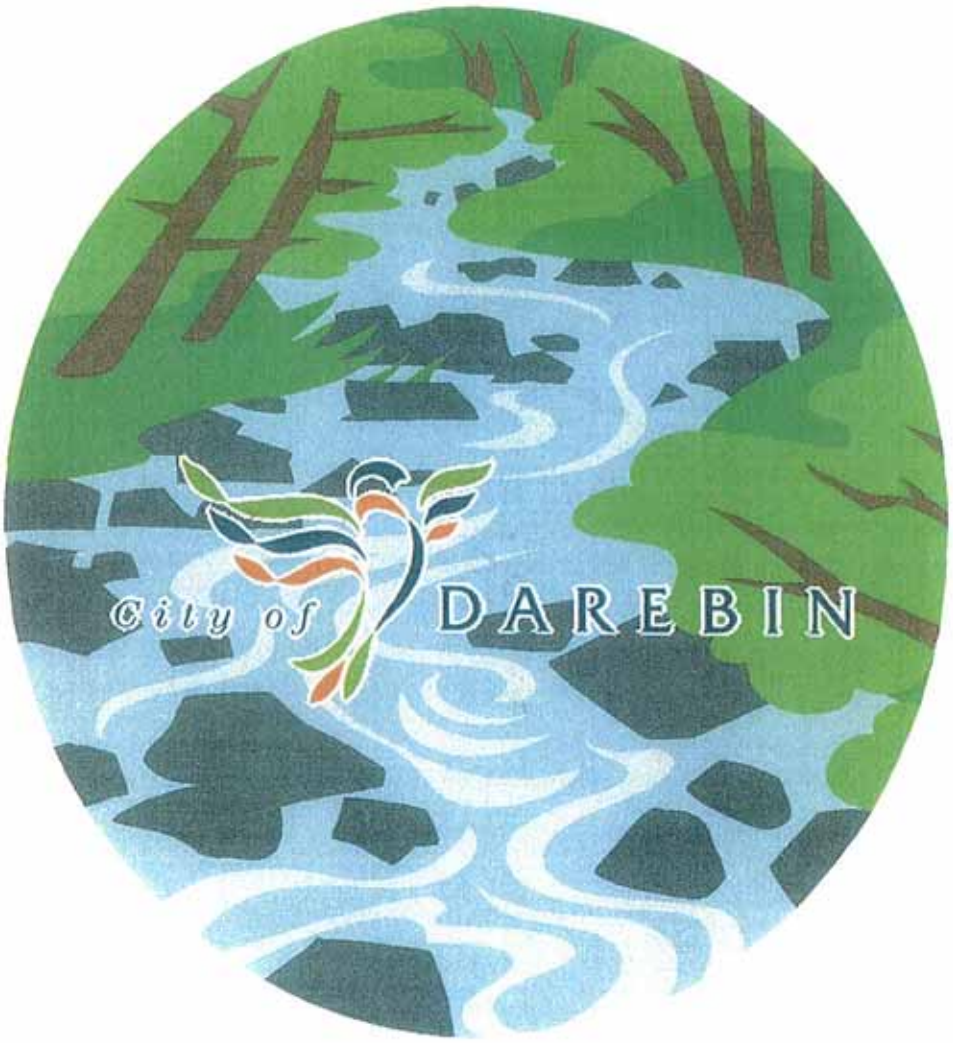
Darebin Creek Design and Development Guidelines



Adopted by the City of Darebin on 4th September 2000

Prepared for the City of Darebin

by

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Urban Design and Town Planning

Darebin Creek Design and Development Guidelines

FINAL REPORT

August 2000

By David Lock Associates and Environment Land Management for Darebin City Council

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1.0 Introduction

This is the final report of the Darebin Creek Design and Development Guidelines Study, undertaken by David Lock Associates and Environment & Land Management between June 1999 and January 2000. The original purpose of the study was to establish Development Guidelines for the land abutting the Darebin and Merri Creeks within the City of Darebin, implemented through appropriate overlay controls in the Darebin Planning Scheme. Council subsequently decided to implement guidelines for Darebin Creek only and consult further with Merri Creek Management Committee before finalising guidelines for Merri Creek. The Guidelines and Overlay controls are intended to guide development proposals in responding appropriately to the desired creekside character, and to provide Council with a policy basis and tool to assist in the assessment of development proposals and their impact on the creek environs. This is achieved through the following elements:

- *Definitions of the character precincts along the creek, along with their existing and desired character;*
- *Design objectives for each precinct;*
- *Design and Development Guidelines for each precinct, and;*
- *a Design and Development Overlay schedule,*

1.1 Background

From European settlement until recent times, the history of the Darebin Creek has been one of neglect and degradation of the creeks' intrinsic value through the impact of urbanisation. These impacts have included:

- *The removal of trees and understorey planting - both to clear land for development and also to reduce bushfire risk - threatening the ecological integrity of the creek along with their aesthetic appeal and compromising its character.*
- *The recognition of the creek only as a drain and dump, with the consequent attraction of activities that used the creeks as a conduit for waste, resulting in predominantly industrial creekside land uses.*

- *The perception of the creek as a source of risk - such as flooding from the creek and fire from the creekside plants - and consequently incompatible with development, leading to "engineered" solutions to mitigate these risks, such as reshaping the creek channel to a more trapezoidal form.*

However, recent years have witnessed a fundamental change in the way we use and value urban waterways. They have become increasingly valued as aesthetic, recreational and environmental resources as well as drainage channels. This change in perception has been created in part by, and has encouraged, a range of environmental enhancement strategies and actions which have been carried out by the Council and other agencies - both voluntary and public - that have gone a long way to improving the quality of the creekside environment.

The increasing value that has been placed on the creek, coupled with recent changes in the housing market, has resulted in a substantial increase in pressure for the redevelopment of creekside lots and replacement of single or two storey houses with larger multi-unit developments. This study seeks to ensure that this pressure can be met not only without detriment to the creekside environment, but also that development and associated landscaping retains and enhances the valued creekside qualities.

1.2 The Study Approach

The underlying aim of the study is considered to be to influence the relationship between and the creekside environment and adjacent development on private lots, in order to ensure the creekside's value as an aesthetic, environmental and recreational resource is optimised. The approach taken to the study is underpinned by the belief that each development in the creekside area has a responsibility to retain and enhance the creeks' unique contribution to both the surrounding urban population and the wider biological community. It is further considered that the exact nature of this responsibility varies from area to area, according to the character of that part of the creekside and the relationship of surrounding development to it. The study is also underpinned by the concept of 'mutual sustainability' which highlights the delicate balance to be found between ensuring access to the environmental welfare offered by the creek valleys and protecting the very qualities that provide that welfare. An example of the many complex balances to be found is the desire to achieve a perception of personal safety (thus maximising the amenity of the valleys) through, for instance, buildings overlooking the

creekside, compared with the desire for an entirely natural 'haven', unaffected by the built environment.

1.3 Conduct of the study

The study was designed to evolve iteratively as the understanding of the creek, relevant issues and the best way of addressing those issues evolved, within the structure described below;

- Identification of overall objectives, assessment Criteria and literature review, in order to gain an understanding of the history, underlying trends and issues that relate to development near the creeks.
- Survey of creek and identification of precincts, in order to gain an understanding of the character of different parts of the creek.
- Identification of precinct specific desired actions, in order to identify the physical actions required to achieve the objectives described above.
- Preparation of draft guidelines, in order to establish the content and format of the guidelines and test their effectiveness through consultation and in-house review.
- Preparation of draft Design and Development Overlay Schedule
- Finalisation of Guidelines and DDO,

An important part of each stage was the consultation and review process. This consisted of three main elements, the Steering Group, Reference Group and public consultation.

The Steering Group consisting of representatives of Darebin City Council, the Management Committees for both creeks and the Department of Infrastructure oversaw the project. The Steering Group was consulted at each stage in the process and was responsible for reviewing the findings of previous stages and approving the proposed conduct of future stages. Its ongoing input allowed the study to evolve as the understanding of the creeks developed through survey and analysis.

In parallel with the Steering Group meetings a series of meetings was held with an external reference group consisting of representatives from the Friends of Merri Creek, the Friends of

Darebin Creek, Melbourne Water and Moreland, Banyule and Yarra City Councils. The Reference Group's primary purpose was to gain access to a wider range of perspectives about the issues that relate to creekside development, to facilitate discussion of the issues and to raise issues for subsequent discussion with the Steering Group.

The study outcomes were also subject to a public consultation process, whereby Darebin residents were invited to review the structure and content of the proposed Guidelines and comment on their scope and content. The Steering Group reviewed insights gained through this process in subsequent meetings.

The study relied on both primary data (field observations) and secondary data (planning documents and studies) as well as considering the comments of individuals, groups and organisations, to gain an understanding of the creeks and their planning context. The resultant Guidelines have been designed to be compatible with all the policies, overlays and other instruments of the Planning Scheme.

1.4 Purpose and structure of the report

The purpose of this report is to record the detailed findings of the study, leading to the rationale behind the proposed Guidelines and DDO. This report documents:

- *the strategic objectives and assessment criteria established to guide the study, and their rationale;*
- *the issues that relate to development near the creekside, identified through study and field survey;*
- *the vision developed for the future character of Darebin creek, and its rationale;*
- *the process by which the guidelines have been developed along with description of them; and,*
- *the recommendations regarding the statutory planning mechanisms.*

2.0 Strategic Objectives and Assessment Criteria

The first part of the study involved establishing a set of objectives for the study and a set of assessment criteria that would indicate whether these objectives were being met. This provided a checklist for the identification of character precincts and benchmarks against which the guidelines could be tested in terms of their effectiveness at achieving the objectives of the study.

A draft set of strategic objectives and assessment criteria was drawn up following a review of the brief for the study and all planning documents of relevance to the creek.

For each objective, "guiding principles", "suggested characteristics of appropriate development", and "references" were identified. The guiding principles were intended to make explicit the values applied to meeting an objective, making them "transparent" and available for scrutiny and testing as part of the consultation process

The suggested characteristics of appropriate development were intended to identify one or more indicators that the objectives have been met, providing assessment criteria against which the guidelines could be tested to establish whether or not they achieve the objectives of the study. Again, making these criteria explicit also makes them "transparent" and available for scrutiny and testing as part of the consultation process.

The references were intended to outline other policies and studies that relate to these objectives.

The draft Strategic Objectives and Assessment Criteria were presented in two public workshop sessions in July 1999, along with an explanation of the study and the approach taken to it. At these workshops, suggestions were made for amendments to the Strategic Objective and Assessment Criteria. The Reference Group and Steering Group then reviewed these amendments and the objectives and criteria agreed. The agreed objectives are;

- *To maintain the waterway function of the creeks and its riparian ecosystem.*

- *To protect the creek from visual, aural or olfactory intrusion.*

- *To preserve and enhance the corridor nature of the creek.*

- *To preserve and enhance the capacity of development to benefit from its creekside environment.*

- *To enhance the identified and valued character of different parts of the creek.*

- *To enhance community awareness and promote a sense of ownership of the creek.*

- *To enhance aesthetic contribution of development to creek.*

- *To preserve and enhance perceptions of personal safety for creekside users.*

- *To preserve and enhance the creek's habitat value.*

- *To enhance appropriate public access to the creek*

- *To enhance the recreational and educational value of the creek.*

- *To enhance the visual character of the creeks and there associated landscape to incidental observers (passers by).*

- *To enhance the range of complementary activities and uses that can be accommodated in the creekside environment.*

The complete table is contained in Appendix A.

Having established the objectives, which continued to be subject to periodic review as the understanding of the creek and associated development issues developed, a methodology for the field survey could be designed that was carefully tailored to record the relevant data about

the creek. The rationale for the survey of both creeks and the findings for Darebin Creek are described in the next section.

3.0 Survey and Analysis

3.1 Scope

The creeks' areas of different character and those areas' characteristics, were identified through a field survey, based on:

- *The Strategic Objectives and Assessment Criteria; and,*
- *The consultants' experience of the factors likely to influence character.*

The initial analysis revealed that there are seven variables that most influence the character of the creek and that the character varies according to the relative dominance of each of the seven variables. In other words, different parts of the creek have a distinctive character due to the relative dominance of different elements. For example, the character changes when the dominant element changes from landscape to development. Alternatively, if for example, the valley profile is perceived to be the most dominant element, the character changes when that profile does. The seven variables that most influence the character of the creeks are;

- *The dominant skyline element from the creekside trail (e.g. urban/landscape/mixed) and any identifiable trends that may affect that element, such as maturing vegetation.*
- *The creek cross-section (e.g. steep-sided or open).*
- *The vegetation type, density and height and any identifiable trends that may effect that element, such as maturing vegetation.*
- *The visibility, type and intrusion of neighbouring activity and any identifiable trends that may affect that element, such as maturing vegetation.*
- *The character and style of neighbouring development.*
- *The edge condition between the creekside and neighbouring activity (e.g. road, fence or wall)*

- *The Channel form (i.e. deep or shallow, visible or invisible bed, degree of surface flow disturbed by underlying rocks, degree of channel openness or choking by vegetation).*

It was considered that the importance of each of these seven variables is continuous; that is at all points along the creek their presence or absence makes a difference to the character of the creek. For example, there is always a dominant skyline element, and in the case of the visibility and so on of surrounding development, its absence contributes to the character of the creekside as much as its presence. Consequently, the survey was designed to record continuous observations in relation to these seven variables or "fields" and note the dominant element and changes in the character within each field. For example, a change in nearby land use from industry to residential would be recorded (although if neither the industry nor the residential use dominated the creek in that area the change of land uses would not be recorded as a change of character).

Also recorded were point or discontinuous observations that influence the creeks' character, including:

- *evidence of localised human activity, whether positive and negative (e.g. regeneration of the creekside vegetation, concentrations of joggers, dog-walkers and trail bikers: dumping of rubbish);*
- *significant viewpoints from the creekside trail;*
- *landmark elements (distinctive placemarkers);*
- *rock outcrops; and,*
- *other site specific characteristics and issues.*

The survey was undertaken between August and November 1999.

3.2 Survey findings

The survey identified seventeen distinct areas, or precincts of different character on Darebin Creek (see Appendix B). For each of these precincts, a profile was prepared which summarised the characteristics defining the area's character. These profiles described the characteristic condition in each of the seven survey fields, the approximate limits of visibility from the creek side trail, (the "visual catchment"), the valley profile and any point observations made on the survey of bearing to the character of the creek. The Reference Group and Steering Group reviewed these profiles in September 1999, and revisions made. The revised profiles can be found in Appendix C.

The survey found that, overall, the character of Darebin Creek was most influenced by the following elements;

- *Visually intrusive buildings, which have, in places, compromised the remote and natural character of the creek.*
- *Inappropriate and intrusive uses of the creekside such as littering, dumping, the use of trail bikes and other anti-social behaviour.*
- *Pollutants entering the creek from the adjacent industrial uses and surface drainage from its urbanised surroundings and agricultural upper reaches have compromised its ecological integrity.*
- *Invasive exotic plants that have occupied niches previously occupied by natives, resulting in not only adverse visual impact but also the loss of habitat and bank damage, significantly compromising the ability of native flora and fauna to survive.*
- *Domestic and feral animals which have preyed on indigenous creekside fauna.*
- *The regeneration of native plants, which will undoubtedly make a greater contribution to the Creekside character as the plants mature.*

3.3 Some observations on the findings of the survey

The survey revealed that the relationship between the creek and people is not mutually beneficial. The creeks' value as an aesthetic, recreational and ecological resource that provides a peaceful escape from the surrounding urban environment, risks being compromised because of the very pressures these qualities bring. As has already been stated, foremost amongst these is the pressure to redevelop single occupancy houses with more substantial and visually dominant multi-unit buildings. Other issues that compromise the creeks ability to be enjoyed by the wider community include those that relate to perceptions of safety and the value of the variety of experiences the creek has to offer. These are dealt with in more detail below.

Many characteristics of the creeksides' "natural" qualities are likely to be perceived as compromising an individuals safety as he or she passes through the area. These characteristics are:

- *Short sight lines, leaving the observer to wonder what is around the next corner;*
- *Many potential hiding places;*
- *Often little potential for surrounding buildings to provide passive surveillance to the creekside.*

Concerns about personal safety have also been identified in a survey of the communities views regarding the creeks (Melbourne Parks and Waterways 1995), from observation and from consultation as being an important factor that restricts use of the creek for many creekside residents. As this issue is felt most acutely by women, safety concerns ought to be addressed in the design of the creekside environment if it is not to be inequitable.

The variety of experiences provided by Darebin creek should also be considered. As a linear park that is passed through, the constantly changing combination of valley form, views, landscape and built form ensure that the character of the creek varies along its length. It is recognised that the core attraction of the creeks is its natural character and this should in all cases be retained and enhanced, particularly because of the relief it provides to the predominantly urban surroundings. However, it cannot be assumed that visible development is inherently detrimental in all areas to all observers and where appropriate a degree of limited visibility of buildings would contribute to the diversity of experiences and visual interest along

the creekside. This could also be expected to broaden its appeal to those interested in recreational walks for more than just the "natural" experience.

4.0 Arriving at the vision

4.1 Swot Analysis

Once the character precincts were mapped and their characteristics identified an analysis was undertaken to identify the strengths, weaknesses, opportunities and threats of each precinct in relation to the strategic Objectives described earlier. These are incorporated into the profiles in Appendix C.

This analysis provided a better understanding of the pressures and trends at work in the different precincts and an insight into the actions required to meet the objectives of the study. These actions were subsequently mapped for each precinct and are included in appendix D. These actions occur in both the public domain and on private properties. Those in the public domain are recommended for implementation by the Council. Those on private properties provide a test of the adequacy of the subsequent guidelines and could also be incorporated in a campaign by Council to promote voluntary creekside enhancements by private property owners when undertaking development or redevelopment. These maps also show the visual catchments for each precinct identified in the field survey, being all the private properties currently or potentially within the visual catchment and therefore that play a role in defining the visual character of the creekside. This takes account of the potential for a site to enter a creeks visual catchment following redevelopment in a more visible form. This requires an element of professional judgement regarding realistic building heights (since it could be argued that all, or most, areas could potentially be within a creek's visual catchment if the proposed redevelopment was high enough).

4.2 Classifying the different relationships between development and the creek

The understanding of the creeks existing character and the actions required to meet the study's overall objectives allowed conclusions to be drawn about the current and potential relationship between development and the creek, both the present situation and the potential one for each precinct. This revealed there to be two broad types of relationship between development and the creek on Darebin Creek.

Type "A",

Within which the tree canopy and landform are the visually dominant elements and surrounding development is rarely visible from the creekside trail. In these areas, the skyline is predominantly defined by vegetation or vegetated surfaces and there are no extensive areas of hard (man made) surfaces. "A" precincts appear to be the most "natural" precincts, although this term is used as a general description and may not, in its strictest sense, be the same as the most ecologically valuable areas, since these are often grasslands, that whilst ecologically valuable, do not screen adjoining development as well as woodland. In these precincts surrounding properties generally enjoy views of the creekside landscape rather than the creek itself.

Type "B"

Within which development has a more significant visual impact on the character of the creekside. In these precincts both development and the natural characteristics of the area - such as trees, open grassland or landform - have a significant impact on the character of the creekside. The skyline is defined by development to a significant extent and built linear edges (such as property boundaries) are visually prominent. However, there is also significant vegetation, predominantly "soft" surfaces and often-significant topographical features. In these precincts, adjacent properties enjoy views of the creeks and/or adjoining landscape.

4.3 Establishing the Optimal relationship between development and the Creek in different precincts

The underlying theme of this study is to ensure that development contributes to the enhancement of the creeks value as an aesthetic, environmental and recreational resource. Primarily, this means establishing a relationship where surrounding development has minimum impact on the creekside environment because it is screened by appropriate landscaping and or landform. However, we recognise that in some precincts it is neither possible, nor desirable, to completely screen development and achieving a positive relationship between development and the creeks is more than just "planting out" development.

4.4 Development Screening Rationale

The factors that influence the inevitability or desire for varying levels of screening of development are set out below.

Remoteness

With the exception of Gresswell Hill, the creek corridor offers the only opportunities within the municipality for a relatively natural experience, remote from the intrusion of urban elements. It is considered that the provision for this experience is important enough to be retained as an environmental resource for the community, except where other objectives are deemed to be more important, as detailed below.

Physical constraints

In some areas, the physical characteristics of the creekside are such that it is inevitable that adjacent development will be sensed. For instance, where the trail looks down on development from the top of a levee, it is not possible to make development invisible. (In some of these cases, however, it is recommended where possible that Council create a new trail further down the levee, from which it will not be possible to see the development.) In other cases, the location of private property on steep slopes makes it equally difficult for new development to be screened, and where lots abutting the creekside are small, it may be difficult to achieve complete screening of development on them without placing an overly onerous constraint on development.

