

25/02/2016
C85

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

LOT 1 GRAYSHARPS ROAD, HURSTBRIDGE

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land, provided the subdivision is by a public authority or utility service provider to create a lot for a utility installation.

2.0

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Conditions and requirements for permits

New development should respond to the *Lot 1 Graysharps Road Hurstbridge Neighbourhood and Site Description and Urban Design Guidelines, November 2014*. An application that varies from these design guidelines must demonstrate how the design is generally in accordance with the development plan and the relevant design requirements and built form outcomes identified in Table 1 to this schedule. Applications must be accompanied by a statement detailing how the proposed development responds to the approved development plan and design objectives of this schedule, as appropriate, to the satisfaction of the responsible authority.

All new residential lots must be serviced with reticulated sewerage, water supply, gas and electricity, and where practicable provided underground.

All new roads shall be sealed, incorporate footpaths, drainage, underground services and be constructed to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

Design objectives

The following design objectives are to be addressed within the development plan:

- To recognise importance of the site and its location adjacent to infrastructure.
- To encourage subdivision with lots that have a sense of address and frontage to Graysharps Road.
- To provide for appropriate visual and physical links connecting the creek environs, the future wetlands and Ben Frilay Oval.
- To ensure building envelopes are provided with a shared aspect to existing or future open space.
- To promote housing diversity.
- To define a clear movement network that supports pedestrian and cycle movement through the site.
- To ensure buildings are sympathetic to heritage assets.

Table 1

General design requirements	Outcome to be achieved
Site design	

General design requirements	Outcome to be achieved
<p>Site layout and setbacks</p> <ul style="list-style-type: none"> ▪ Encourage an overall development that is appropriately integrated into the prevailing landscape setting. ▪ All lots to have generous site setbacks at the northern, western and southern site boundaries to provide adequate space for canopy tree planting within private open spaces. ▪ Provide sufficient setbacks at the eastern site boundary to achieve ground level activation with existing community buildings whilst providing landscaping opportunities. ▪ Ensure the site layout allows for visual and physical permeability at multiple north-south and east-west corridors via careful arrangement of roads, pedestrian paths and open spaces. ▪ Ensure site layout allows for regular breaks along each boundary. 	<p>Building envelopes located within a landscaped setting which provide ample setbacks and opportunity for canopy tree planting/ landscaping.</p>
<p>Orientation and view lines</p> <ul style="list-style-type: none"> ▪ Ensure appropriate separation between building envelopes to maximise privacy and opportunities for view sharing and northerly aspect. ▪ Orientate private open space areas and key open space areas to face north (where appropriate). ▪ Orientate living areas with windows and balconies to have aspect towards existing and future open spaces around the site (where appropriate). ▪ Ensure that building entries along the site boundaries are highly visible from public pedestrian pathways and open spaces. ▪ Locate all services, car parking and loading areas away from the frontage and the public realm. 	<p>Buildings that are positively orientated to achieve northerly aspect and interface with existing and proposed open space areas.</p>
<p>Building address</p> <ul style="list-style-type: none"> ▪ Provide access to development via a main internal road and frontages at a publicly accessed pedestrian paths. ▪ Provide access to the central development blocks via a lower order access way and provide frontages to communal open spaces within the site. ▪ Provide building frontages to face other building entries (where possible). 	<p>An internal site layout which allows buildings to achieve a positive sense of orientation and address to the public realm.</p>
<p>Access and connectivity</p> <ul style="list-style-type: none"> ▪ Ensure car parking within the site is not visually dominant in appearance. Car parks should be concealed behind a landscape screen or integrated into future development. ▪ Improve pedestrian connections on site to services and facilities around the site including recreation, leisure, sport, health and community services. 	<p>An internal site layout which minimises pedestrian and vehicle conflict, achieves pedestrian connectivity and conceals onsite car parking.</p>
<p>Building configuration</p>	
<p>Building height and form</p> <ul style="list-style-type: none"> ▪ Ensure buildings do not protrude above or compromise the established canopy silhouette of Diamond Creek environs. ▪ Apply sufficient upper level setbacks for the planting of canopy trees. 	<p>Building scale which respects and reflects the low scale village character of Hurstbridge and locates development within a landscaped setting.</p>

