

05/06/2014
C29**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

Dunkeld 'Main Street' Precinct**1.0**05/06/2014
C29**Design objectives**

To maintain the rural town character of Parker Street and reinforce the low profile of buildings to either side of the main street.

To ensure that development in Parker Street responds to the streetscape rhythm of the commercial core while presenting an active street address.

To support a highly amenable and attractive 'main street' spine along Parker Street with an emphasis on the pedestrian experience.

To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

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C29**Buildings and works****Permit requirements**

A permit is required to construct a solid front fence that is more than 1.2 metres in height.

Buildings and works requirements

Construction of buildings and works must meet the following requirements:

Building height

- Building heights should match the existing single storey profile of the main street. On the north side of Parker Street buildings must be one storey unless it can be demonstrated that there will be no impact on existing views to the mountains.
- Any upper level or double storey forms should be contained within a roof profile (such as an attic), or designed as a split-level following the slope of the land so as to be recessive in appearance.
- Upper level decks or viewing platforms should be completely contained within the roof form to protect existing public and private view lines.
- (Refer Diagram 1)

Building setbacks

- Retail buildings should present an active street frontage set hard to the front boundary wherever possible to ensure a positive interface with the streetscape.
- Non-retail buildings may have a variable front setback provided the setback includes the provision of landscape behind semi-transparent or open fencing.
- Car parking or service areas fronting Parker Street should be avoided.
- Retail buildings fronting Parker Street should be set hard to side boundaries and attached. Non-retail buildings may incorporate side setbacks to support views and landscaping.

(Refer Diagram 2)

Building façade and frontage treatment

- Buildings should be designed in a contemporary manner that draws on the form and structure of the traditional building stock.
- Retail buildings set to the street frontage should include large areas of glazing to activate the street.
- Buildings addressing the street front should include weather protection in the form of canopy-levered awnings up to 0.75 metres from the kerb edge. New post supported awnings should not be provided.
- Building entries should be clearly marked.
- Retail buildings should be designed to present a clear single storey parapet to the street front.
- Solid front fencing on boundaries should be avoided.

Building materials and roof form

- Buildings in Parker Street should use a material palette that is drawn from the prevailing finishes found in the main street, including use of timber detailing, natural stone and brick. Use of render should be minimised.
- Buildings may incorporate the use of contemporary materials provided such materials are harmoniously applied as they present to the public realm.
- Roof form should respond to the prevailing character of the commercial core including pitched gabled-end forms with ridges aligned perpendicular to the street. Alternatively flat and skillion roofs should be provided in aid of long views towards the Grampians Ranges.

Access and services

- Pedestrian access to properties fronting Parker Street should be available directly from the Parker Street footpath, with secondary access provided to the rear.
- Vehicle crossovers should be provided via rear access where this is appropriate.
- Where side setbacks are utilised, through-block pedestrian linkages, in particular to the north of Salt Creek, should be provided.
- All existing and future infrastructure within Parker Street should be located underground.

Sustainability

- Sustainability principles should be applied in the design and operation of new development in Parker Street.
- Passive and active sustainability measures, including the collection and storage of stormwater on-site and the incorporation of solar panels, are encouraged.

3.0 Subdivision

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A permit is not required to subdivide land.

4.0 Application requirements

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An application for a planning permit must be accompanied by the following information to the satisfaction of the Responsible Authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule.

5.0 Advertising signs

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In addition to the requirements at Clause 52.05 – Advertising Signs Category – 1 Business areas:

- Advertising signage should be integrated into building design, so it does not compromise the integrity of the streetscape.
- Signage should be limited to fascia treatments and under-awning panel signs.
- Pole signs must not be erected within Parker Street.
- Internally-illuminated signage is not permitted.
- Illumination of building facades should be designed to integrate with the facade design.

6.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, as appropriate:

- How the design, height and visual bulk of new buildings addresses potential amenity impacts on surrounding development.
- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the rural town character of Dunkeld.
- The impact the proposal may have on views to the Grampians.
- How the proposal improves the street environment for pedestrians.
- The extent to which buildings provide an active frontage to Parker Street.
- The selection of building materials, colours and finishes.
- The architectural quality and innovative response of the building design.

7.0 Reference documents

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Dunkeld Structure Plan, January 2014

Dunkeld Structure Plan, Urban Design Guidelines - 'Main Street', 2012.

Diagram 1

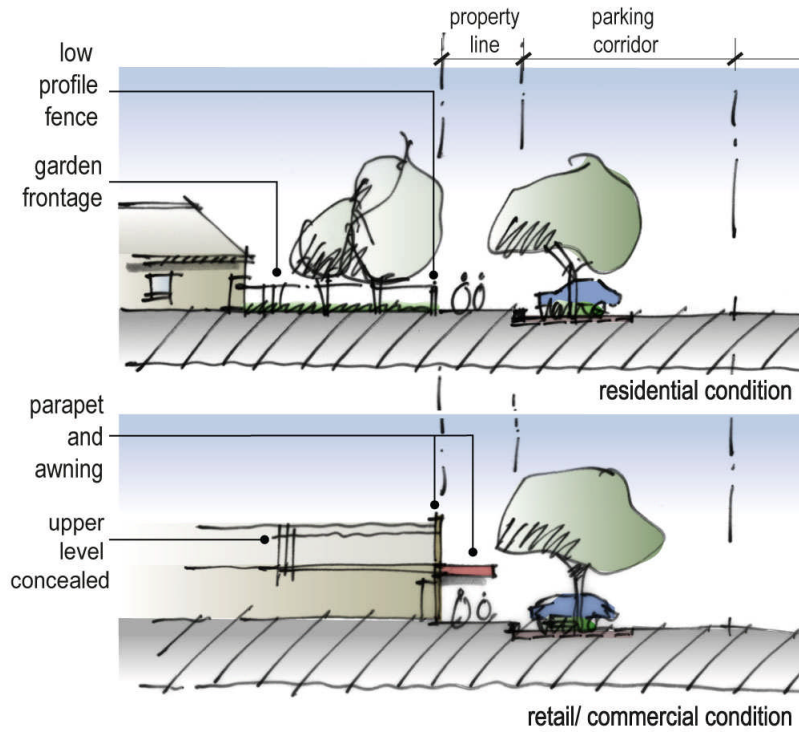


Diagram 2