Personal safety

Personal safety has been cited as a major concern of creekside users – particularly females. The actual and perceived safety of the public creekside environment – for those walking along the trail, for instance – is heavily influenced by the number of creekside users and the potential of the area to be overlooked by people in adjacent properties. The contribution to safety the second point makes is known as 'passive surveillance'. The influence of passive surveillance on personal safety was highlighted recently when someone who had regularly used the path along Merri Creek between Bell Street and Miller Street was attacked there (for the first time) following the introduction of new planting that screened adjacent properties, thus preventing passive surveillance.

It is recognised that the provision of passive surveillance directly conflicts with the provision of a natural experience. However, the creation of an entirely natural experience along the entire length of both creeks would reduce the availability of the environmental resource to those that are unwilling to take a risk on their personal safety. Instead, it is considered that part of one or

both creeksides should be made safer through the retention and encouragement of passive surveillance where it already exists. This would provide a choice of creekside environments with different levels of support for personal safety, thereby allowing as much of the community as possible to experience the creekside.

It should be noted that passive surveillance can be achieved with minimal visual intrusion from the adjacent properties, and does not require adjacent development to dominate the creekside visually.

Streets alongside the creek

In a few places, there are streets immediately alongside the creek corridors. Where this is the case, it is considered more important that development abutting those streets addresses them with visible building fronts – mainly for the passive surveillance reasons outlined above – than that it supports a remote creekside environment. This does not prevent increased vegetation being installed within the public land adjacent to the creek to enhance the feeling of remoteness, although in many of these cases there is limited opportunity to do so due to the narrowness of the creek corridor.

Private amenity

One of the objectives of the study and resulting guidelines is to optimise the benefits offered by the creek corridors to adjacent residents. Many existing properties enjoy views of the creekside. Whilst there is no absolute right to such a private view, in formulating the guidelines consideration has been given to identifying the appropriate balance between this private amenity and the public amenity available from the creekside itself. It should be noted that the feeling of remoteness in the creekside can be enhanced through increased planting, without entirely denying the private views.

Garden character

Between the Hurstbridge railway line and Heidelberg Road, a fine European garden is set on the steeply sloping western bank of Darebin Creek. Whilst this allows views of the building above it, the adverse impact on the garden character that would result from a requirement for screening vegetation on the property is considered to outweigh the objective of remoteness.

Conclusion

In conclusion, there are a number of factors that must be balanced against the overriding objective of remoteness in determining the level of screening of development required by the proposed guidelines. In all cases, the proposed guidelines seek to enhance the level of remoteness experienced in the creekside environments by minimising the visual impact of adjacent development, however they do so to varying degrees depending on the incidence of competing factors.

It is an objective of the study and guidelines to create a varied experience for creekside users. Whilst this is not considered to override the objective for remoteness, where some sense of adjacent development is unavoidable or desired for the reasons outlined above, a different kind of experience is created, adding to the overall diversity of the creekside environment. In these cases, the guidelines seek to promote a character that consists of a combination of natural elements and attractive built elements.

Desired Character

In order to provide for the varying incidence of the factors described above, two basic types of desired character (and, therefore, guideline) are proposed, based on the different potential relationships between development and the creek outlined earlier:

A *An entirely natural and remote creekside character, achieved through the maximum screening of development from the creekside.*

B *A largely natural and remote creekside character that also reflects the competing factors outlined above, achieved through the requirement for substantial screening of development from the creekside.*

The desired character for each precinct was determined based on the incidence of the factors described above. In each case, the following assumptions were made:

1. *That the guidelines apply to proposed new developments only and use as an educational tool for existing land owners when making decisions about property changes that do not come through the planning process.*

2. *That land uses along the creeks will remain constant.*

Should the land uses or level of vegetation on public land alongside the creeks change, the desired character (and, therefore, the guidelines) should be reviewed to ensure they remain appropriate.

The desired character for each precinct is outlined below.

D1-5

In precincts D1-5, the creekside has a grassland character, allowing unimpeded views (or at least the potential of them) from adjacent properties. It is considered that while the natural character of these precincts can be enhanced through increased landscaping on the private properties, this should be balanced with the retention of the private amenity offered by views of the creekside.

Therefore, the desired character of these precincts, and hence the relevant guideline, is type B.

D6, D11-12 & D15-16

These precincts currently have a "natural" character, in which man made elements are virtually entirely screened.

Therefore, the desired character of these precincts, and hence the relevant guideline, is type A.

D7-10, D13-14

These precincts currently have a character consisting of a combination of natural and man made elements. However, it is considered that they have the potential to become "natural" precincts over time, as new development responds more appropriately to the creekside by being virtually entirely screened from it.

Therefore, the desired character of these precincts, and hence the relevant guideline, is type A.

D17

Precinct D17 is characterised by fine European-style gardens that may be significantly adversely affected by any requirement to include landscaping to screen adjacent buildings. It is intended

to extend the trail through this area and a visual link to the surrounding parklands would complement the range of environmental qualities available to creekside users.

Therefore, the desired character of these precincts, and hence the relevant guideline, is type B.

Overall Vision

The product of this set of desired characters is an overall vision for the creekside of linear sequences of contrasting and complementary spaces, illustrated on a map in Appendix E. The character of these spaces will reflect their existing characteristics to create a diverse experience for creekside users, providing for a wide range of aspirations within the Darebin community. In particular, the resulting sequence of spaces will provide for both those seeking remoteness and those seeking a sense of personal safety through passive surveillance.

All of the precincts that currently have a "natural" character are intended to have that "natural", character retained and enhanced. A number of precincts that currently have a character combining natural and man made elements are proposed to be made "natural" over time, as it is considered that future development has the potential to be completely screened by landform and landscaping without detriment to the other objectives of the study.

4.5 Objectives for different precincts

Once the desired character of each precinct was established, design objectives were prepared for each character type, these are:

A; *to retain and enhance the natural character of the precinct and ensure development is not detrimental to this goal.*

This is to be achieved by ensuring development is adequately screened from the creek by visually impermeable landscaping or landform and is orientated to limit visual, aural and olfactory intrusion.

B; *to increase the contribution of natural qualities to the creekside character and ensure development and associated landscaping has a positive relationship with the creekside.*

This is to be achieved by ensuring development is of a high standard, is orientated to benefit from its creekside outlook, presents an attractive façade to creekside, and often property boundaries and a skyline largely defined by landscaping.

This is to be achieved by ensuring development is cohesive and of a high standard, is orientated to benefit from its creekside outlook, presents an attractive façade to creekside, has an attractive built edge between development and open space and retains and enhances the existing tree canopy.

5.0 The guidelines

5.1 Primary guidelines

Having established design objectives for each desired character type, draft guidelines were prepared to identify properties subject to the guidelines and control the aspects of development that are considered to significantly influence the quality of the creekside environment. These aspects are:

Site Layout - the arrangement of buildings and other elements on the site.

Building form - the footprint and height of the buildings.

Creekside Building Façade - the detailed design of the side of the building facing the creek.

Landscaping Guidelines - regarding the qualities and quantities required of hard and soft landscaping.

Creekside Fencing - the treatment of the creekside property boundary.

For each aspect the guidelines outline the "Objective", "Standards to be met" and "Good Practice for achieving the Standard" in keeping with a performance based approach. This format was presented to the Steering and Reference Groups in November 1999.

Within each aspect the guidelines were established by reference to the objective for each precinct and the Strategic Objectives for the study, resulting in generic guidelines for each desired character type. These guidelines were then tested against each of the different precincts with that desired character, and where they were found to be inadequate to meet the objectives for a particular precinct, subsidiary guidelines were created to take account of those precinct-specific circumstances. For example the B type guidelines included a number of precincts within an area of open grassland, so subsidiary guidelines were created for these precincts to ensure that the landscaping promoted was more compatible with the landscape character. These guidelines are referred to as B2 and the balance of the B guidelines are referred to as B1.

5.2 Supplementary guidelines

The guidelines described above are targeted at the redevelopment of single lots as this is envisaged as being the most common type of development along the creeks. However, it is recognised that this is not the only development scenario. To this end, a range of supplementary guidelines and promotional material has been prepared to cover other scenarios and aspects of development that are considered important to achieve the study objective. These supplementary guidelines are;

5.2.1 Peripheral Guidelines

In some places, the landform near the creekside means that buildings can be seen behind those directly fronting the creek. The redevelopment of those properties, (identified in the Character Profiles as being in the visual catchment of the creek though not sharing a boundary with the creekside or creekside trail) could reasonably be expected to have an impact on the character of the creek and should therefore be subject to guidelines to ensure their impact is positive. However, not all the aspects of development covered in the primary guidelines are relevant in these areas. For example, in many of these areas only the rooves and surrounding landscaping is visible from the creekside, so controls on such aspects as Site Layout and Fencing are irrelevant. Therefore supplementary guidelines have been prepared to identify relevant properties and control just those aspects of development (height, landscaping, roof colour and so on) that can be seen from the creek character (see Appendix F).

5.1.2 Guidelines for Planning Roads and Open Space in Larger Development

The creekside is edged by a number of larger, predominantly industrial sites, that may possibly be subject to redevelopment proposals within the foreseeable future. Such redevelopment raises issues that are not relevant for smaller redevelopment proposals relating in particular to road layout, the provision of open space and drainage. In order to ensure these larger sites fulfil their potential to contribute to the quality of the creekside environment, supplementary guidelines have been prepared that address these issues (see appendix G).

5.1.3 Good Creekside Design Guidelines

As with all controls, their ability to meet their objectives is enhanced if the people using them are convinced by their legitimacy. Whilst this will not always be possible, the potential exists to

persuade development applicants to be active collaborators in achieving good design. This requires that the guidelines promote good design rather than just preventing poor design. In order to maximise this potential and raise awareness about the visual impact of development on the creeks, promotional material has been prepared that gives examples of good and bad design and outlines the implications of both (See Appendix H).

5.3 Key points of the guidelines

The proposed guidelines are intended to ensure that all precincts will become more natural in character. The degree of "naturalness" varies only in the extent to which it is desirable or possible to entirely screen development.

The majority precincts are covered by guidelines that ensure no development will be visible. The remainder of the precincts are covered by guidelines that integrate creekside development with its surroundings. In this way, it is possible for development to optimise the advantages of its outlook and contribute to the amenity of the creekside by virtue of the passive surveillance development provides, enhancing the perceived safety of the creekside for its users and enhance the creeks natural character. In particular, it is recognised that if buildings are to be seen within these precincts they must be carefully designed to ensure that their impact is minimal and is perceived as secondary and not detrimental to its creekside setting. This is reflected in the guidelines with a greater emphasis on built form where it is inevitable that buildings will be visible because of the relationship between the trail and surrounding development.

The guidelines are carefully tailored to control only those aspects of development that can be demonstrated to be relevant to achieving the positive relationship described above between the creekside and development. Any further controls could potentially compromise the distinctiveness of different precincts, would represent an unwarranted restriction on design expression and would potentially place an unnecessary economic burden on landowners.

Achieving good creekside design is a matter of winning over "hearts and minds", requiring not just planning controls but also the promotion of greater awareness about the issues that relate to development near the creekside and appropriate design solutions. To this end, the guidelines seek not only to control development but also to present a rationale for these controls, which are accompanied by graphic representations of the implications of good and bad design. Furthermore, the language and format of the guidelines have been designed to be

as accessible as possible and have sought to use the performance-based approach in a way that explains why the guidelines are required and what they seek to achieve.

6.0 Implementation

6.1 Introduction

The recommendations resulting from this study can be implemented in a number of ways. Primarily, they will be achieved through statutory planning mechanisms, which are the subject of most of this chapter of the report. However Council can also promote more appropriate creekside character through:

- *Capital works in the public domain along the creeks, such as identified in Appendix D.*
- *Encouraging the owners of properties with specific elements detracting from the creekside character, as identified in Appendix D to remove or improve them; and*
- *Promoting good creekside design through the distribution of material such as the document included in Appendix H*

6.2 Statutory Planning Mechanisms

This study has identified a total of 17 character areas for Darebin Creek. A guideline has been prepared for each of the character areas to promote the most appropriate form of development. As set out previously, character areas were assigned to Types A or B or identified as peripheral areas and the resulting area guidelines were based on these categories. The table at the end of this section shows the application of the character guideline type to each character area. It is noted that the more general guidelines relating to all creekside development and larger development sites will apply in all of the character areas.

The analysis of existing character combined with the setting of objectives for different parts of the creeks highlighted the need to view the creeks as whole systems which require a co-ordinated statutory planning approach if the overall vision is to be achieved. To this end, all character areas

are considered equally significant and therefore all are included in the Design and Development Overlay proposed to implement the prepared guidelines. The mapping of overlay boundaries should therefore follow the boundaries of different character areas. While some future developments will require a permit under other provisions of the Darebin Planning Scheme, not all will be captured in the planning system. Therefore the Design and Development Overlay has been chosen to provide for the statutory implementation of this study.

The operation of the Design and Development Overlay will rely on use of the prepared guidelines. A requirement for a permit pursuant to the Design and Development Overlay will trigger use of the Darebin Creek Design and Development Guidelines. These are to be included as an incorporated document in the Darebin Planning Scheme, thus giving them the statutory status required where the Council will rely on guidelines to exercise discretion and determine planning approvals. It is recommended that the following parts of this report be extracted and repackaged as the Darebin Creek Design and Development Guidelines for incorporation into Clause 81 of the Planning Scheme:

- *Map of Character Area Guidelines*
- *Good Creekside Design Guidelines*
- *Design Guidelines for Planing Roads and Open Space in Larger Development Proposals*
- *Character Area Guidelines D1-D17*

The Municipal Strategic Statement (MSS) supports the introduction of the Design and Development Overlay - refer to the section entitled Environment, pp. 21-22. The status of the overlay in the MSS can be updated at the next scheduled review.

The Design and Development Overlay will add to the Environmental Significance Overlay by contributing to an overall planning framework for the two significant creeks in the Darebin municipality. It is generally consistent with the Environmental Significance Overlay but does not duplicate its provisions. It will be especially useful in capturing those residential developments that are not currently subject to special requirements within the creekside environments.

The Design and Development Overlay Schedule proposed to implement the conclusions of this study and to introduce statutory use of the guidelines is included in Appendix i.

Application of Character Guideline Types to Creekside Character Areas

Area	A1	A2	B1	B2	Peripheral
D1				✓	
D2				✓	
D3				✓	
D4				✓	
D5a			✓		
D5b					✓
D6	✓				
D7a	✓				
D7b					✓
D8	✓				
D9	✓				
D10	✓				
D11	✓				
D12		✓			
D13	✓				
D14	✓				
D15	✓				
D16	✓				
D17a			✓		
D17b					✓

Appendix A-Strategic Objectives and Assessment Criteria

Objectives, Principles and suggested indicators of appropriate development

The table below links the Objectives with Guiding Principles for achieving them and examples of the characteristics that the guidelines or resulting environments should have if they are to achieve the study's objectives.

Objectives	Guiding Principles	Suggested Characteristics of guidelines	Refer
To maintain the waterway function of the creeks and its riparian ecosystem	Minimise intrusive development into the 30m riparian zone in keeping with the provisions of the Environmental Significance Overlay and the Land Subject to Inundation Overlay Integrate stormwater management into the landscape	• Require net reduction in development in the area subject to inundation in the event of a 1 in a 100-year flood. • Achieves reduced run off and ensures net reduction in impervious surfaces • Encourage on site detention • Net increase in appropriate planting, especially near critical culverts.	MSS, VPO, ESO, LSIO, Best Practice Environmental Management Guidelines for Urban Stormwater Development Guidelines for the Merri Creek,
To protect the creek from visual, aural or olfactory intrusion	Minimise intrusive development into the 30m riparian zone in keeping with the provisions of the Environmental Significance Overlay and the Vegetation Significance Overlay Restrict development within the visual catchment of the creek	• Achieves net increase in tree cover in the riparian zone • Guidelines to include site layout principles to ensure inappropriate uses are screened from the creek	MSS, VPO, Darebin Open Space Strategy Development Guidelines for the Merri Creek,
To preserve and enhance the corridor nature of the creek	Minimise intrusive development into the 30m riparian zone in keeping with the provisions of the Environmental Significance Overlay and the Land Subject to Inundation Overlay	• Identify critical corridors that are essential to maintain the corridor nature of the creekl.	MSS, Development Guidelines for the Merri Creek, Merri Creek and Environs Strategy
To preserve and enhance the capacity of development to	Orientate development to optimise views of creeks Ensure the boundary between development and the creek does not	• Guidelines to be promotional in nature, provide examples of good design and make explicit its advantages	MSS, Darebin Urban Character study, Best Practice Environmental Management Guidelines for Urban Stormwater Merri Creek and

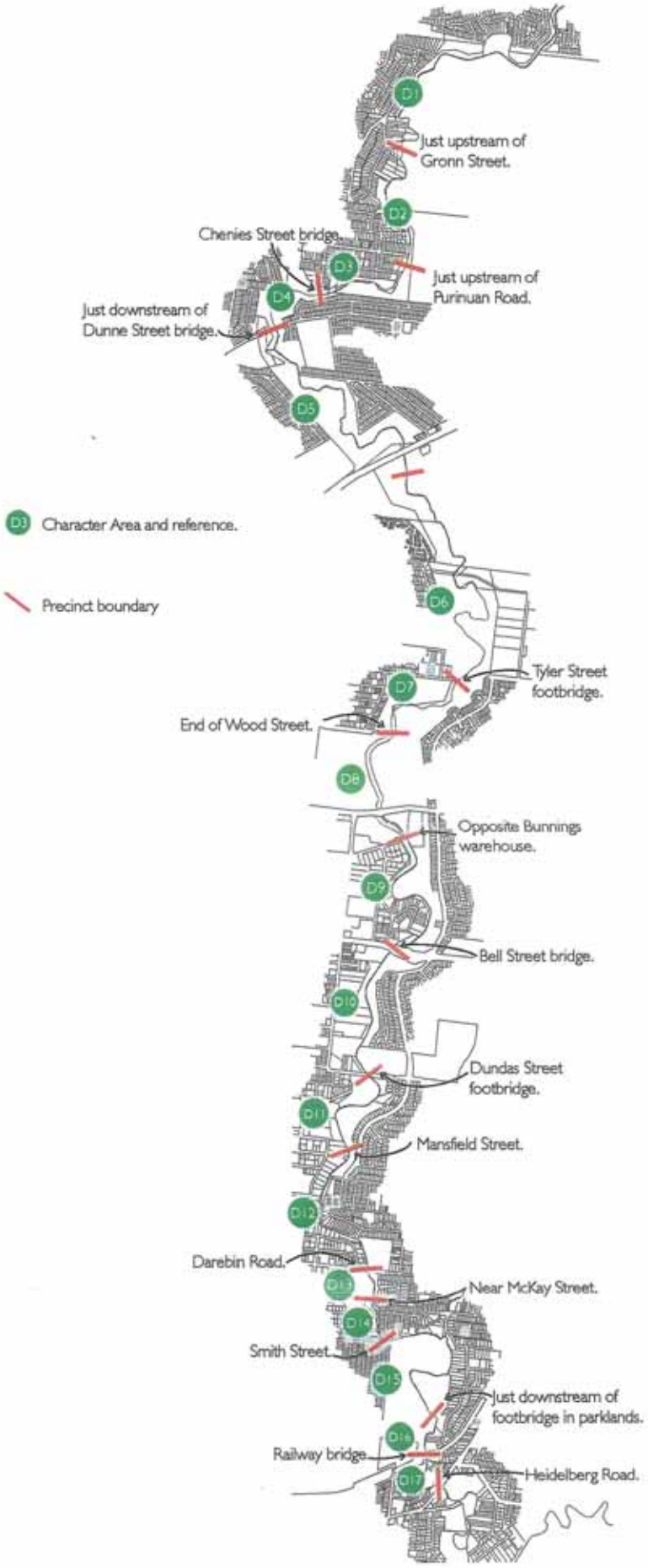
benefit from its creekside environment	fundamentally compromise the potential to gain views of the creek.	• Guidelines to include site layout principles to ensure inappropriate uses are screened from the creek • Guidelines to ensure development is orientated towards creeks where appropriate • Guidelines to cover boundary treatment.	Environs Strategy