General design requirements	Outcome to be achieved
<p>Building style and facade composition</p> <ul style="list-style-type: none"> ▪ Provide entrances on building edges that are architecturally expressed. ▪ Incorporate articulated facades on elevations visible from the public realm. ▪ Provide buildings that are contemporary in style and incorporate simple building elements and ensure buildings do not reproduce historic styles or architectural detailing. ▪ Provide visual interest at the northern and southern corners of the eastern site boundary which are exposed to views on approach to the town centre. ▪ Avoid wide blank walls to ensure visually interesting and activated building sides and backs. ▪ Ground level units that abut pedestrian walkways and the proposed plaza should provide individual entries, low or no fencing and landscaping treatment. 	<p>Well designed and sited buildings which are of a contemporary style and incorporate key architectural characteristics of Hurstbridge.</p>
<p>Roof style</p> <ul style="list-style-type: none"> ▪ Defined roof forms as an integrated part of the overall building design. 	<p>Buildings that adopt a contemporary style and incorporate key architectural characteristics of Hurstbridge.</p>
<p>Landscape/public realm integration</p>	
<p>Boundary treatments</p> <ul style="list-style-type: none"> ▪ Achieve landscaping opportunities along all boundaries with a provision of generous setbacks. ▪ Provide a combination of hard and soft landscape treatments at the Graysharps Road frontage. ▪ Create an integrated plaza/forecourt shared with other community buildings. ▪ Present activated building edges to the pedestrian ways with individual residential entries (pedestrian only), low and transparent fencing and landscaping to allow for visual interest and passive surveillance. ▪ Encourage the placement of entries, windows and balconies to facilitate passive surveillance of streets, parklands and pedestrian paths. 	<p>Boundary treatments that reinforce a strong presence of native vegetation within private allotments when viewed from the street and open space areas.</p> <p>Site design which facilitates a plaza forecourt to the Graysharps Road frontage.</p> <p>Building design that achieves a high level of passive surveillance.</p>
<p>Communal open spaces</p> <ul style="list-style-type: none"> ▪ Create communal open spaces which are large enough to accommodate a range of facilities, including community gardening, playgrounds and exercise equipment. ▪ Design communal open spaces that are convenient, efficient and well-lit to maintain safety of these areas. ▪ Ensure accessible communal spaces meet the needs of people with limited mobility. 	<p>A site and building layout which provides ample communal open space for the benefit of future site occupants.</p>
<p>Landscape</p> <ul style="list-style-type: none"> ▪ Retain the sense of strong canopy tree silhouette behind the site. ▪ Encourage a physical and perceptual extension of landscape from the adjacent parklands into the site with an integrated landscaped response. ▪ Retain the established canopy trees along the Council road at the northern boundary. 	<p>A site and building layout which locates development within a landscaped setting.</p>

General design requirements	Outcome to be achieved
<ul style="list-style-type: none"> ▪ Establish footpaths leading to building entrances linking existing walking trails around the site that are no greater than 1.5 metres wide and constructed with materials consistent with natural landscape setting such as brick pavers, crushed rock and aggregate finishes. 	
<p>Public furnishings, lighting and signage</p> <ul style="list-style-type: none"> ▪ Ensure the signage, lighting and street infrastructure do not dominate streetscapes and avoid visual clutter. ▪ Provide way finding signage and public lighting at the site entrance. ▪ Encourage well-designed, well-lit and safe pedestrian paths along the north, west and south boundaries. ▪ Ensure that pedestrian paths link with existing and future walking trails in the surrounding area. 	<p>Public furnishing and signage that is integrated into the design of the building façade (where applicable), surrounding streetscape and landscape setting.</p>