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SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

ST ANDREWS TOWNSHIP

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Design objectives

- To maintain a strong rural character, preserving the natural and tranquil setting of St Andrews.
- To maintain the strong presence of native vegetation, particularly canopy trees, both within the public and private realms to reinforce the bushland character of the area.
- To site and design buildings to integrate with the landscape setting and be sympathetic to the rural context, having regard to bushfire issues.
- To conserve St Andrews' heritage architecture, open streetscapes and views to surrounding hillside.
- To ensure the design of parking and access areas is safe, practical and discrete so that driveways, garages and carports do not dominate the streetscape.
- To discourage front fencing, however if proposed, encourage front fences that provide a sense of openness from the street.
- To ensure signage is minimised and integrated into the design of the building façade and landscape setting.
- To ensure lighting of development does not detract from the bush character of the area.
- To encourage passive sustainable design principles to establish energy efficient development appropriate to local conditions and climate.

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Buildings and works

A permit is required to construct a fence. This does not apply:

- If the fence is of post and wire; or
- If the fence is a transparent safety fence for a swimming pool located in the immediate vicinity of the swimming pool.

Buildings and works are considered to meet the design objectives if they are consistent with the design guidelines specified in Clause 4.0 of this schedule. An application that varies from the design guidelines must demonstrate how the design continues to meet the design objectives and built form outcomes.

Application requirements

An application to construct a building must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- A written statement/report detailing how the proposed development responds to the design objectives of this schedule.
- Sectional diagrams of the proposed building where there are significant level differences between the site and adjoining land and/or site cut and fill is proposed.
- A site analysis and design response which addresses:
 - Site location, orientation, existing vegetation and key views to and from the site

- Proximity to commercial hub
- Response to any abutting heritage buildings
- Arborist report (if applicable).

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Advertising signs

A permit is required for signage in accordance with the requirements in Clause 52.05 'Category 3 – High Amenity Areas'.

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Design guidelines and built form outcomes

Design guidelines	Built form outcomes
Building design and appearance	
Building Height and Form	
<ul style="list-style-type: none"> ▪ Building design and scale should be site and context responsive. ▪ Development should reflect a scale compatible with the prevailing 1 and 2 storey rural domestic buildings. ▪ The upper levels of development should be recessed and appear visibly less than the lower level, either through the setback of upper levels or gabled roof forms. ▪ Buildings should be setback sufficient distance from the side and rear boundaries to allow for vegetation and canopy tree planting. ▪ Buildings should be discrete in form and incorporate varied elevations with projecting design features rather than present as solid bulky structures. ▪ Buildings should not dominate above surrounding canopy trees and the prevailing tree line. ▪ Buildings near ridge tops should be positioned and designed not to protrude above the ridgeline or be visible on the skyline when viewed from lower areas. 	<p>Low, domestic scale buildings sited within a vegetated canopy tree setting.</p> <p>Buildings of high architectural quality that reflect the preferred architectural elements of St Andrews Township.</p>
Roof form	
<ul style="list-style-type: none"> ▪ Roofs should appear simple in design and incorporate pitched and gable ended roofs and avoid curved and flat roof forms which do not reflect the prevailing style. ▪ Promote roof styles that replicate the proportions of residential buildings in the township and establish a consistent 'roofscape' image. ▪ Skillion roofs may be considered but should respond to the angles and lines of adjoining buildings and streetscape. ▪ Roof design should apply extended eaves of at least 450mm in depth to enhance the presentation of the building. 	
Materials, colours, hues and texture	
<ul style="list-style-type: none"> ▪ Encourage a diverse range of materials and colours that complements the rural landscape setting of the township. ▪ Buildings should use a mix of materials, textures and finishes such as timber, non-masonry sheeting, glazing, stone, brick, mud-brick and iron roofing. ▪ Buildings should use a range of muted and subdued tones as the building's primary base colour and ensure materials on 	