To enhance the identified and valued character of different parts of the creek	Ensure the process is based on the accurate identification of areas of different character and is informed by community values, aspirations and concerns	• Guidelines to be based on an explicit expression of the different character areas and a statement of community values • The process is to incorporate opportunities for review by a comprehensive range of stakeholders, including the local residents and recreational users, as far as they can be identified.	MSS, Merri Creek and Environs Strategy, Darebin Open Space strategy, Lower Darebin Creek Concept Plan, Darebin and Merri Creek Vegetation Management Plan
To enhance community awareness and promote a sense of ownership of the creeks	Promote potential of creekside to contribute to the environmental welfare of potential users	Guidelines to: • Be promotional in nature • Identify examples and benefits of good design • Identify implications of bad design	Best Practice Environmental Management Guidelines for Urban Stormwater, Lower Darebin Creek Concept Plan, Merri Creek and Environs Strategy.
To enhance aesthetic contribution of development to creek	Orientate development towards creekside Associated boundary treatment to complement creekside Integrate stormwater management into the landscape	Guidelines to: • Identify examples and benefits of good design • Identify implications of bad design identify an appropriate palate of colours and materials • Promote orientation of verandahs, balconies or where appropriate street fronts to creekside • Guidelines to require boundary treatment to be predominantly landscaped with appropriate indigenous species	MSS, Darebin Urban Character Study, Best Practice Environmental Management Guidelines for Urban Stormwater
To preserve and enhance perceptions of personal safety	Enhance passive surveillance of creek	• Require net increase in doors windows of habitable rooms or doors overlooking creek	MSS, Darebin Open Space Strategy, Darebin Urban Character study

for creekside users.			
To preserve and enhance the creek's habitat value	Use appropriate indigenous plant species Avoid fragmenting or degrading habitat value in keeping with the provisions of the VPO Avoid introduction of domestic or horticultural nutrients	Guidelines to require; • Net increase in appropriate planting • Net increase in tree cover • Protection of 30m riparian zone from inappropriate development • Domestic drainage to flow into gardens rather than directly into creek or drains • Minimisation of approved stormwater connections from new development and no connections which may cause disruption to local habitat.	MSS, VPO, Darebin Urban Character Study, Merri Creek and environs Strategy, Darebin Open Space Strategy, Lower Darebin CreekConcept Plan, Remnant Grasslands and Grassy Woodlands Strategy, NEROC study
To enhance appropriate public access to the creek	Control inappropriate access Facilitate appropriate access	Guidelines to require: • Net increase in windows of habitable rooms or doors overlooking creekside access points • No reduction in access points except where essential for habitat function	MSS, Darebin Open Space Strategy, Darebin Urban Character study
To enhance the recreational and educational value of the creek	Ensure development does not overwhelm or compromise the creek's "natural" character Retain and enhance identity of different character areas	• Landscaping associated with development to reinforce the areas natural character. • Built form to provide an attractive, defined and appropriate landscaped edge to creekside that reflects local character	Merri Creek and Environs Strategy, Sites of Faunal and habitat significance in North East Melbourne., Vegetation management Plan for the Merri Creek and tributaries

To enhance the visual character of the creeks and their associated landscape to incidental observers (passers by).	Maximise visibility and unique character of creekside	Guidelines to; • Reinforce creekside landscaping by planting appropriate canopy trees • Establish defined creekside style of development	MSS, Darebin Open Space Strategy, Darebin Urban Character study
To enhance the range of complementary activities and uses that can be accommodated in the creekside environment	Maximise capacity of different creekside areas to accommodate diverse activities	• Guidelines to establish capacity of different areas to accommodate activity and ensure development does not compromise that capacity • Guidelines to ensure no net loss of access points to creek, unless required for habitat conservation.	Darebin Urban Character Study, MSS, Best Practice Environmental Management Guidelines for Urban Stormwater, Lower Darebin Creek Concept Plan, Merri Creek and Environs Strategy

Appendix B- Darebin Creek Precincts



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Environment & Land Management

Character Areas

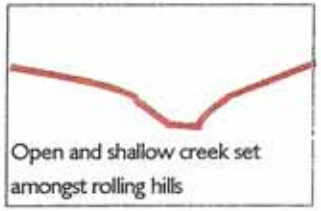
Darebin Creek Design & Development Guidelines

Appendix C-Precinct Profiles

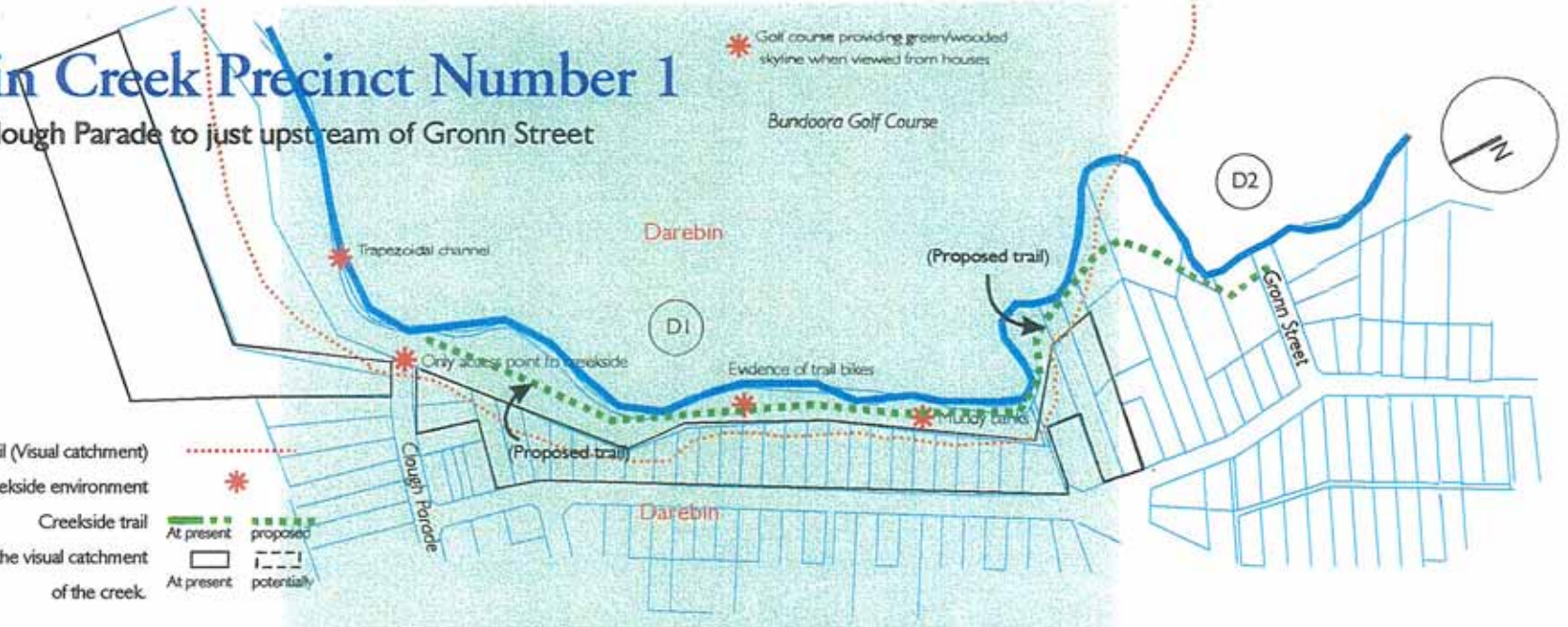
Appendix D- Development Objectives

D1 Darebin Creek Precinct Number 1

from near Clough Parade to just upstream of Gronn Street



General creek cross section



Dominant skyline element from the creekside	Mixed- Topography, Landscape, pylons and houses
Vegetation type, density and height	Sparse, trees concentrated away from creek on Bundoora side
Visibility and intrusion of neighbouring activity	Some prominent boundaries and houses on skyline
Character and style of neighbouring development	One and two storey houses on substantial blocks
Edge condition between creekside and neighbouring activity	Mainly fences and walls, some retaining walls, often landscaped
Channel and flow	Open and placid, man made cataract

Strengths	Opportunities
Open feel to valley Open views to Mount Cooper Evidence of regeneration of native planting	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping Creekside trail
Weaknesses	**Threats**
Electricity pylons highly visible Variety of obtrusive boundaries, including retaining walls, wire and galvanised iron fences Development defines the edge of the visual catchment Little canopy near channel No creekside trail	Exotic plants, particularly Cactus Litter gathering on banks Evidence of trail bikes Intensification of development

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Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 1

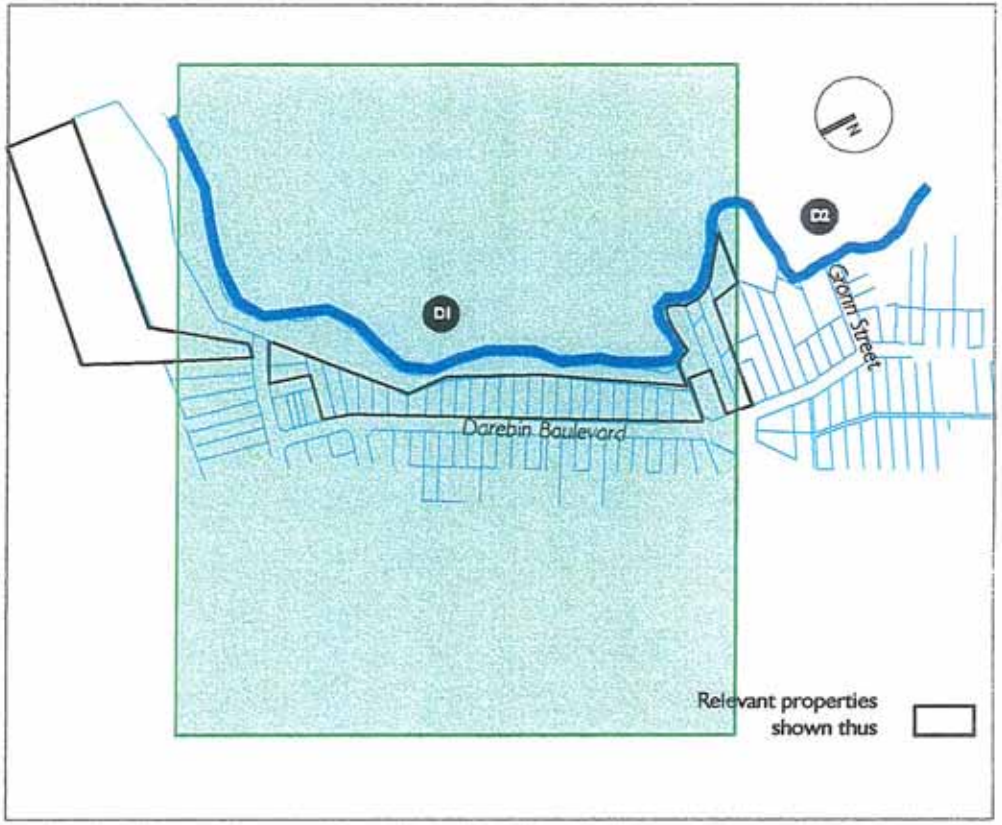
from near Clough Parade to just upstream of Gronn Street

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

The guidelines are presented in terms of an "Objective", "Standards to be met" and "Good practice" for five elements of development that are particularly important to the creekside environment. Each element is dealt with on a separate page. The "Good practice" column suggests ways of achieving the standard to be met. However, Council recognises that these suggestions may not the only way of achieving the standards. Alternative design solutions are welcomed where it can be demonstrated how the relevant standards will be met.

These guidelines do not replace any of the other planning requirements for development in this area. They are merely intended to outline the qualities required of development if it is to be appropriate to its creekside setting and play its part in achieving the "desired future character" described on this page. Applicants should also refer to Council's Municipal Stormwater Management Plan and discuss the proposal with Council planning staff and neighbours before submitting the application. Applicants may find Councils publication "Good Creekside Design" of assistance when preparing designs. If the application is for a larger development involving subdivision or internal roads, applicants should also refer to Councils publication "Design Guidelines for Planning Roads and Open Space in Larger Developments".



Existing character

The character of this section of the creek is primarily influenced by the houses and structures on their property boundaries to the west side and the open landscape and wooded skyline to the east.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

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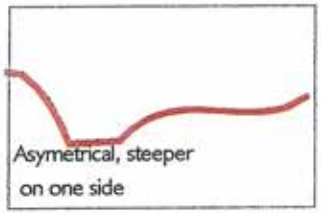
D2 Darebin Creek Precinct Number 2

from just upstream of Gronn Street to just upstream of Purinuan Road



General creek cross section

Extent of area visible from the creekside trail (Visual catchment)	
Factors influencing the quality of the creekside environment	
Creekside trail	
Properties within, or on the edge of, the visual catchment of the creek.	
Dominant skyline element from the creekside	Topography/Landscape (Bundoora) and houses (West side)
Vegetation type, density and height	Open by creek, Tree canopy away from creek on Bundoora side, up to 20m high
Visibility and intrusion of neighbouring activity	Some prominent boundaries and retaining walls
Character and style of neighbouring development	One and two storey houses and occasionally 3 storey flats, built 70's-present
Edge condition between creekside and neighbouring activity	Mainly fences and walls, some landscaped
Channel and flow	Open and placid, some exposed rocks

Strengths	Opportunities
Open feel to valley Areas of remnant vegetation Open views to Golf course and Mount Cooper Evidence of regeneration of native planting	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping Creekside trail
Weaknesses	**Threats**
Electricity pylons prominent Variety of obtrusive boundaries, including timber, wire and tin fences Development defines the edge of the visual catchment Little canopy near channel No creekside trail	Exotic plants, particularly Cactus Litter gathering on banks Intensification of development

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Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 2

from just upstream of Gronn Street to just upstream of Purinuan Street

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

The guidelines are presented in terms of an "Objective", "Standards to be met" and "Good practice" for five elements of development that are particularly important to the creekside environment. Each element is dealt with on a separate page. The "Good practice" column suggests ways of achieving the standard to be met. However, Council recognises that these suggestions may not the only way of achieving the standards. Alternative design solutions are welcomed where it can be demonstrated how the relevant standards will be met.

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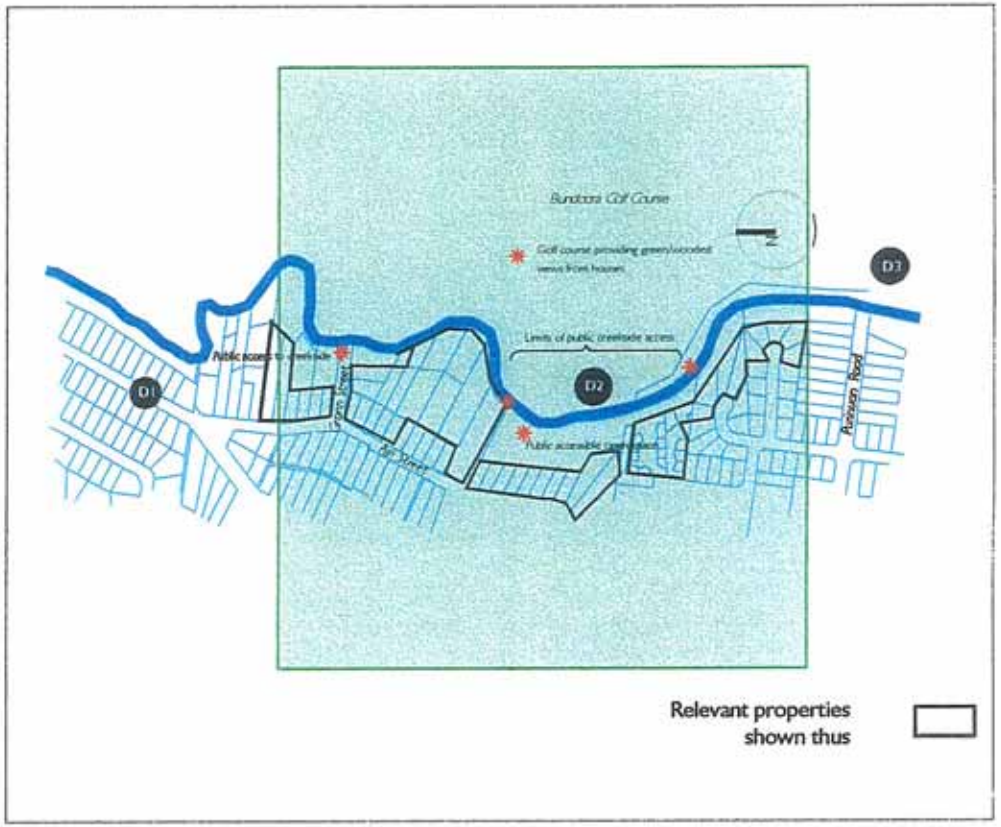

Existing character

The character of this section of the creek is primarily influenced by the houses and structures on their property boundaries to the west side and the open landscape and wooded skyline to the east side

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

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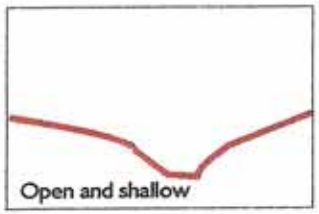
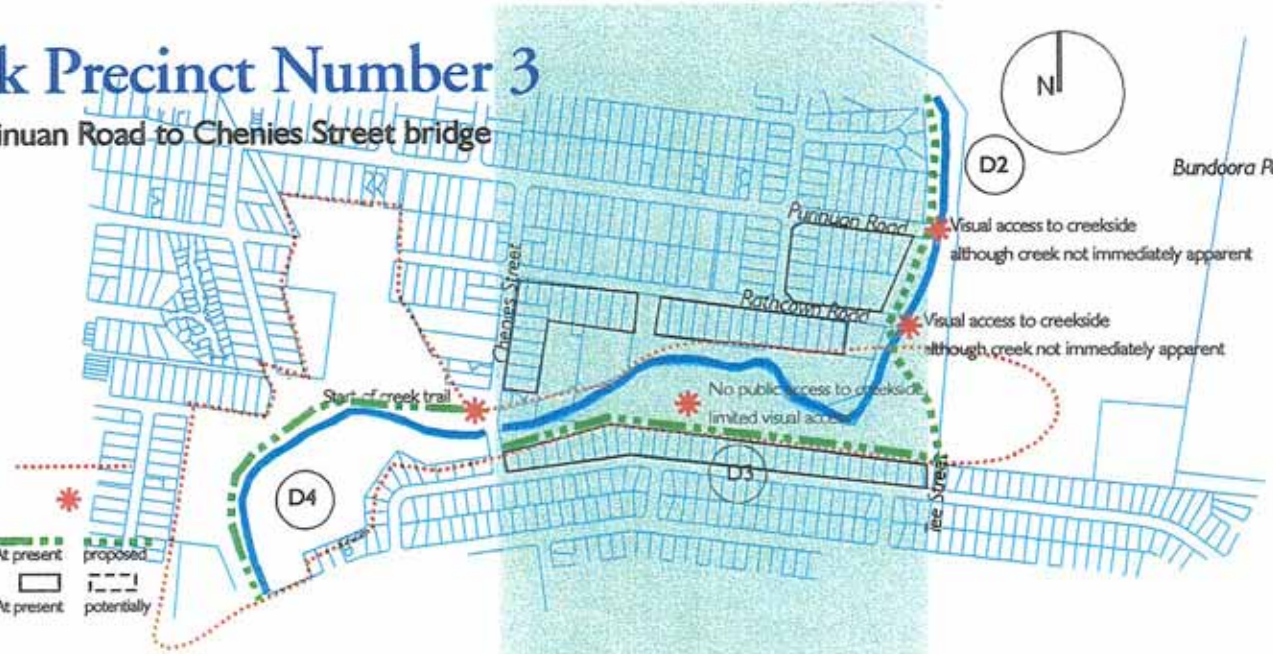
D3 Darebin Creek Precinct Number 3

from just upstream of Purinuan Road to Chenies Street bridge



General creek cross section



Dominant skyline element from the creekside	houses
Vegetation type, density and height	Open grassland, some trees
Visibility and intrusion of neighbouring activity	Some prominent boundaries
Character and style of neighbouring development	One and two storey houses , higher density than upstream
Edge condition between creekside and neighbouring activity	Mainly fences and walls, some landscaped, houses often have balconies/decks towards creek
Channel and flow	Open and placids

Strengths	Opportunities
Open feel to valley Evidence of regeneration of native planting	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping Creekside trail
Weaknesses	**Threats**
Electricity pylons prominent Variety of obtrusive boundaries, usually timber or wire fences Development defines the edge of the visual catchment and is visually dominant Little canopy near channel No creekside trail Evidence of graffitti and dumping of rubbish	Exotic plants, particularly Ash and Willow Litter gathering on banks Further intensification of residential development Further dumping

