings may be constructed up to 3 storeys (9 metres) where the 3rd storey form will not be visible from the opposite side of the street.</p>	<p>The low scale, 'village' character of Hurstbridge is maintained.</p> <p>The tree canopy silhouette is maintained as the dominant and highest scale element in the streetscape.</p>
<p><i>Pedestrian amenity and vehicular access</i></p> <p>The street façade and ground floor internal layout of retail or commercial buildings should allow visual and physical access to adjoining public realm/street.</p> <p>Parking, driveways and pedestrian access areas should be safe, practical and attractive.</p> <p>Separate entry points should be provided for vehicles and pedestrians.</p> <p>Entry and exit points should be well signed and lit.</p> <p>The number of vehicle crossovers should be minimised.</p> <p>Parking within the frontage setback should be avoided. Parking should be provided at the side or rear of the building.</p> <p>Kerbside furniture should be located within the nature strips set back from footpaths and street parking zones to avoid physical and visual clutter.</p> <p>Hard paving within a frontage setback should be kept to a minimum and constructed with permeable materials that reflect a textured quality to complement the rural setting. This includes compacted earth, stone, crushed rock, gravel or granitic sand.</p> <p>Parking areas should be provided with landscaping for shade, screening and visual amenity.</p> <p>Carports and garages should be designed to integrate with the main building and not located forward of the front façade.</p>	<p>Design of parking and access areas will be safe, practical and attractive and can be easily maintained.</p> <p>Buildings will relate positively and add life to adjacent streets and public realm.</p>
<p><i>Boundary treatments</i></p> <p>Where the front boundary of a site is to be defined, preference should be given to the use of landscaping treatments and edge planting.</p> <p>Where front fencing, or side fencing forward of the building, is required, it should be:</p> <ul style="list-style-type: none"> ▪ A maximum of 1.2 metres high ▪ Visually transparent ▪ Constructed of lightweight materials, such as post 	<p>Boundary treatments that reinforce a strong presence of native vegetation within private allotments when viewed from the street.</p> <p>Front fences should offer a sense of openness from the street.</p>

General Design requirements	Outcome to be achieved
<p>and wire or timber pickets.</p> <p><i>Signage and lighting</i></p> <p>New signage and lighting should be contemporary in appearance and use muted colours and materials compatible with the area, such as timber, iron, steel or stone.</p> <p>The total advertisement area to each premises for a business identification sign must not exceed 3m².</p> <p>Lighting should be designed and located to minimise spillage onto adjoining properties.</p> <p>The design of lights should be simple in style, discrete in profile and the colour of the structure should be of a tone that will blend with the bushland landscape or the exterior of the building.</p> <p>Avoid the use of illuminated billboards and advertising signage along main road corridors to ensure road safety and visual aesthetics of the townscape.</p>	<p>Signage will be integrated into the design of the building façade, surrounding streetscape and landscape setting.</p> <p>Signage and lighting will be designed complement the rural character of the Township.</p>
<p><i>Sustainability</i></p> <p>Rain water tanks should be positioned to the rear of the building or placed underground.</p> <p>Windows should be positioned to allow for natural cross ventilation.</p> <p>External shading devices should be provided to control heat gain.</p> <p>Buildings should incorporate extended eaves to allow winter sun and restrict summer sun.</p>	<p>Buildings that are sited and designed to maximise thermal performance to reduce energy consumption and enhance internal amenity for occupants.</p> <p>Opportunities to re-use rainwater are maximised.</p>
<p><i>Public Realm</i></p> <p>Commercial or community buildings in prominent locations can incorporate façade elements that celebrate key themes of Hurstbridge culture such as informational panel/signage, sculpture and the design of street and park fixtures.</p>	<p>The placement of art and information signage to reflect the rural character and culture of the Township.</p>

Map 1