Design guidelines	Built form outcomes
<p>roofs and car ports are matte in finish and low in reflectivity.</p> <ul style="list-style-type: none"> ▪ Buildings should avoid large expanses of singular wall surface treatments and ensure design achieves a balanced use of 'heavy' (stone, masonry, brickwork) and 'light' (verandahs, pergolas, glazing) weight treatments. 	
<p>Building Style and Façade composition</p> <ul style="list-style-type: none"> ▪ Building frontages should be positioned to be oriented to the street. ▪ Buildings should be contemporary in style and incorporate simple elevation and building treatments that complement the bush setting, including use of natural materials and earthy bush tones that suit the surrounding landscape and rural building styles. ▪ Contemporary buildings should complement the bushland character and historical buildings through sympathetic design and use of reclaimed and contemporary materials ▪ Buildings should use design techniques to interpret and simplify prevailing building characteristics in the area and streetscape. ▪ Buildings should ensure elevations do not present as a solid blank wall, by incorporating design features such as porticos, verandahs and/or porches into the façade to visually break up long walls and elevations. Such elements should project at least 1.5m from the principal façade wall. ▪ Buildings should incorporate treatments that lighten the building form such as recessed balconies, transparent balustrading and fenestration with a strong sense of vertical and horizontal divisions in the façade to break up expansive areas of walls. 	
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<p>Streetscape Pattern</p>	
<ul style="list-style-type: none"> ▪ Apply staggered front setbacks to allow for the retention and augmentation of native vegetation. ▪ Development located on street corners should have regard to prevailing setback distances to both streets. ▪ Apply generous spacing from abutting buildings to allow for a belt of landscaping along sides and rear setback areas. ▪ Buildings should appear as a recessive element in the streetscape nestled within canopy vegetation and understorey planting. ▪ Development on large sites should emulate the subdivision pattern of the streetscape. ▪ Building siting and envelopes should be proportionate in pattern and scale to surrounding buildings. 	<p>Streetscapes with varied and staggered setbacks.</p> <p>Buildings sited within a vegetated canopy tree setting.</p>
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<p>Siting and Topography</p>	
<ul style="list-style-type: none"> ▪ Site development should correspond with the natural contours of the land and locate buildings and structures away from local ridge lines, prominent hill tops and roads. ▪ Development should integrate with the surrounding landscape and minimise disturbance to natural landform and vegetation. ▪ On heavily sloped sites, building should use split level design to sit above the ground or be positioned within the topography and understorey vegetation. ▪ Access driveways and pedestrian paths should follow the 	<p>Buildings that are integrated within the landscape setting.</p> <p>Development with minimal visual impact and need for site excavation.</p>

Design guidelines	Built form outcomes
<p>contour profile and avoid significant excavation works or retaining walls.</p> <ul style="list-style-type: none"> ▪ Development should minimise the use and reliance on retaining walls and batter walls. However, where proposed, the height should be minimised and constructed from timber, rock and textured materials. ▪ Locate buildings and structures away from ridge lines, hill tops, roads and other vantage points. 	
Vegetation and Landscaping	
<ul style="list-style-type: none"> ▪ Indigenous vegetation and bushland landscape that contributes to the character of the township should be retained and enhanced. ▪ Promote informal rural streetscape which gives dominance to indigenous canopy vegetation and understorey planting of private allotments when viewed from the street. Buildings should be sited to retain existing high canopy trees and indigenous understorey vegetation including trees and vegetation. ▪ Site development should minimise removal of vegetation, particularly established canopy trees and vegetation along property boundaries. ▪ Removal of existing trees and/or development adjacent to existing canopy trees may require an arboriculture report to address the effect on existing vegetation. ▪ Development should apply a 'layered' landscaping regime which incorporates canopy trees, shrub planting and low lying plants. ▪ Development should use plant species that are indigenous to the local area, especially on sites that adjoin public parkland or are in close proximity to waterways and avoid the introduction of visually dominant exotic vegetation. ▪ Broad areas of lawn should be minimised to reduce reliance on water use. As an alternative, plant native and drought tolerant grasses that will complement the surrounding bush setting. ▪ Site landscaping should maintain an area of bushfire defensible space around the dwelling. ▪ Land proximate to the Diamond Creek waterway should enhance the valley floor with native vegetation and robust understorey planting. 	<p>Development that is well landscaped, with canopy trees and understorey vegetation.</p> <p>Streetscapes which accommodate an 'open' character and are dominated by vegetation.</p>
Boundary Treatment - Landscaping and Fencing	
<ul style="list-style-type: none"> ▪ The front boundary should be defined through landscaping treatments and edge planting. ▪ Boundary fencing is discouraged but if required should be: <ul style="list-style-type: none"> • Low in height (maximum of 1.2m) • Visually permeable (which incorporates regular spacing between pickets) • Predominately post and wire fencing. ▪ Side, rear or screen fences should not exceed 1.8m in height and be of natural materials or landscaping. ▪ Entrance gates should be constructed from simple steel and wire or timber farm gates which are visually permeable. 	<p>Streetscapes which accommodate an 'open' character and are dominated by vegetation.</p> <p>Development that is located within a well landscaped setting, with a dominance of canopy trees and understorey vegetation.</p>