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Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 3

from just upstream of Purinuan Road to Chenies Street bridge

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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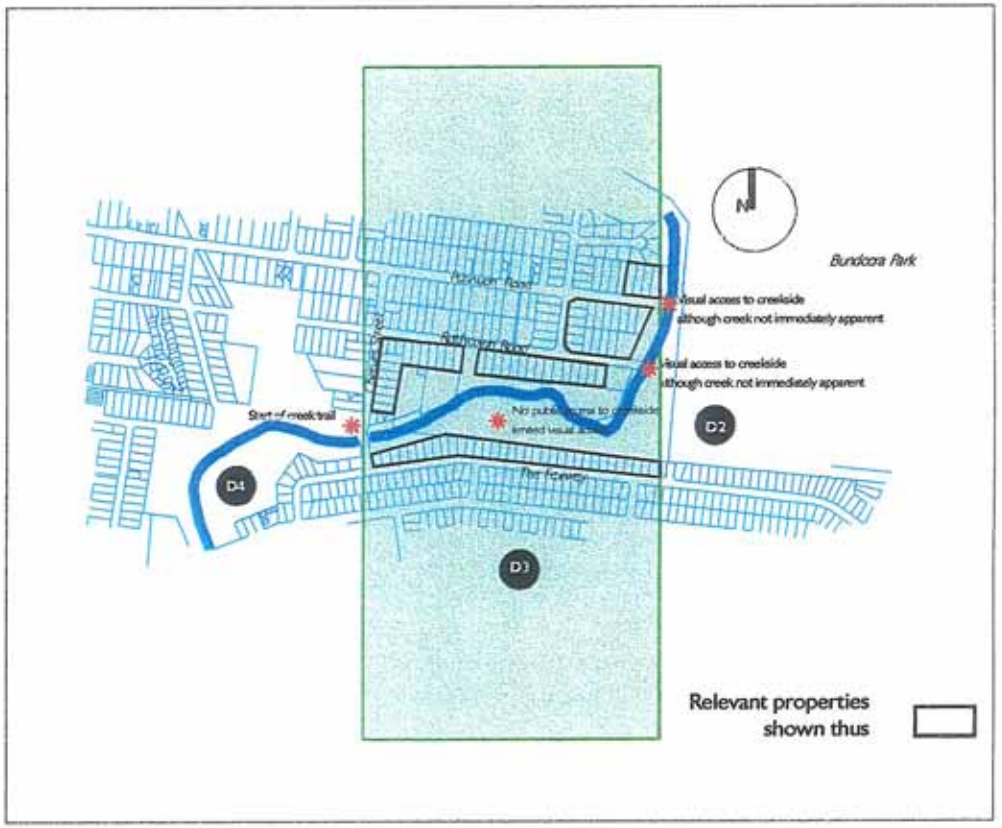

Existing character

The character of this section of the creek is primarily influenced by the houses and fences on their property boundaries and the open landscape and skyline of trees and rooves.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

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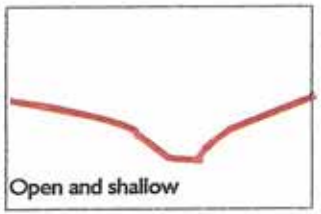
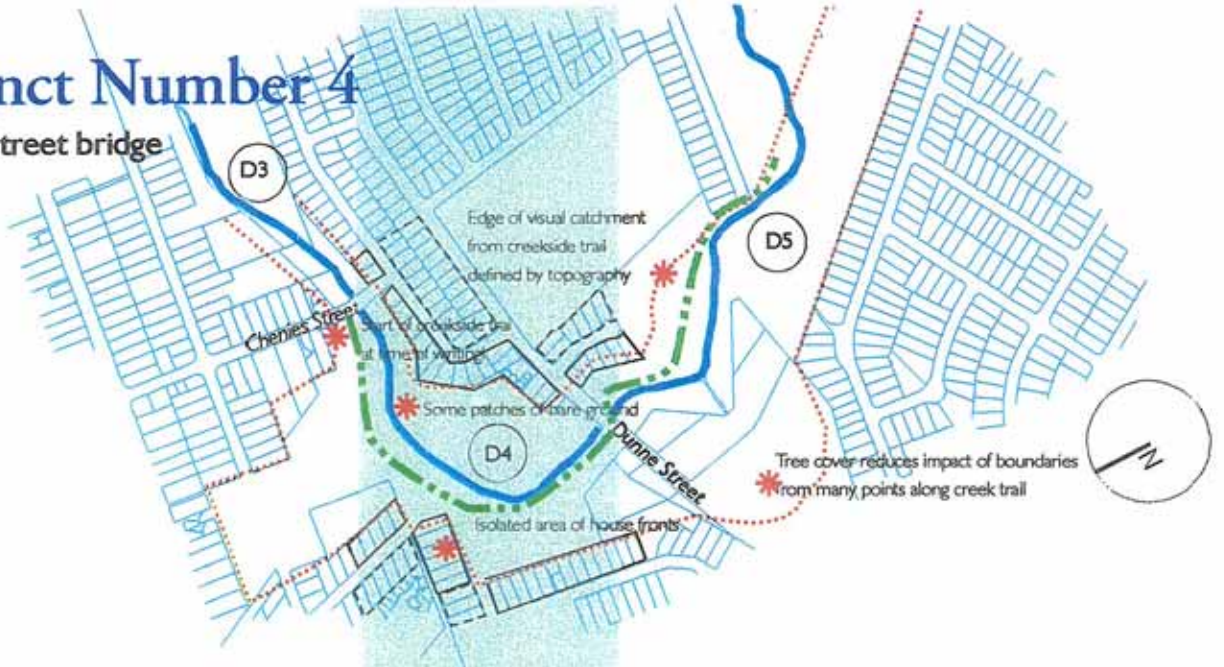
Environment & Land Management

D4 Darebin Creek Precinct Number 4

from Chenies Street Bridge to Dunne Street bridge



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek — At present / potentially

Dominant skyline element from the creekside	Trees/Buildings
Vegetation type, density and height	Open, scattered trees, 3/5m high
Visibility and intrusion of neighbouring activity	Some road noise and some prominent boundaries
Character and style of neighbouring development	Predominantly one storey red brick housing
Edge condition between creekside and neighbouring activity	Rear fences, some graffitti
Channel and flow	Placid, bed visible in places

Strengths	Opportunities
Open feel around creek Some house fronts address creek Evidence of regeneration of native planting More extensive canopy than upstream	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping!
Weaknesses	**Threats**
Channel not obvious from road Variety of obtrusive boundaries, usually timber fences Development defines the edge of the visual catchment Little tree canopy near channel	Exotic plants, Litter gathering on banks Evidence of trail bikes

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Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 4a

from Chenies Street Bridge to just downstream of Dunne Street bridge

Introduction

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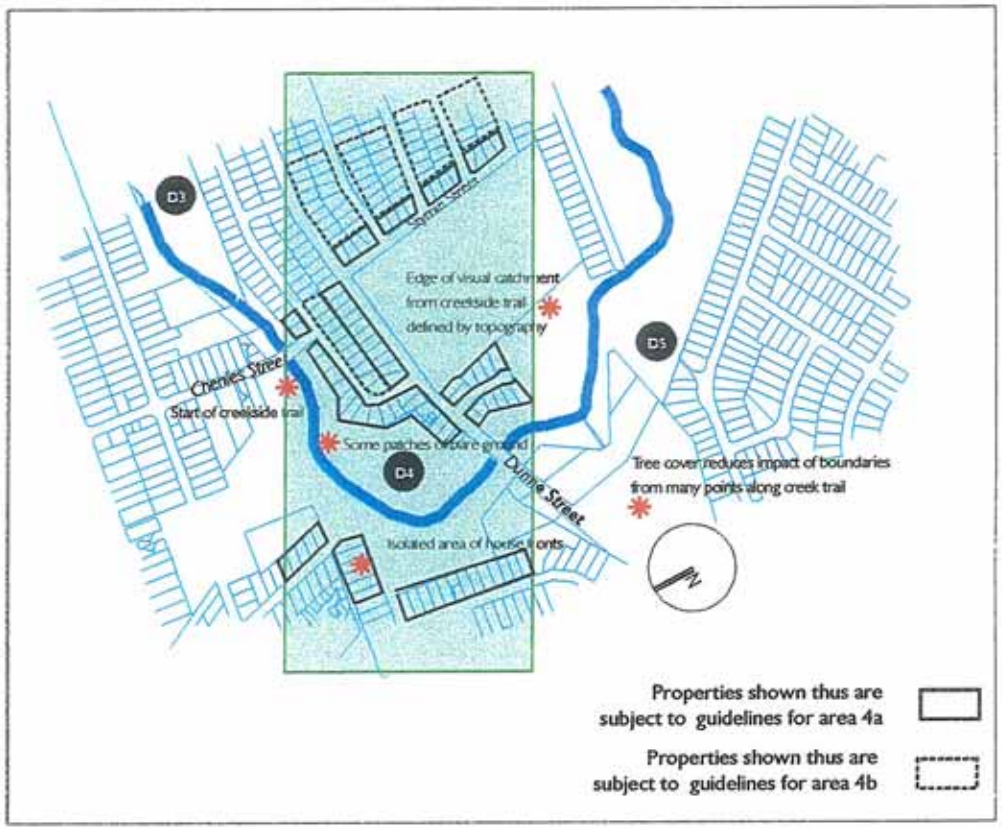

Existing character

The character of this section of the creek is primarily influenced by the houses and fences on their property boundaries and the open landscape and skyline of trees and rooves.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

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DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 4b

from Chenies Street Bridge to just downstream of Dunne Street bridge

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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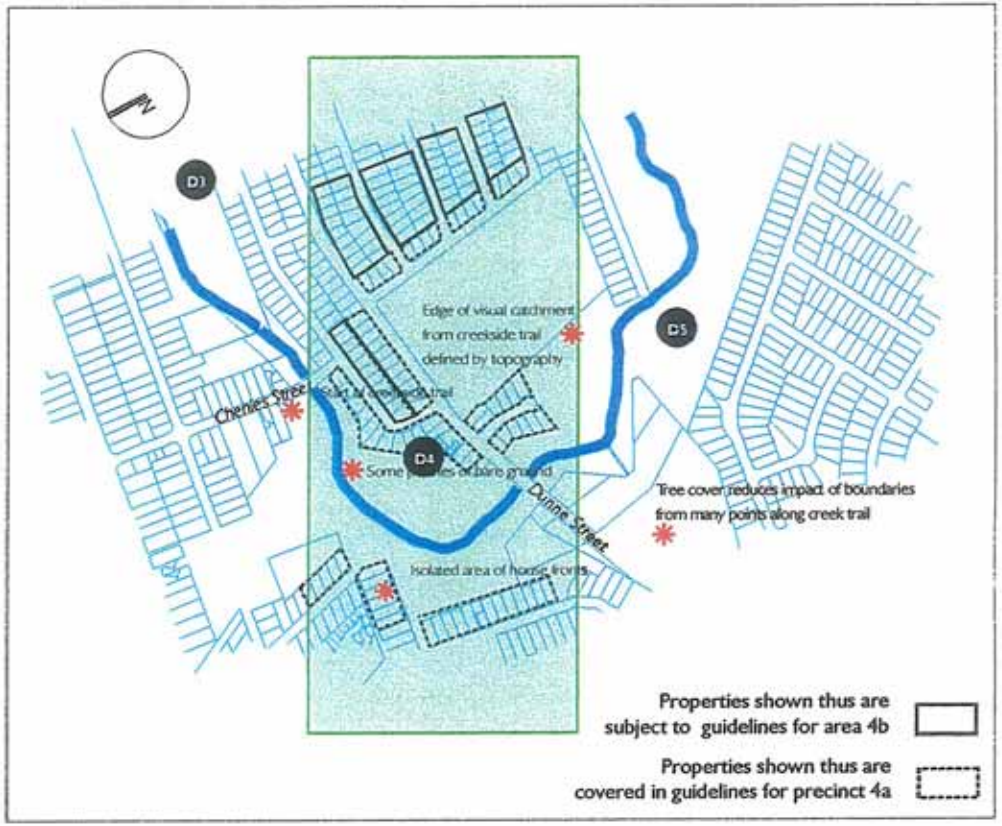

Existing character

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Desired future character

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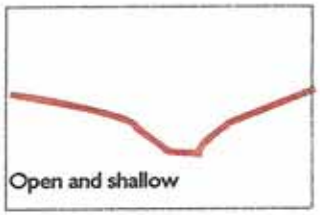
DAVID LOCK ASSOCIATES
Environment & Land Management

D5 Darebin Creek Precinct Number 5

from Dunne Street bridge to just downstream of Plenty Road bridge



General creek cross section

Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Mixed- Houses/Topography/Landscape
Vegetation type, density and height	Open grassland, some trees, several willows
Visibility and intrusion of neighbouring activity	Some road noise and some prominent boundaries
Character and style of neighbouring development	One and two storey houses largely built 70-present
Edge condition between creekside and neighbouring activity	House fronts and sides, fences of various materials and styles often landscaped
Channel and flow	placid, bed visible in places

Strengths	Opportunities
Houses address creek Evidence of regeneration of native planting Small hill in open space adds visual interest	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping
Weaknesses	**Threats**
Development defines the edge of the visual catchment Little canopy near channel Creek not highly visible from path Extensive rear boundaries to creek in a variety of materials, usualy timber and some galvanised iron.	Exotic plants, Litter gathering on banks

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 5a

from just downstream of Dunne Street bridge to just downstream of Plenty Road bridge

Introduction

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The guidelines are presented in terms of an "Objective", "Standards to be met" and "Good practice" for five elements of development that are particularly important to the creekside environment. Each element is dealt with on a separate page. The "Good practice" column suggests ways of achieving the standard to be met. However, Council recognises that these suggestions may not the only way of achieving the standards. Alternative design solutions are welcomed where it can be demonstrated how the relevant standards will be met.

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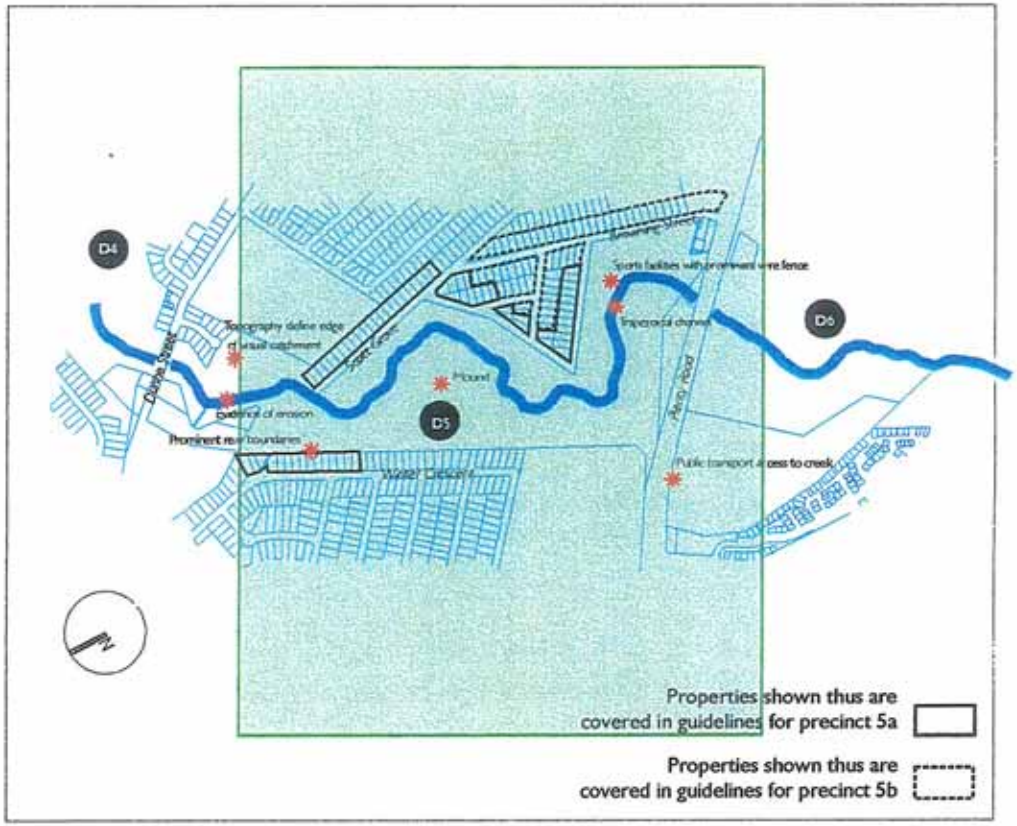

Existing character

The character of this section of the creek is influenced by the nearby houses, their fences and the open rolling landscape with a skyline of trees and rooves.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

Prepared for the City of DAREBIN by

DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 5b

from Dunne Street bridge to just downstream of Plenty Road bridge

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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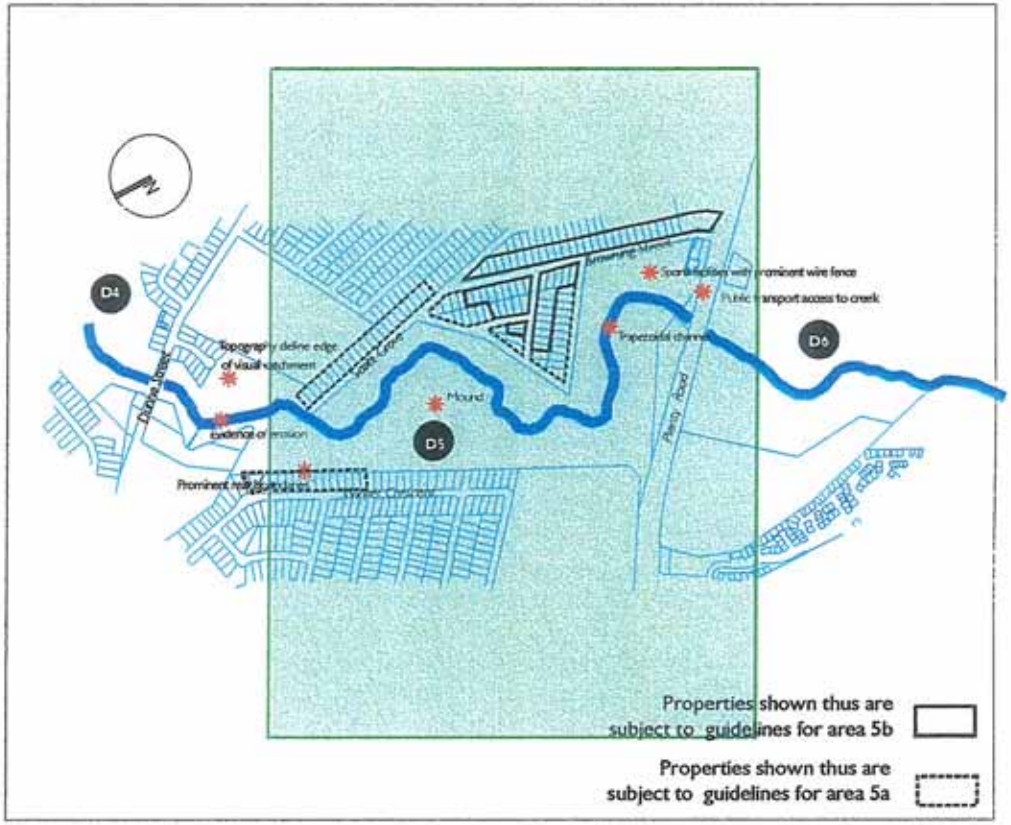

Existing character

The character of this section of the creek is primarily influenced by the nearby houses, their fences and the open rolling landscape with a skyline of trees and rooves.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

Prepared for the City of DAREBIN by

DAVID LOCK ASSOCIATES
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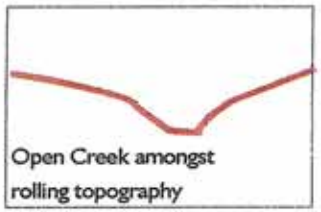
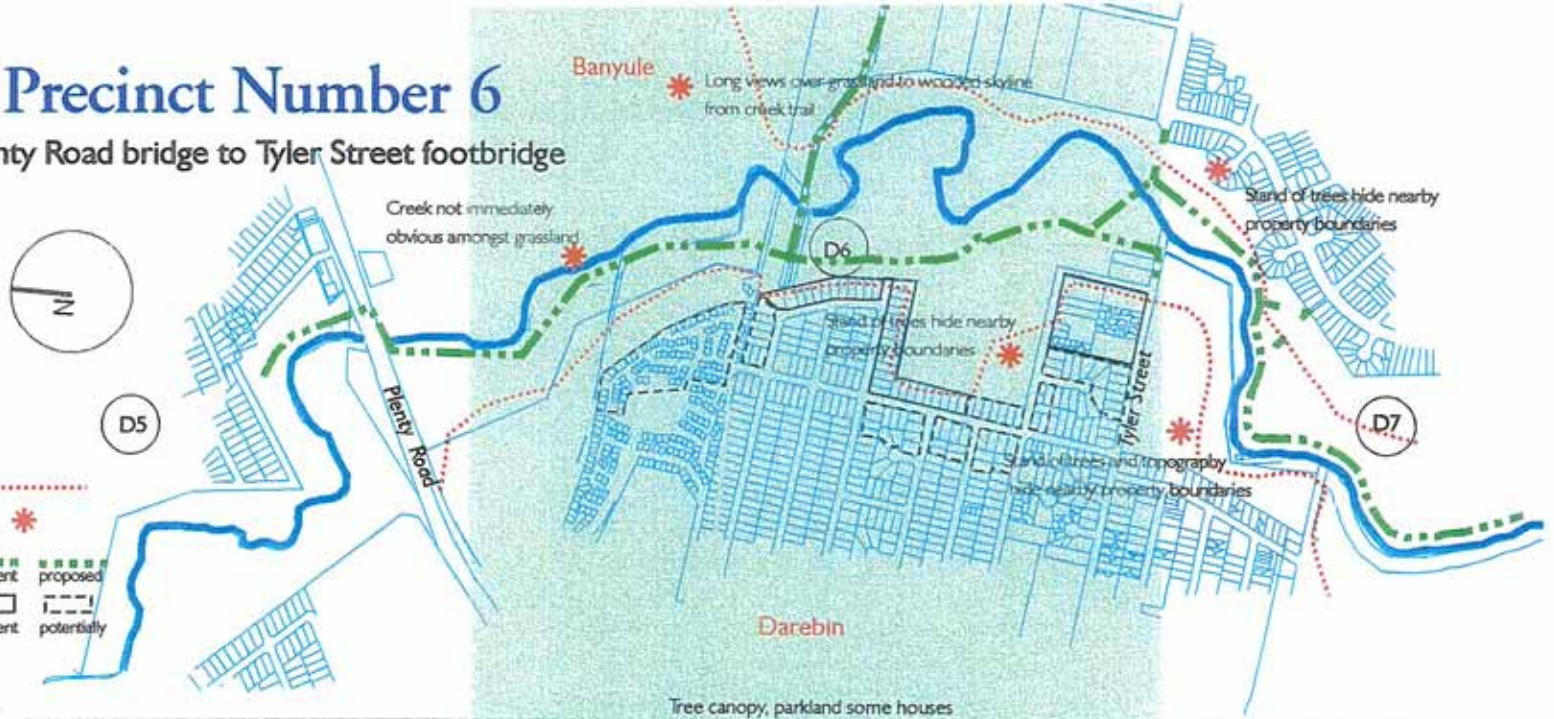
D6 Darebin Creek Precinct Number 6

from just downstream of Plenty Road bridge to Tyler Street footbridge



General creek cross section



Dominant skyline element from the creekside	Tree canopy, parkland some houses
Vegetation type, density and height	Tree canopy away from creek, up to 15m high
Visibility and intrusion of neighbouring activity	Little
Character and style of neighbouring development	One and two storey houses, rarely visible
Edge condition between creekside and neighbouring activity	Mainly fences and walls, some landscaped
Channel and flow	Placid

Strengths	Opportunities
Several stands of native trees Evidence of extensive regeneration of native planting Open feeling to creekside	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping Removal of one of two maintenance tracks
Variety of obtrusive boundaries, including timber and galvanised iron fences Development defines the edge of the visual catchment in many places Little canopy near channel Course of creek not immediately obvious from trail	Exotic plants, particularly Ash and Willow Litter gathering on banks
Weaknesses	Threats

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 6

from just downstream of Plenty Valley Road bridge to Tyler Street footbridge

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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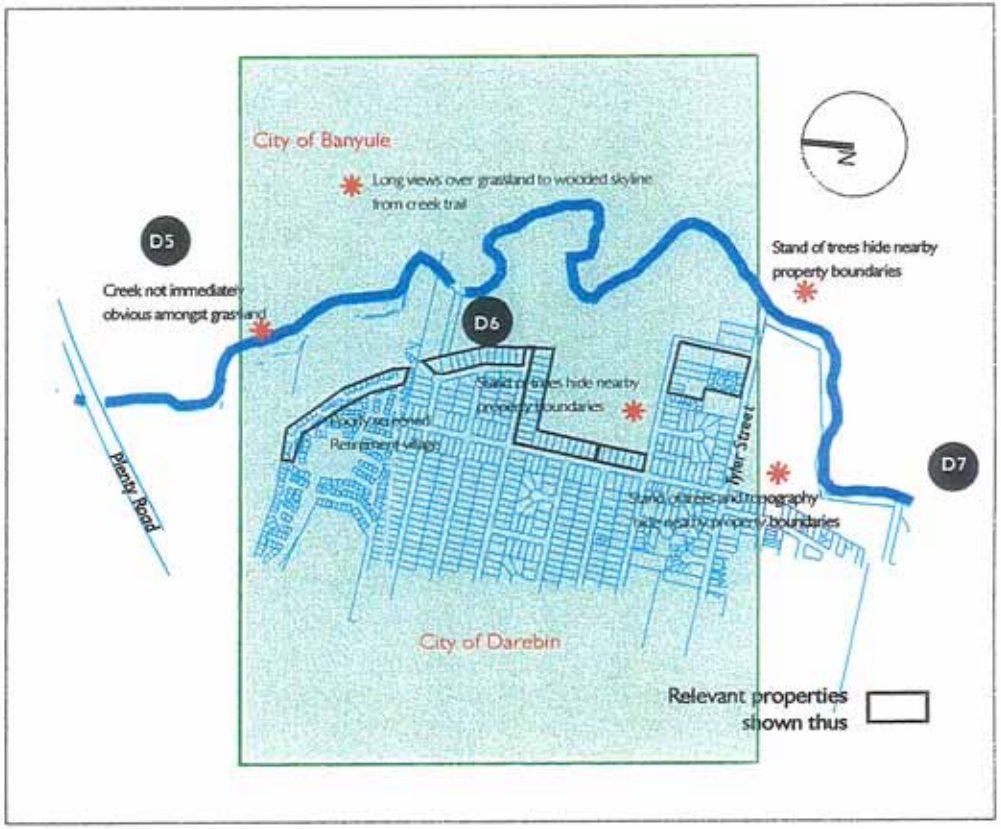

Existing character

The character of this section of the creek is primarily influenced by the landscape of rolling grasslands and wooded areas, with the skyline being defined largely by trees, of indigenous and exotic provenance. Development rarely visible.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

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DAVID LOCK ASSOCIATES
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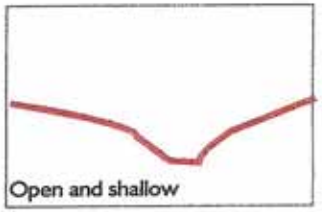
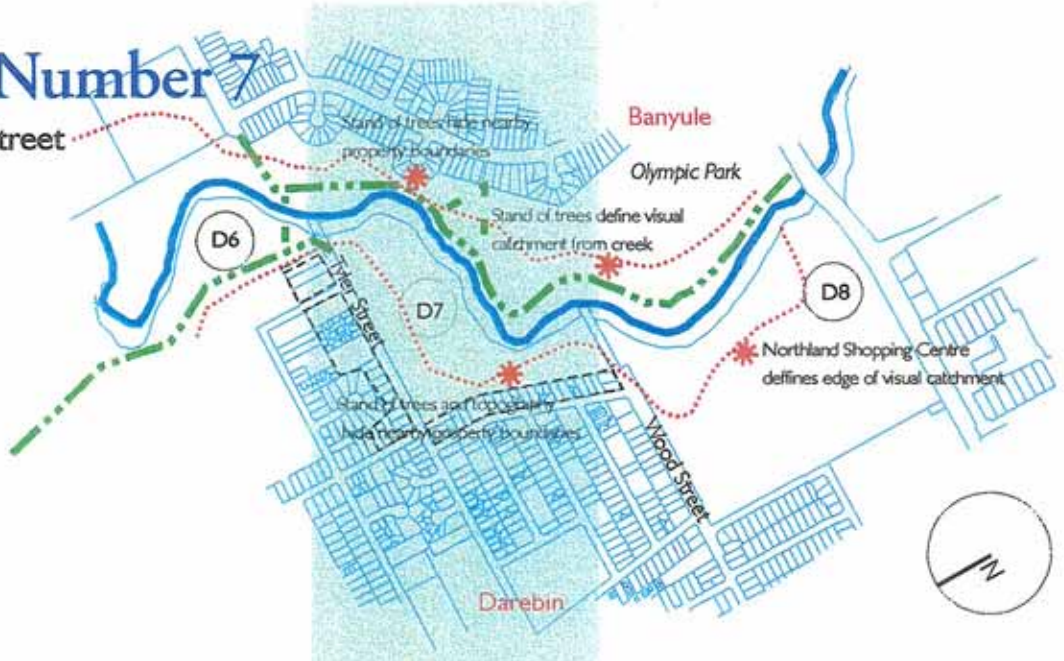
D7 Darebin Creek Precinct Number 7

from Tyler Street footbridge to end of Wood Street



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Rolling topography/tree canopy
Vegetation type, density and height	Tree canopy by creek, up to 20m high
Visibility and intrusion of neighbouring activity	Little
Character and style of neighbouring development	One and two storey houses, rarely visible from creekside
Edge condition between creekside and neighbouring activity	Mainly front and side fences and walls, some landscaped
Channel and flow	Placid, open channel

Strengths	Opportunities
Landscaping dominant Evidence of regeneration of native planting Peaceful character Surrounding development not usually visible Side boundaries of existing residential lots often landscaped	Reinforce landscaped boundary with adjoining properties Define channel with appropriate landscaping
Weaknesses	**Threats**
Some traffic noise Little tree canopy near channel	Exotic plants, Litter gathering on banks Inappropriate residential development

DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 7a

from Tyler Street footbridge to end of Wood Street

Introduction

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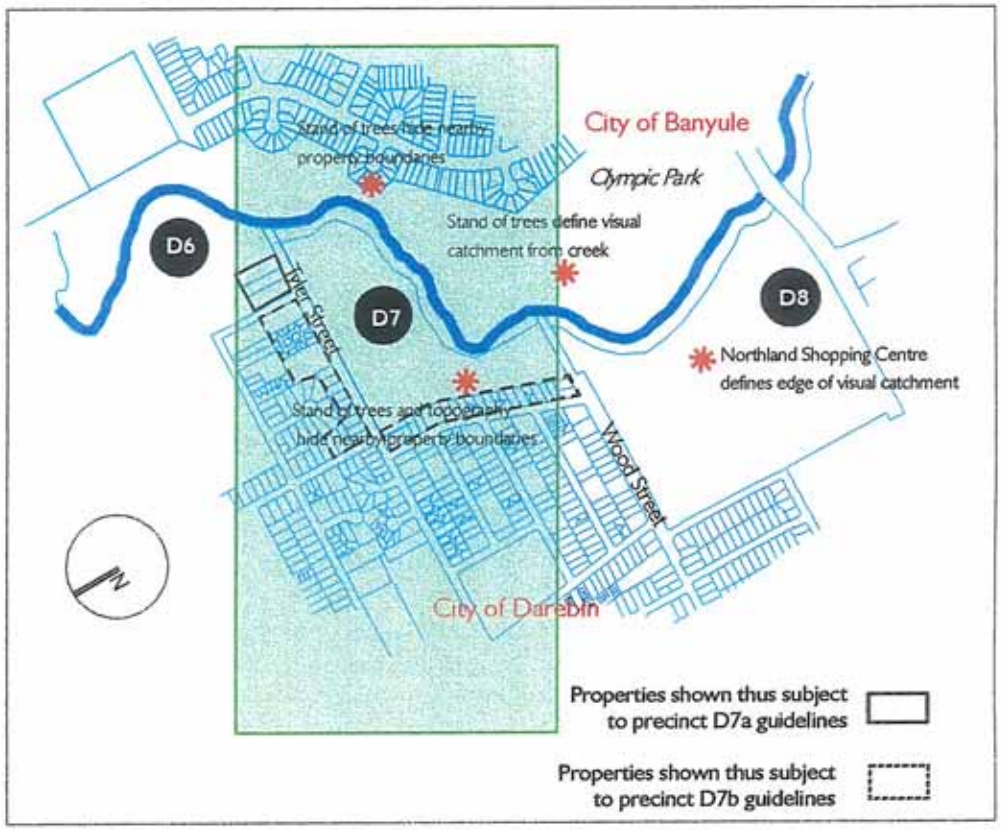

Existing character

The character of this section of the creek is primarily influenced by the trees that define the edge of the visual catchment and the grassed corridor that runs along both sides of the creek. . Development rarely visible.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

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DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 7b

from Tyler Street footbridge to end of Wood Street

Introduction

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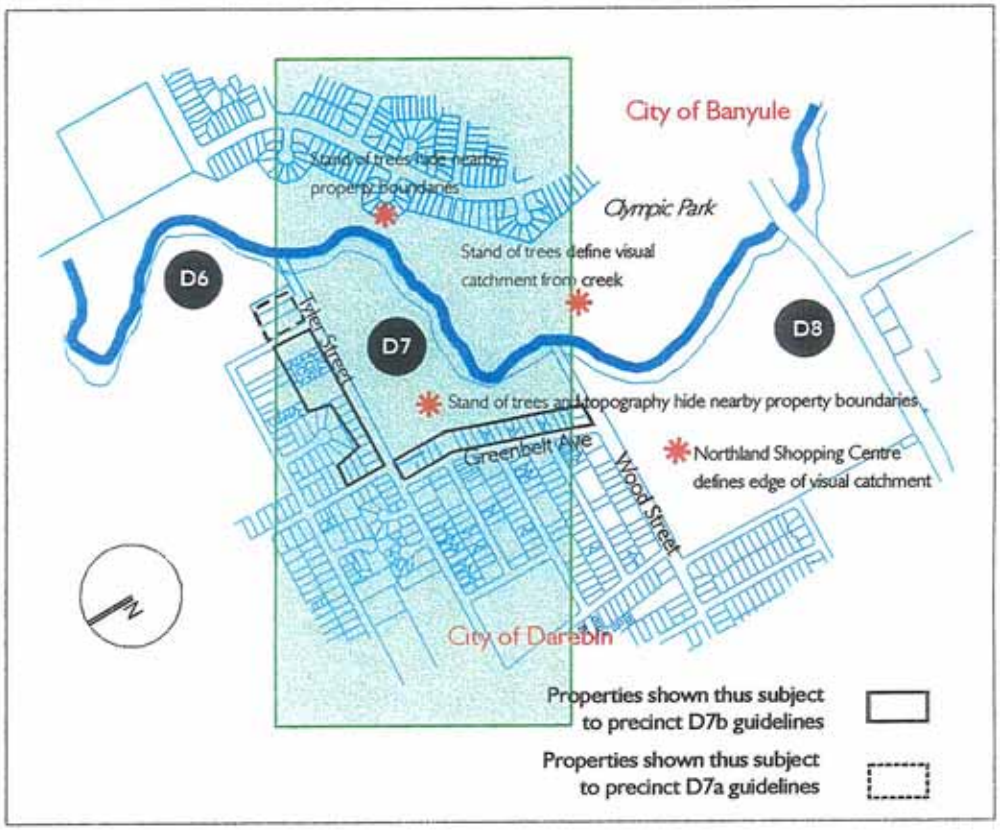

Existing character

The character of this section of the creek is primarily influenced by the trees that define the edge of the visual catchment and the grassed corridor that runs along both sides of the creek. Development rarely visible.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

Prepared for the City of DAREBIN by

DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 8

from end of Wood Street to opposite Bunnings warehouse

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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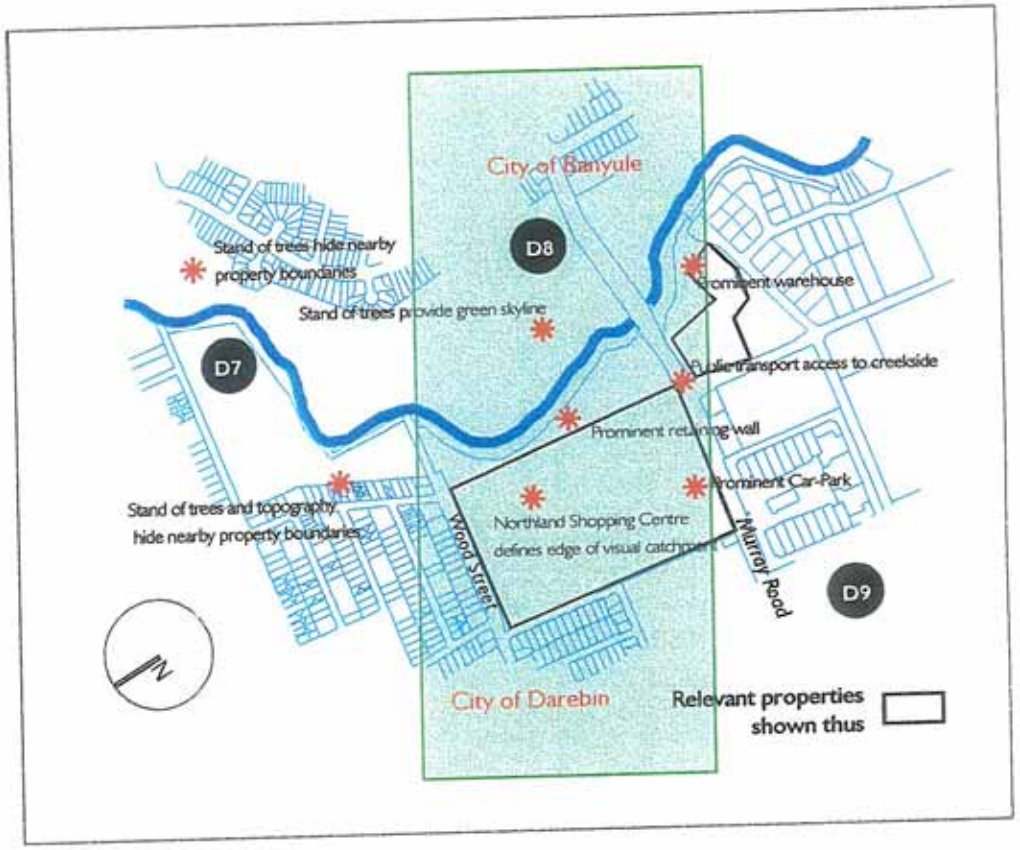


Existing character

The character of this section of the creek is primarily influenced by the trees on the eastern (Banyule) side that define the edge of the visual catchment and the grassed corridor that runs along both sides of the creek. Development prominent on the western (Darebin) side.

Desired future character

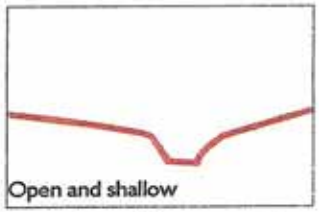
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creek.

Prepared for the City of DAREBIN by

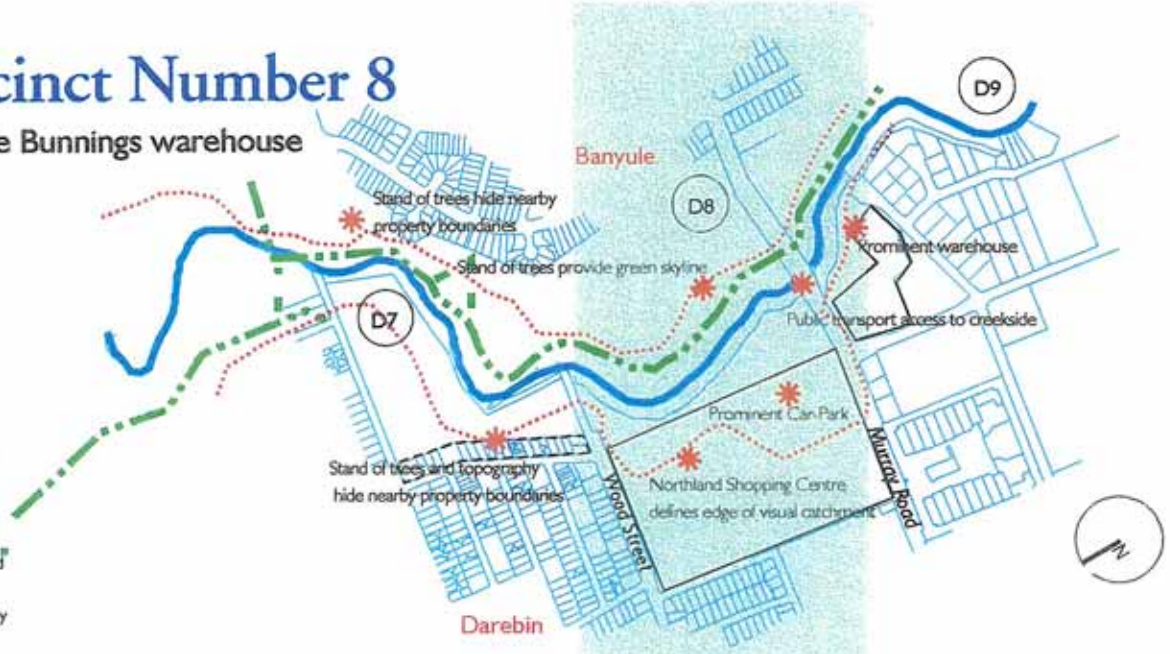
DAVID LOCK ASSOCIATES
Environment & Land Management

D8 Darebin Creek Precinct Number 8

from end of Wood Street to opposite Bunnings warehouse



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Landscape/Shopping Centre
Vegetation type, density and height	Tree canopy away from creek, up to 10m high
Visibility and intrusion of neighbouring activity	Some road noise and very prominent shopping centre and associated car park
Character and style of neighbouring development	Large retail buildings
Edge condition between creekside and neighbouring activity	Blank wall or carparking and grassland
Channel and flow	Placid, extensive litter

Strengths	Opportunities
Wooded views to west Evidence of regeneration of native planting	Soften obtrusive retaining wall by use of appropriate materials and landscaping Define channel with appropriate landscaping Creekside trail
Weaknesses	**Threats**
Retaining wall prominent Extensive litter and rubbish everywhere Development defines the edge of the visual catchment Little canopy near channel	Exotic plants, Litter gathering on banks Intensification of development

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 9

from opposite Bunnings warehouse to Bell Street Bridge

Introduction

These guidelines should be used to guide the design of any development within the properties highlighted on the adjacent plan.