Design guidelines	Built form outcomes
Vehicle access and parking	
<ul style="list-style-type: none"> ▪ Standard size lots should be limited to a single vehicle crossover. ▪ Larger sites and consolidated lots should limit and rationalise the number of vehicle entry points. ▪ On a corner site, the vehicle entry point should be located on the side street. ▪ Development should avoid locating car parking in front of the building. Position parking areas to the sides of the building. ▪ Garages and carports should be integrated into the main dwelling acting as a secondary element to the main façade of the building. ▪ Open car parking areas, driveways and pedestrian access ways should use permeable surfaces but in locations where erosion may occur; driveways may be sealed. ▪ Driveways and pedestrian paths should be discrete and designed to follow the contours of the land to minimise the need for retaining walls or the removal of vegetation. 	<p>Car parks with minimal visual impact on streetscapes and public spaces that are integrated with the landscape setting of St Andrews Township</p> <p>Garages and carports that are secondary elements to a building's façade.</p> <p>Minimal disruption to footpaths.</p>
Lighting	
<ul style="list-style-type: none"> ▪ Overhead lights should not be higher than the building height and baffled to prevent direct light spilling into adjoining properties. ▪ The colour and design of lights should be simple in style and discrete in profile to blend with the bushland landscape or the exterior of the building. ▪ Light spillage from signage and lighting for car parks should be contained within property lines. Landscaping should not be relied upon to prevent light spillage into the public realm. ▪ The brightness of lighting should be restricted to a level that protects the amenity of the area. 	<p>Lighting that is unobtrusive without detracting from the amenity or bush garden character of the area.</p>
Signage	
<ul style="list-style-type: none"> ▪ Commercial signage should integrate with the building form, be proportionate to the façade, be unobtrusive and use earthy colours and materials. ▪ Commercial signage should avoid the use of illuminated, neon lighting, billboards or animated advertising and extensive use of primary colours. 	<p>Signage that is unobtrusive and integrated into the building façade, streetscape and landscape setting.</p>
Sustainability	
<ul style="list-style-type: none"> ▪ Passive design principles should form the starting basis for designing new buildings. ▪ Windows should be positioned to allow for natural cross ventilation, and provide external shading devices to control heat gain. ▪ Extended eaves should be incorporated to allow winter sun and restrict summer sun. ▪ Building forms should maximise the potential for solar heating, solar panel installation and rain water harvesting. ▪ Rain water tanks should be positioned to the rear of the building or placed underground. Water tanks should be of earthy tones that reflect the surrounding landscape and minimise visual intrusion. 	<p>Development which achieves best practice ESD.</p>

6.0 Reference

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St Andrews Township Design Guidelines, April 2012