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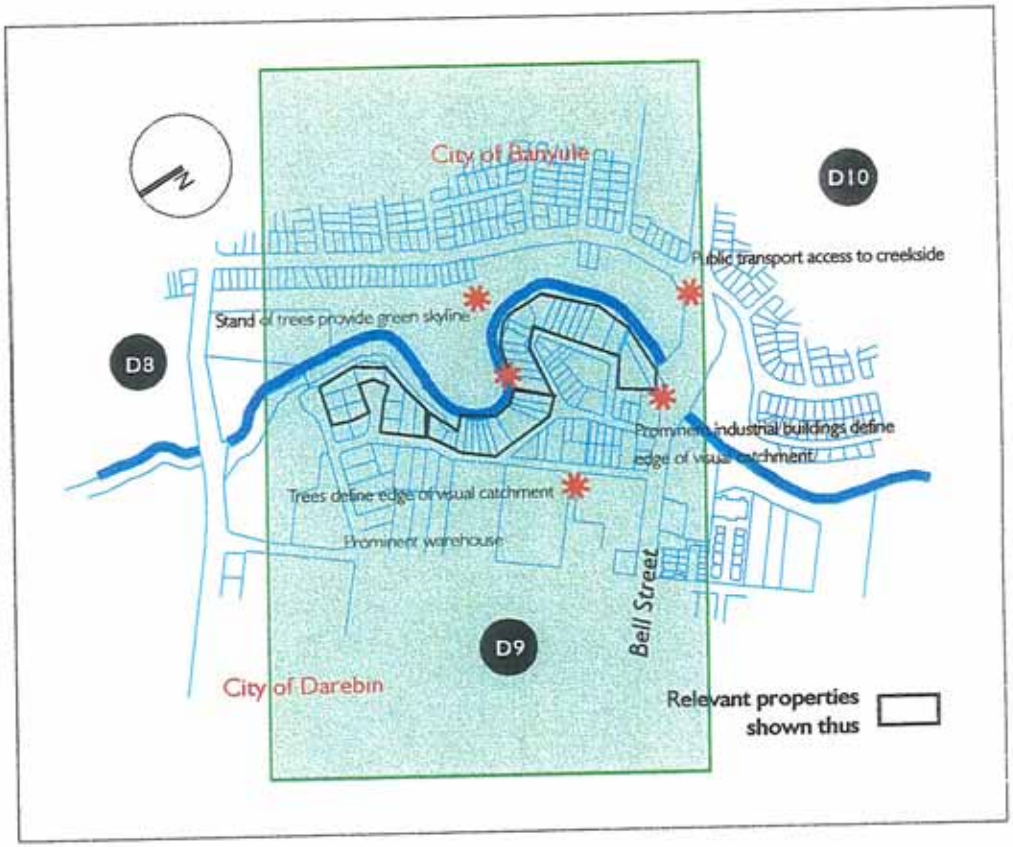

Existing character

The character of this section of the creek is influenced primarily by the trees on both sides of the creek and the winding course of the creek that give the area an enclosed feeling., Development occasionally prominent amongst the trees on the western (Darebin) side.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creek.

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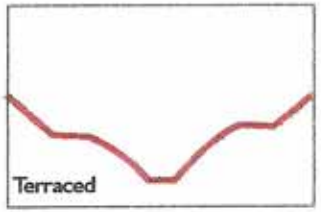
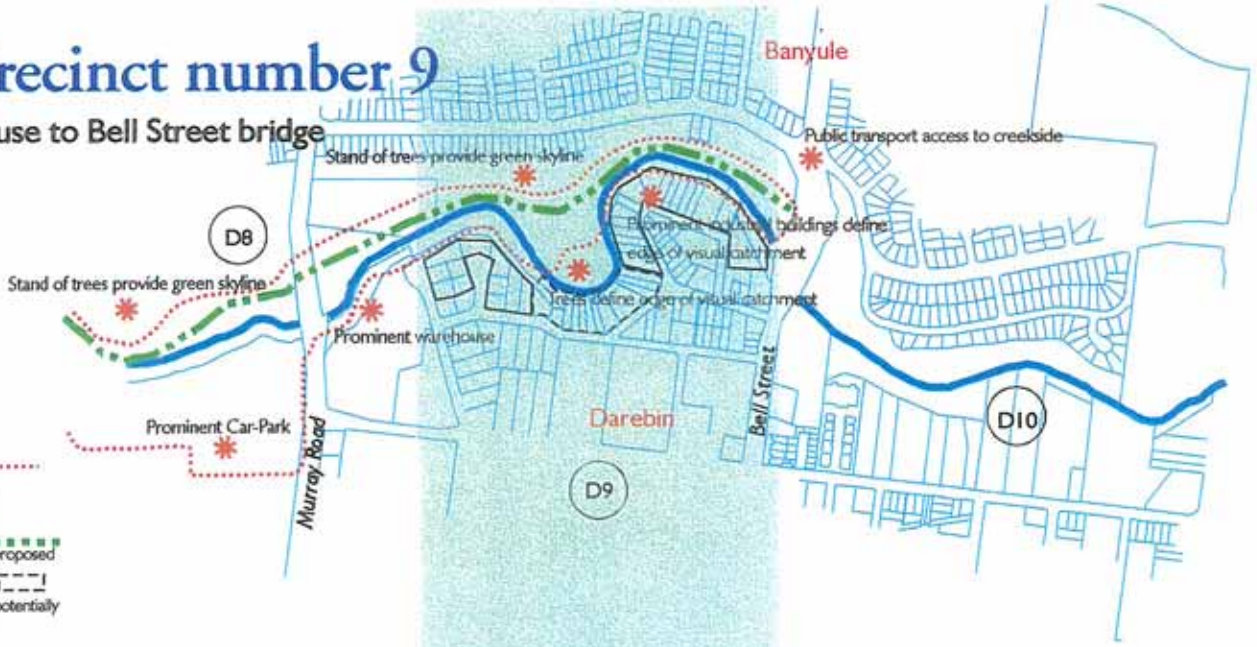
DAVID LOCK ASSOCIATES
Environment & Land Management

D9 Darebin Creek Precinct number 9

from opposite Bunnings warehouse to Bell Street bridge



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Mixed Landscape/Buildings
Vegetation type, density and height	Grassland by creek, Tree canopy away from creek, up to 15m high
Visibility and intrusion of neighbouring activity	Some industrial noise and some prominent boundaries
Character and style of neighbouring development	Industrial big sheds and surrounding yards
Edge condition between creekside and neighbouring activity	Mainly wire fences, some landscaped
Channel and flow	Slow, choked in places by reeds

Strengths	Opportunities
Landscape visually dominant Evidence of regeneration of native planting	Soften obtrusive buildings with appropriate materials and landscaping Define channel with appropriate landscaping
Weaknesses	**Threats**
Large scale, obtrusive industrial development Development defines the edge of much of the visual catchment Little tree canopy near channel Evidence of graffitti	Exotic plants, particularly willows Litter gathering on banks Intensification of industrial development

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 10

from Bell Street to Dundas Street footbridge

Introduction

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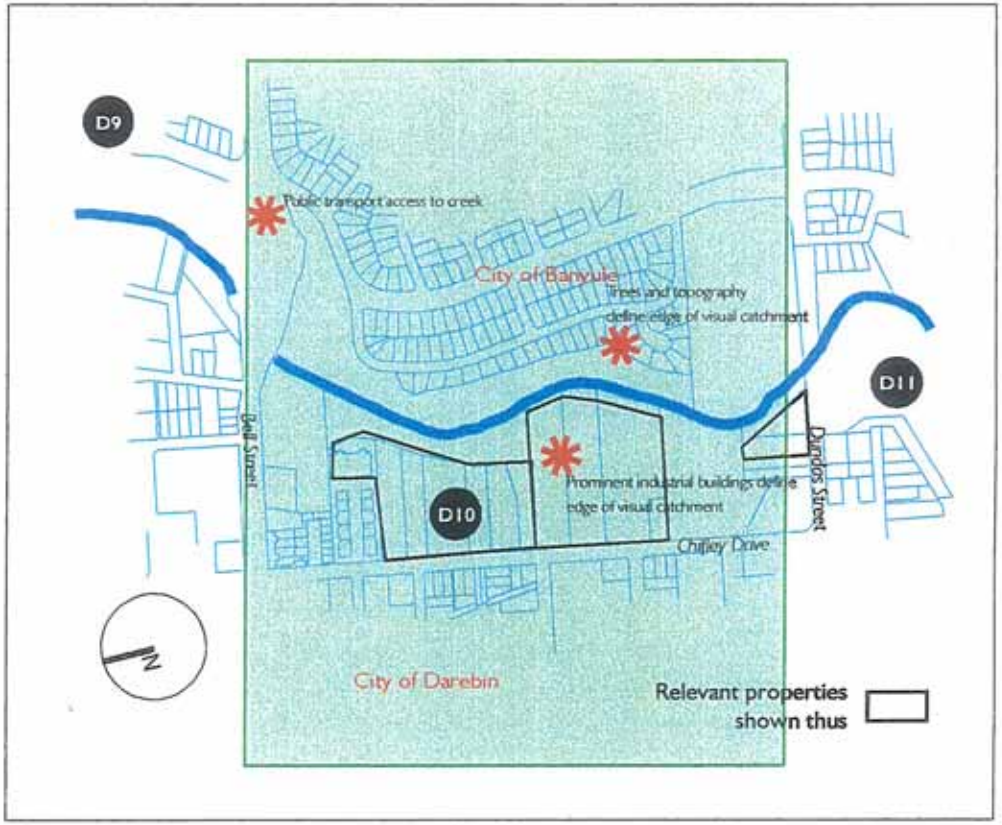


Existing character

The character of this section of the creek is primarily influenced by the trees on the eastern (Banyule) side that define the edge of the visual catchment and the grassed corridor of varying widths that runs along both sides of the creek. Development prominent on the western (Darebin) side.

Desired future character

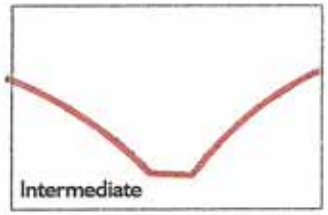
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creeks

Prepared for the City of DAREBIN by

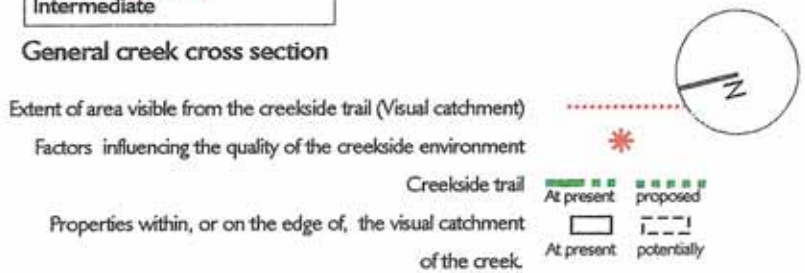
DAVID LOCK ASSOCIATES
Environment & Land Management

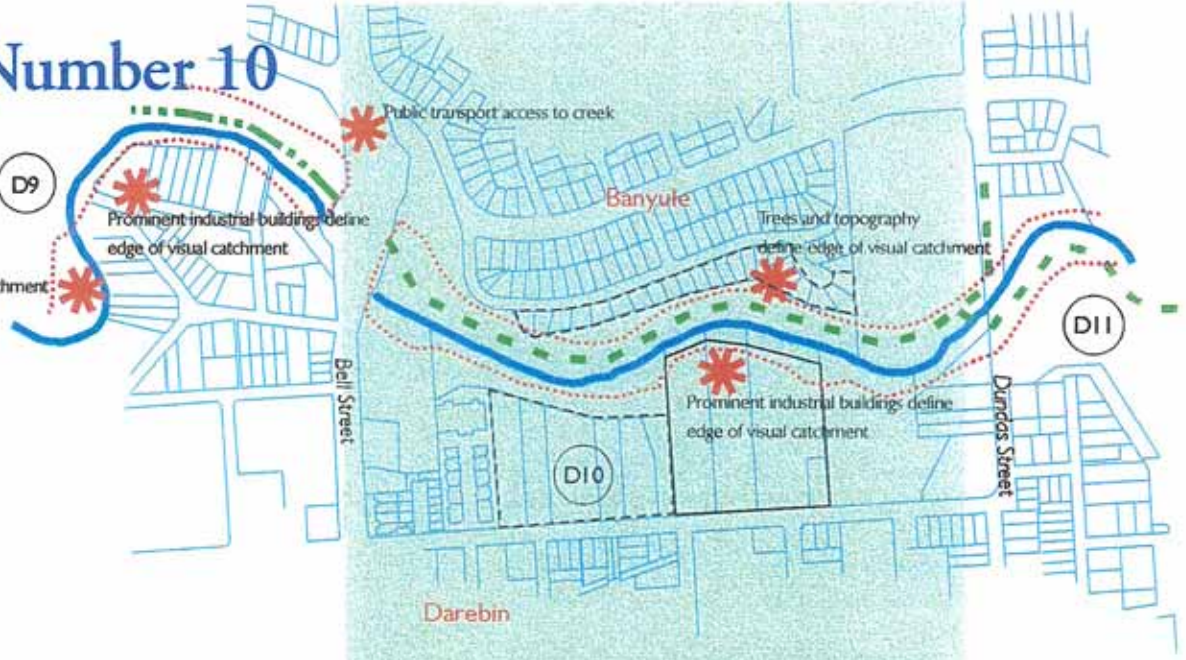
D10 Darebin Creek Precinct Number 10

from Bell Street to Dundas Street footbridge



General creek cross section





Dominant skyline element from the creekside	Mixed-open grassland, woodland and Industrial buildings
Vegetation type, density and height	Extensive canopy of native trees, generally away from banks, up to 20m high
Visibility and intrusion of neighbouring activity	Some industrial noise and some prominent boundaries
Character and style of neighbouring development	Industrial big sheds
Edge condition between creekside and neighbouring activity	Wire fences with, some landscaped
Channel and flow	Some narrowing by reeds, some cataracts

Strengths	Opportunities
Well wooded slopes to valley Evidence of regeneration of native planting	Soften obtrusive boundaries by appropriate materials and landscaping Define channel with appropriate landscaping
Weaknesses	**Threats**
Electricity pylons prominent Variety of obtrusive boundaries, including timber, wire and tin fences Development defines the edge of the visual catchment Little canopy near channel No creekside trail	Exotic plants, particularly Willows Litter gathering on banks

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 11

from Dundas Street footbridge to Mansfield Street

Introduction

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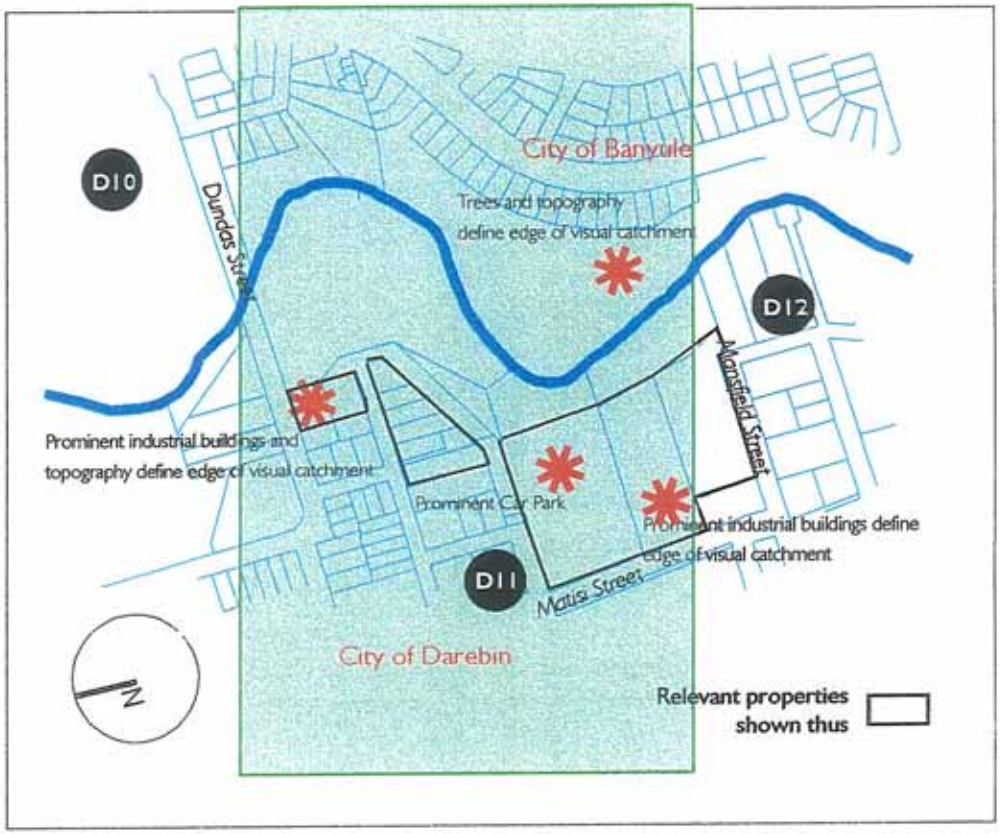


Existing character

The character of this section of the creek is primarily influenced by the creeks meandering course, the slopes of banks and trees that define the edge of the visual catchment and the grassed corridor of varying widths that runs along both sides of the creek., Development sometimes prominent on the western (Darebin) side.

Desired future character

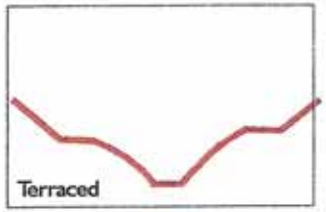
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creek.

Prepared for the City of DAREBIN by

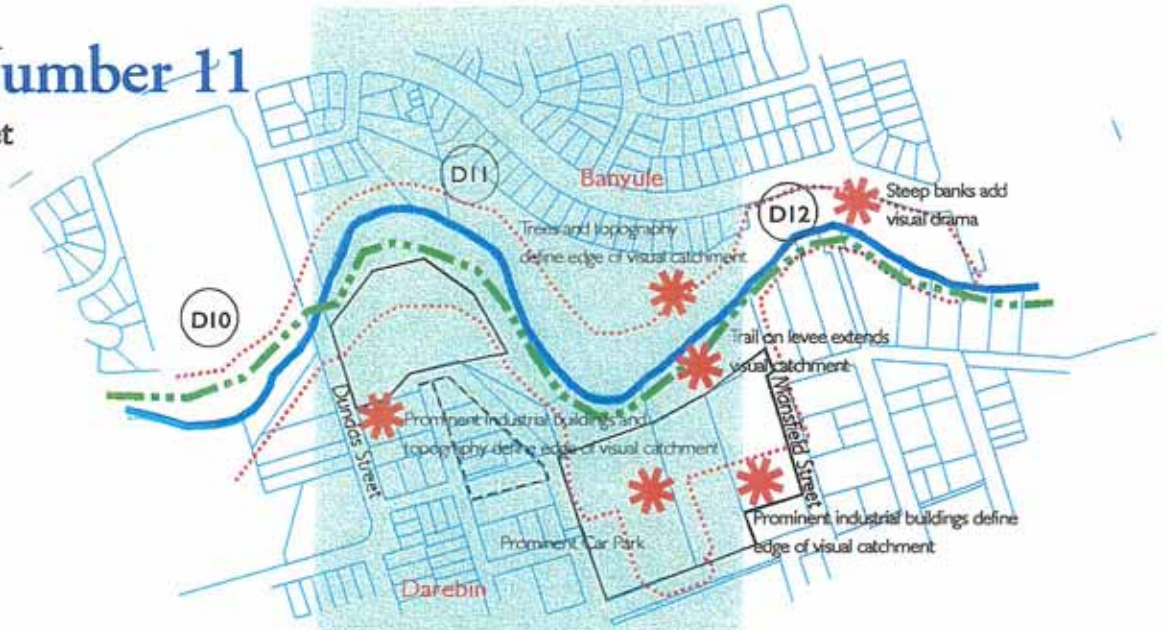
DAVID LOCK ASSOCIATES
Environment & Land Management

D11 Darebin Creek Precinct Number 11

from Dundas Street footbridge to Mansfield Street



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Topography/Landscape
Vegetation type, density and height	Open by creek, dense tree canopy away from creek, up to 15m high
Visibility and intrusion of neighbouring activity	Some industrial noise and some prominent boundaries
Character and style of neighbouring development	One and two storey houses and industry
Edge condition between creekside and neighbouring activity	Not visible
Channel and flow	Placid and slow

Strengths	Opportunities
Landscape dominant Evidence of regeneration of native planting Sound of creek dominant noise Little visibility of surrounding development	Reinforce landscape character Screen factories near Dundas Street
Weaknesses	**Threats**
Some industrial noise Nearby residential development visible in places Some graffitti	Exotic plants, Litter gathering on banks Intensification of industrial processes

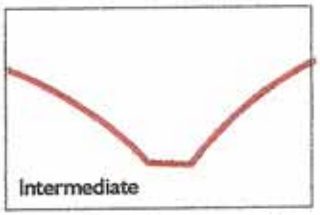
DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

D12 Darebin Creek Precinct Number 12

from Mansfield Street to Darebin Road



General creek cross section

Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Topography/Landscape
Vegetation type, density and height	Tree canopy by creek, up to 20m high
Visibility and intrusion of neighbouring activity	Some industrial noise and some prominent boundaries
Character and style of neighbouring development	One and two storey houses and Industry(not visible from creekside)
Edge condition between creekside and neighbouring activity	Mainly fences and walls, some landscaped
Channel and flow	Open some cataracts

Strengths	Opportunities
Landscaping and buildings visually co-dominant Evidence of regeneration of native planting Extensive canopy over channel Relatively dramatic valley shape	Soften obtrusive boundaries by use of appropriate materials and landscaping
Weaknesses	**Threats**
Variety of obtrusive boundaries, including timber, wire and galvanised iron fences Development partially defines the edge of the visual catchment	Exotic plants, Litter gathering on banks Intensification of industrial development Loss of mature trees

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Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 12

from Mansfield Street to Darebin Road

Introduction

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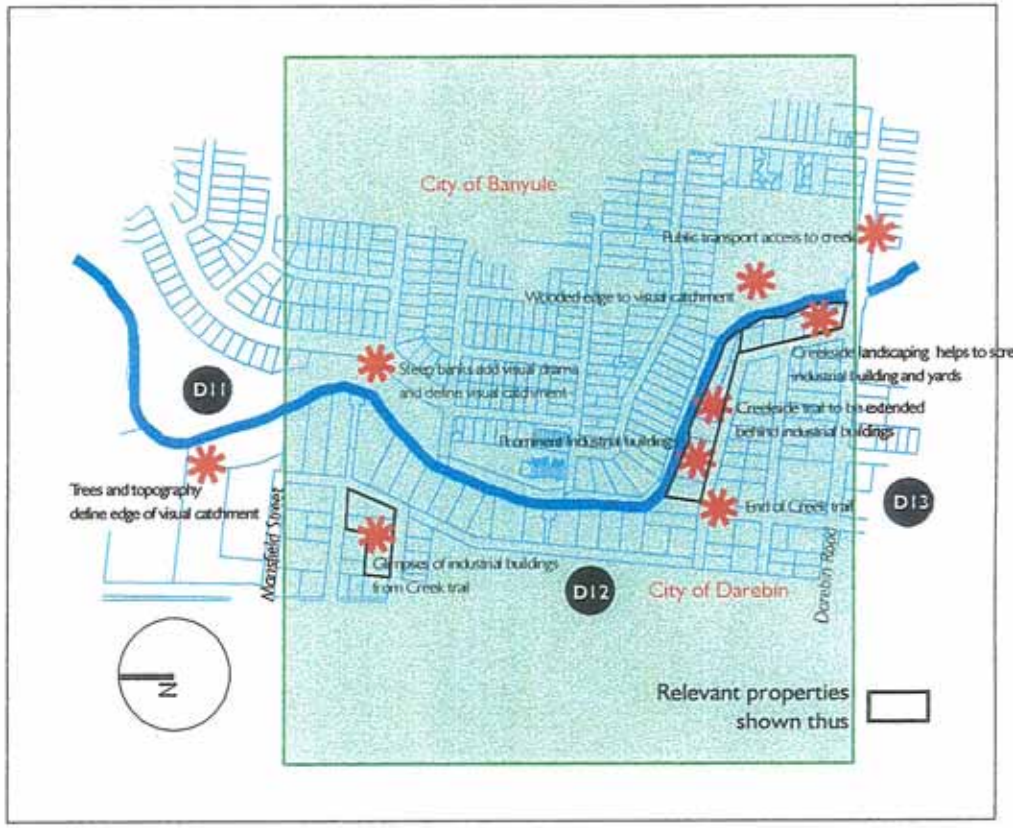

Existing character

The character of this section of the creek is primarily influenced by the areas comparatively dramatic topography and extensive tree canopy that closely defines the creek. Development occasionally prominent on the western (Darebin) side.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creek.

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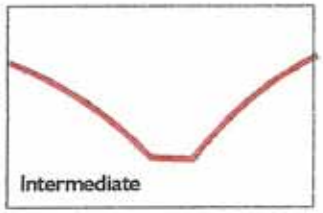
DAVID LOCK ASSOCIATES
Environment & Land Management

D13 Darebin Creek Precinct Number 13

from Darebin Road to near McKay Street



General creek cross section

Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Buildings/Landscape
Vegetation type, density and height	Tree canopy by creek, up to 20m
Visibility and intrusion of neighbouring activity	Intrusive industrial noise, some graffitti and many prominent boundaries
Character and style of neighbouring development	Large Industrial buildings
Edge condition between creekside and neighbouring activity	Mainly wire fences
Channel and flow	Open, placid, embankment wall forms one bank

Strengths	Opportunities
Landscaping and buildings visually co-dominant Evidence of regeneration of native planting Extensive canopy over channel Relatively dramatic valley shape	Soften obtrusive boundaries by use of appropriate materials and landscaping Establish creekside path
Weaknesses	**Threats**
Variety of boundaries, mainly wire fences Development partially defines the edge of the visual catchment Industrial noise Graffitti	Exotic plants, Litter gathering on banks Intensification of surrounding development Loss of mature trees

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 13

from Darebin Road to near McKay Street

Introduction

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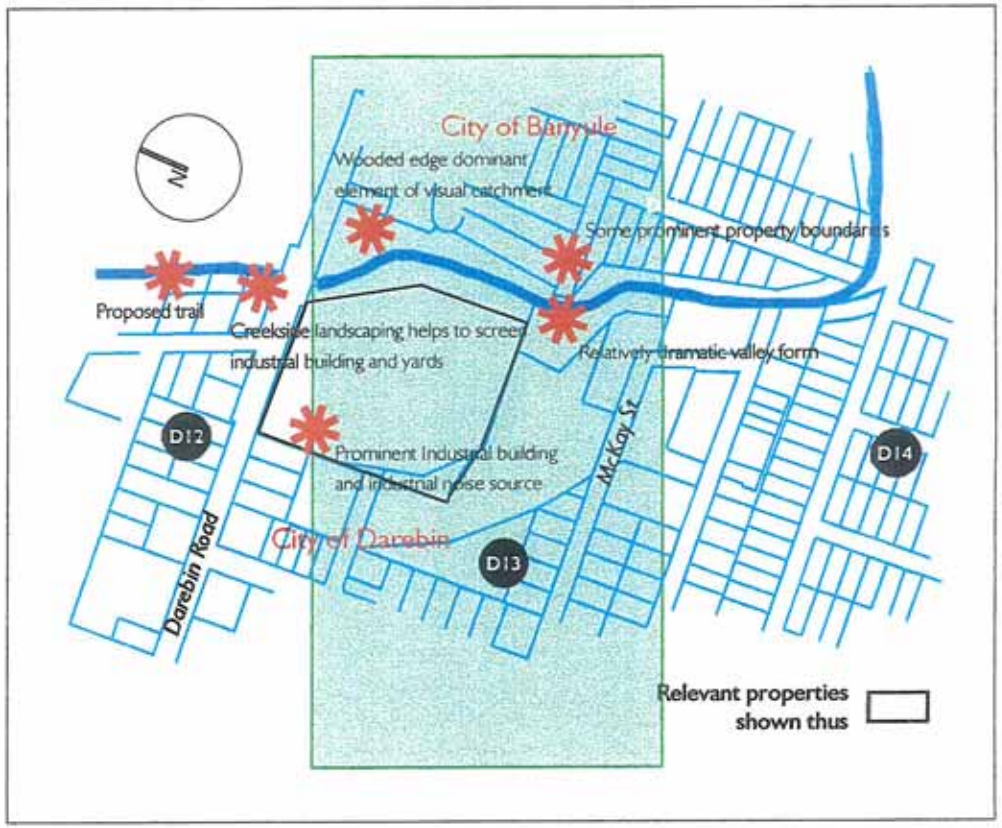

Existing character

The character of this section of the creek is primarily influenced by the trees on the eastern (Banyule) side that define the edge of the visual catchment and the grassed corridor that runs along both sides of the creek. Development prominent on the western (Darebin) side.

Desired future character

- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

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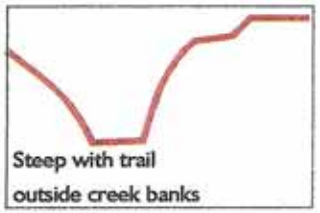
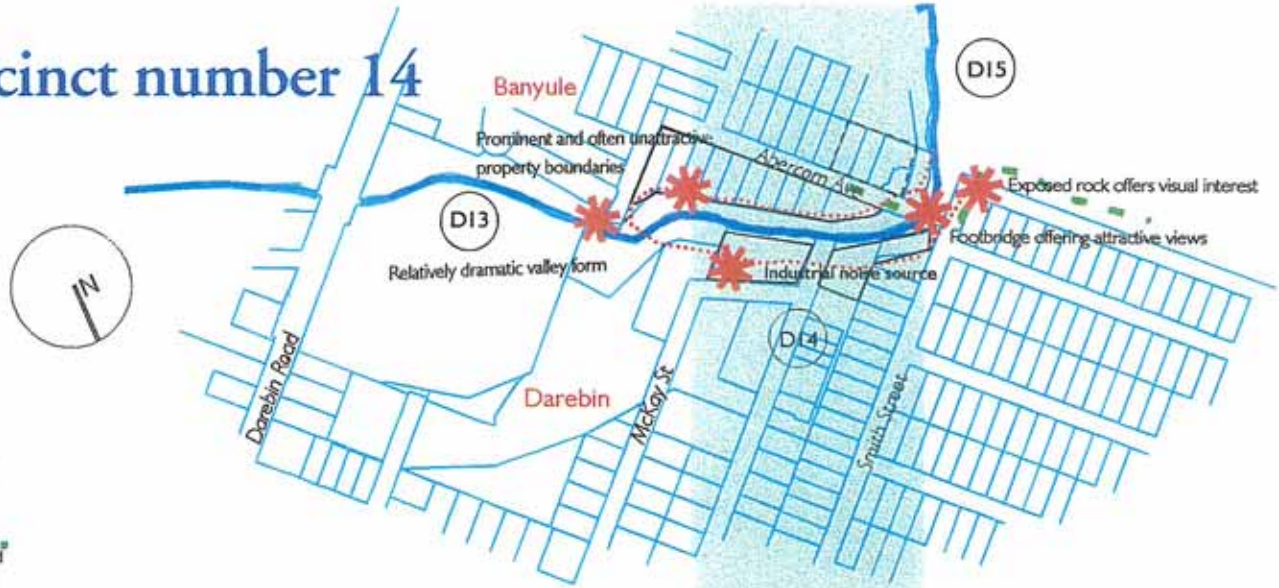
Environment & Land Management

D14 Darebin Creek Precinct number 14

from McKay Street to Smith Street



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Buildings/Landscape
Vegetation type, density and height	Tree canopyby creek, up to 20m
Visibility and intrusion of neighbouring activity	Intrusive industrial noise and some prominent boundaries
Character and style of neighbouring development	One and two storeyhouses and industry
Edge condition between creekside and neighbouring activity	Mainly fences some landscaped
Channel and flow	Open some cataracts

Strengths	Opportunities
Landscaping and buildings visually co-dominant Evidence of regeneration of native planting Extensive canopy over channel Relatively dramatic valley shape	Soften obtrusive boundaries by use of appropriate materials and landscaping Creekside trail
Weaknesses	**Threats**
Variety of obtrusive boundaries, usualy timber fences Development partially defines the edge of the visual catchment No creekside trail Some industrial noise Partially canalised banks	Exotic plants, Litter gathering on banks Intensification of industrial development Loss of mature trees

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Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct number 14

from McKay Street to Smith Street

Introduction

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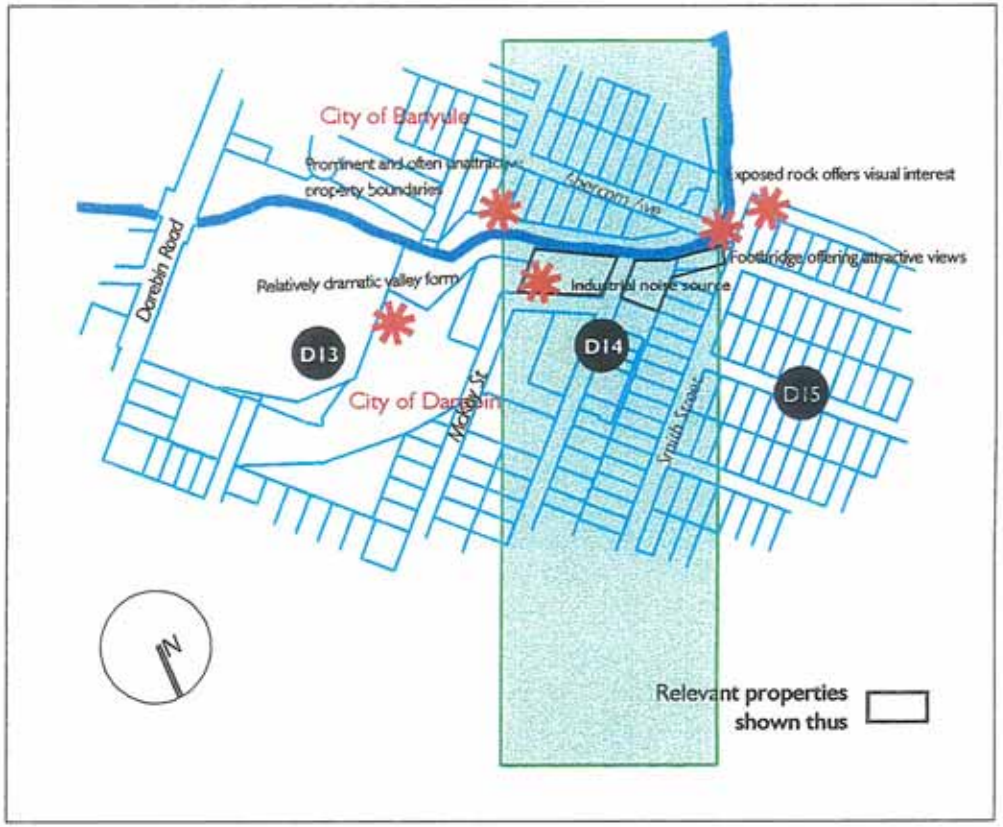


Existing character

The character of this section of the creek is primarily influenced by the areas comparatively dramatic topography and extensive tree canopy that closely defines the creek and gives the trail an enclosed feeling. Development occasionally prominent on the western (Darebin) side.

Desired future character

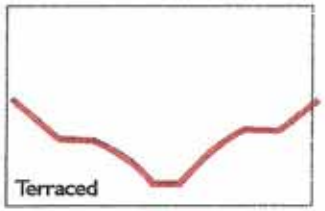
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creek.

Prepared for the City of DAREBIN by

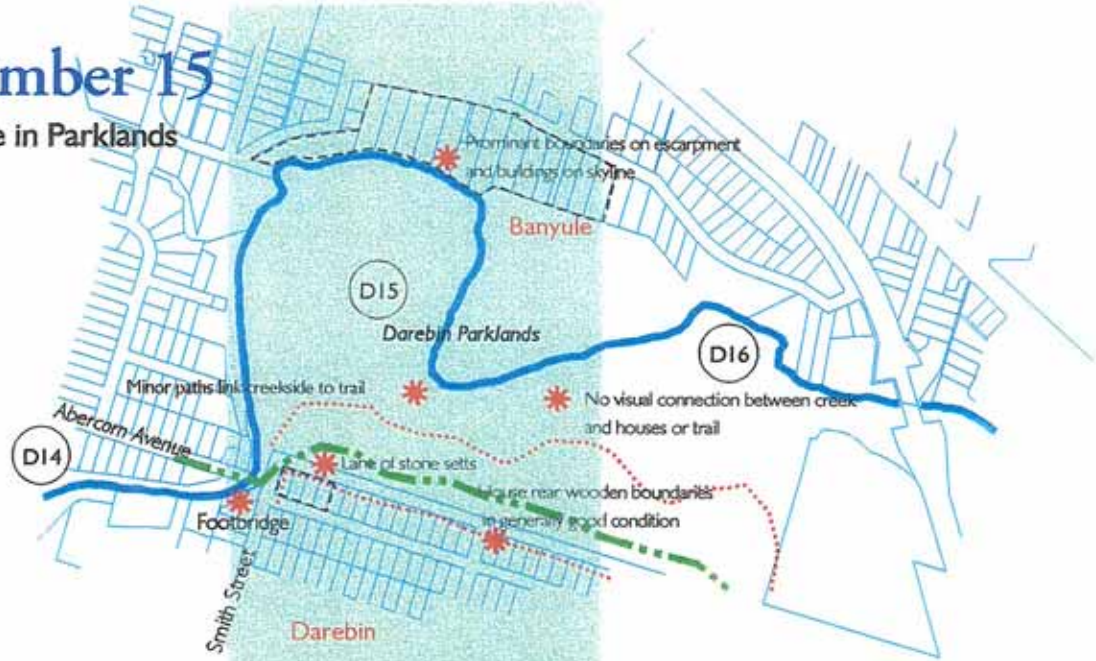
DAVID LOCK ASSOCIATES
Environment & Land Management

D15 Darebin Creek Precinct number 15

from Smith Street to just downstream of footbridge in Parklands



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

	Landscape
Dominant skyline element from the creekside	
Vegetation type, density and height	Tree canopy near creek, open parklands beyond
Visibility and intrusion of neighbouring activity	Largely hidden by topography
Character and style of neighbouring development	One and two storey established houses
Edge condition between creekside and neighbouring activity	High wooden fences
Channel and flow	shallow and wide, with some exposed rocks

Strengths	Opportunities
Landscaping visually dominant Evidence of regeneration of native planting Extensive canopy over channel Sound of creek dominant noise	Soften obtrusive boundaries by use of appropriate materials and landscaping Orientate new development to west towards parklands
Weaknesses	**Threats**
Little perceived connection between development and the creekside Some littering/dumping Development turns away from creekside park	Exotic plants, Litter gathering on banks

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct number 15

from Smith Street to just downstream of footbridge in Parklands

Introduction

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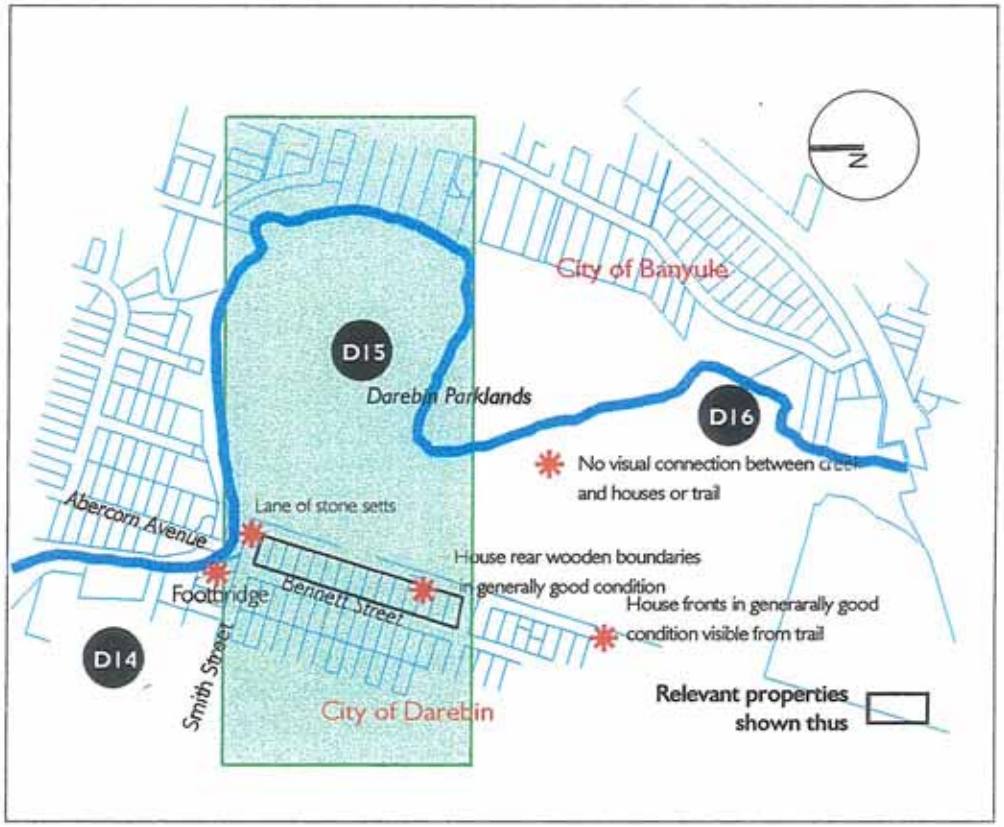


Existing character

The character of this section of the creek is primarily influenced by the rolling topography and extensive tree canopy.
Development rarely visible from the creek but prominent along the trail, which passes close to the rear of houses.

Desired future character

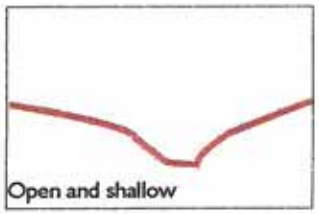
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

Prepared for the City of DAREBIN by

DAVID LOCK ASSOCIATES
Environment & Land Management

D16 Darebin Creek Precinct Number 16

from just downstream of footbridge in Parklands to Railway bridge



General creek cross section

Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Not known
Vegetation type, density and height	Not known
Visibility and intrusion of neighbouring activity	Not known
Character and style of neighbouring development	Business incubator
Edge condition between creekside and neighbouring activity	Not known
Channel and flow	Not known

Strengths	Opportunities
Landscaping visually dominant Evidence of regeneration of native planting Extensive canopy over channel House fronts address creekside path	Extend percived creekside environment to the houses
Weaknesses	**Threats**
Development has no obvious visual link to the creek Poor direct access to creekside	Exotic plants, Litter gathering on banks

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 16

from just downstream of footbridge in Parklands to Railway bridge

Introduction

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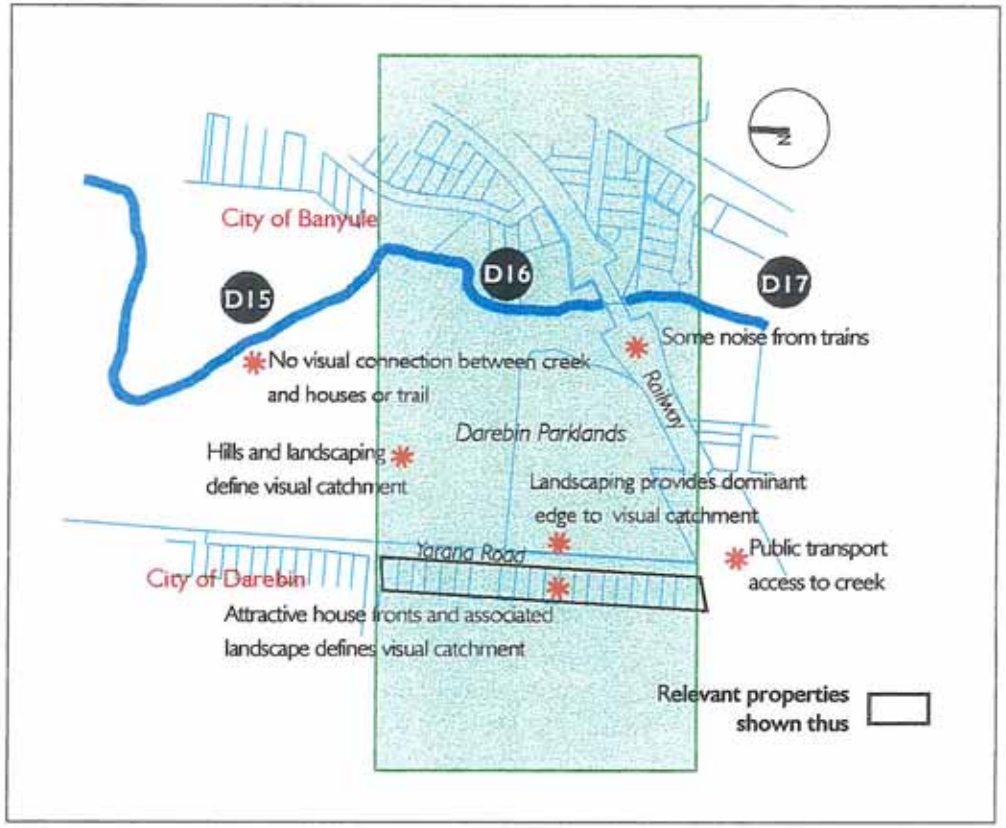


Existing character

The character of this section of the creek is primarily influenced by the rolling topography and extensive tree canopy.
Development rarely visible from the creek but prominent along the trail, which passes next to the fronts of houses..

Desired future character

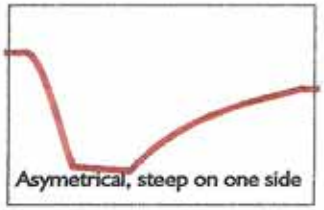
- The contribution of indigenous landscape is increased within the creekside environment.
- Development generally not visible from the creekside.

Prepared for the City of DAREBIN by

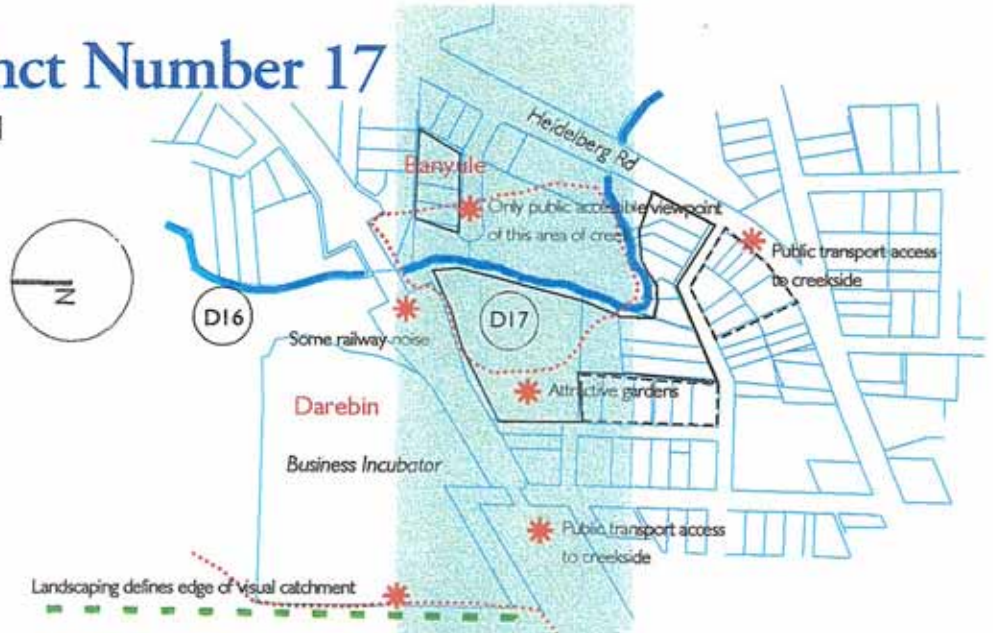
DAVID LOCK ASSOCIATES
Environment & Land Management

D17 Darebin Creek Precinct Number 17

from Railway bridge to Heidelberg Road



General creek cross section



Extent of area visible from the creekside trail (Visual catchment)

Factors influencing the quality of the creekside environment

Creekside trail — At present / proposed

Properties within, or on the edge of, the visual catchment of the creek. — At present / potentially

Dominant skyline element from the creekside	Landscape
Vegetation type, density and height	Tree canopy up to 25m high, and lawns
Visibility and intrusion of neighbouring activity	Blends in with landscape
Character and style of neighbouring development	One and two storey substantial houses
Edge condition between creekside and neighbouring activity	Landscaped/open
Channel and flow	slow and open

Strengths	Opportunities
Dramatic landform Attractive landscape visually dominant Gardens effectively blend in with creekside	Reinforce landscaping Introduce creekside trail
Some intrusion from noise of railway No visual access to creekside	Intensification of surrounding development Extensive bank erosion Exotic vegetation, particularly willows
Weaknesses	Threats

DAVID LOCK ASSOCIATES
Environment & Land Management

Precinct profiles for Darebin Creek

Darebin Creek Design & Development Guidelines

Darebin Creek Precinct Number 17a

from Railway bridge to Heidelberg Road

Introduction

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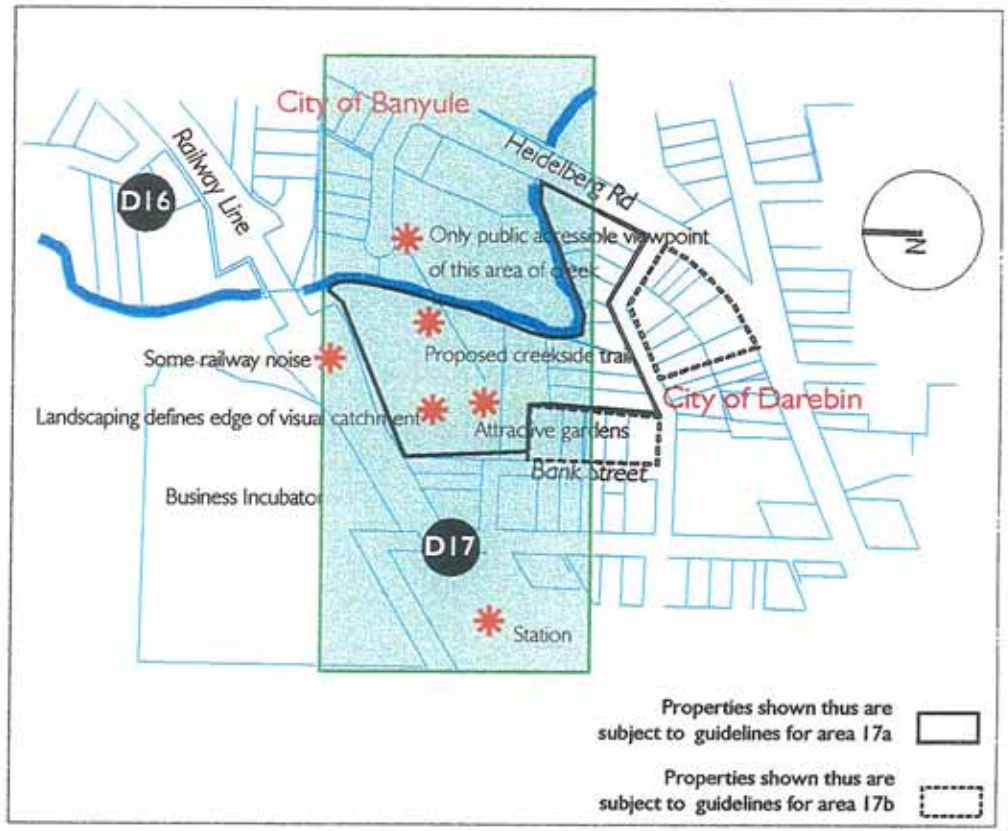

Existing character

The character of this section of the creek is primarily influenced by the nearby houses set amongst trees and the relatively dramatic valley form.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.
- Creekside trail extended along creek
- Where properties abut the creek Council will seek development contributions for the provision of open space to continue the linear park along the creeks

Prepared for the City of DAREBIN by

DAVID LOCK ASSOCIATES
Environment & Land Management

Darebin Creek Precinct Number 17b

from Railway bridge to Heidelberg Road

Introduction

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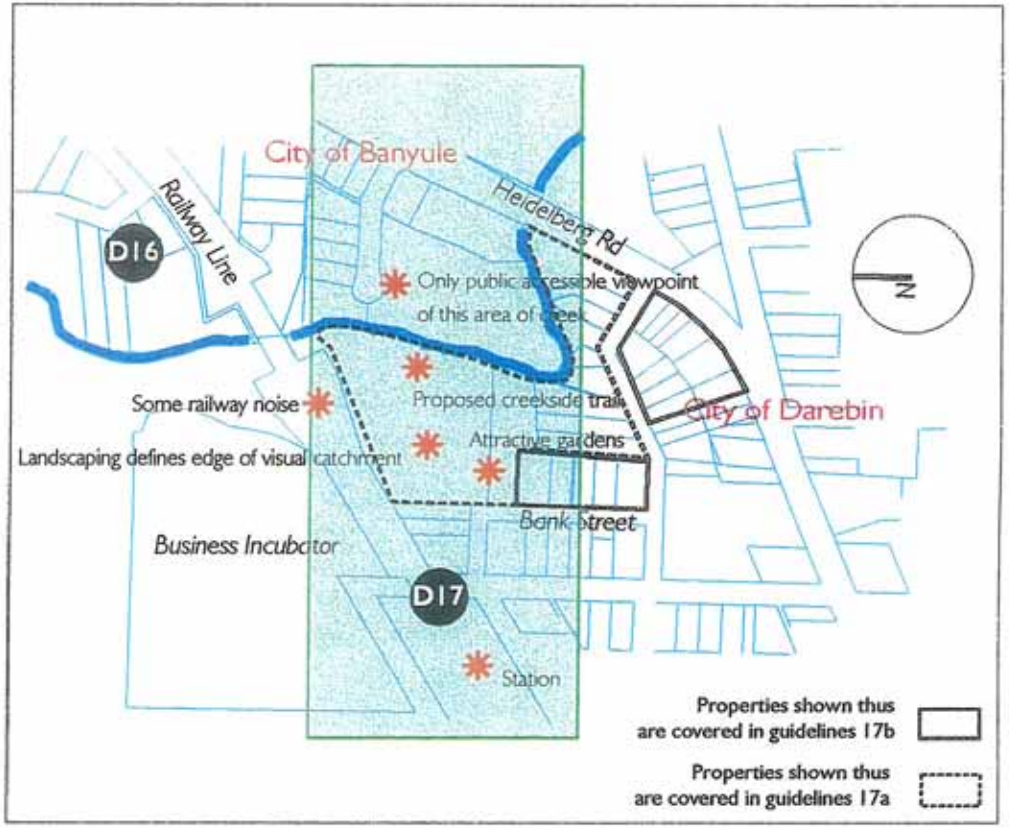

Existing character

The character of this section of the creek is primarily influenced by the nearby houses set amongst trees and the relatively dramatic valley form.

Desired future character

- Indigenous landscape is the dominant element in the precinct's character.
- Development has minimal impact, and with associated landscaping, makes a positive contribution to the character of the creek.

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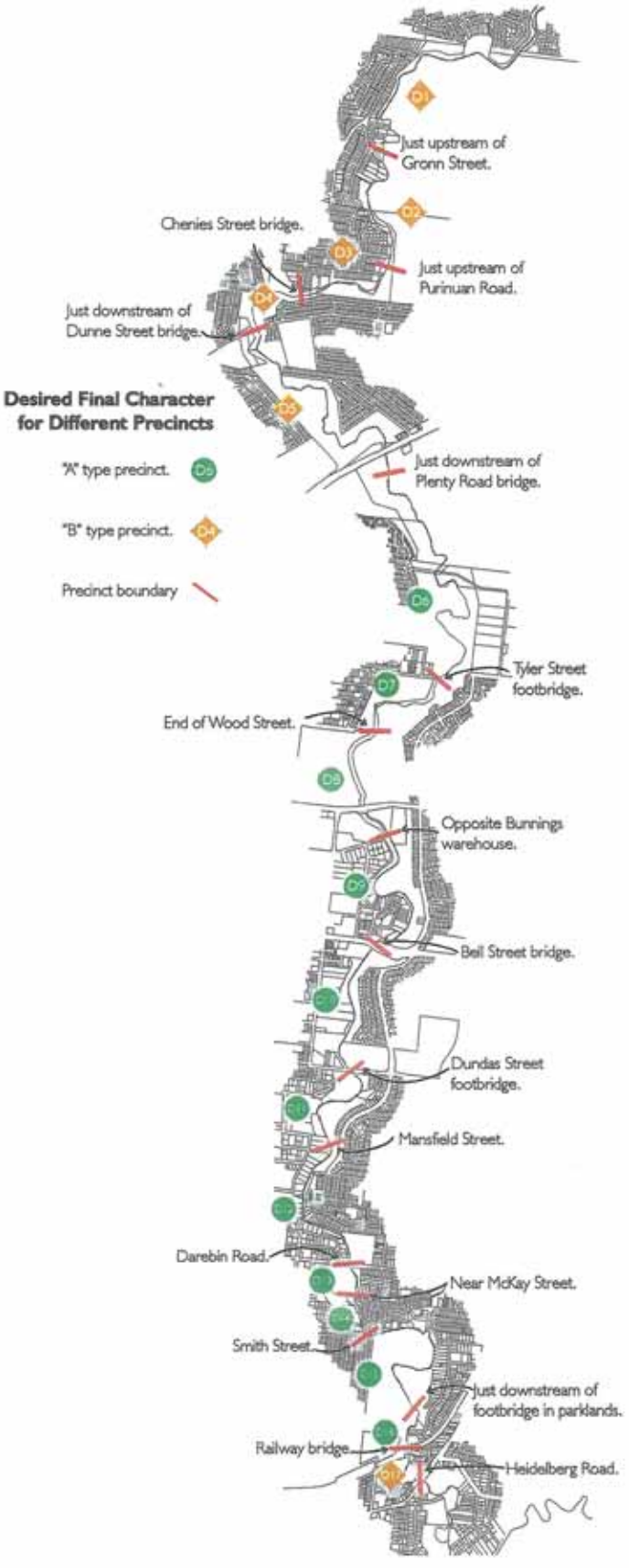
DAVID LOCK ASSOCIATES
Environment & Land Management

Appendix E-Overall Vision

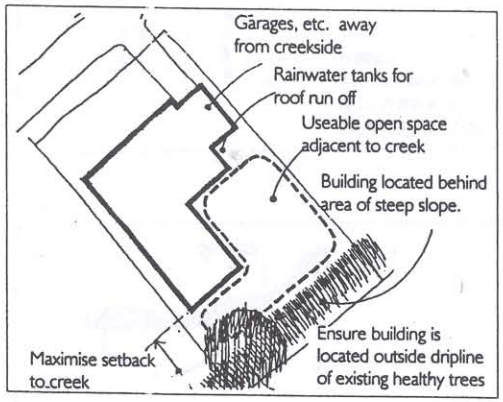
Appendix F-Peripheral Guidelines


Just upstream of Gronn Street.
Chenies Street bridge.
Just upstream of Purinuan Road.
Just downstream of Dunne Street bridge.
Desired Final Character for Different Precincts
"A" type precinct.
"B" type precinct.
Precinct boundary
Just downstream of Plenty Road bridge.
Tyler Street footbridge.
End of Wood Street.
Opposite Bunnings warehouse.
Bell Street bridge.
Dundas Street footbridge.
Mansfield Street.
Darebin Road.
Near McKay Street.
Smith Street.
Just downstream of footbridge in parklands.
Railway bridge.
Heidelberg Road.

Site Layout Guidelines

Objective

To ensure development is laid out on its site in a way that minimises its impact on the environmental qualities of the creekside.



Standard to be met	Good practice for achieving standard
1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site the building outside the dripline of existing healthy trees that are or will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. The visual impact of the development on the creekside environment must be minimised.	Set buildings back from the creekside property boundary at least 7.5m or a distance equal to the height of the creekside facade, whichever is the greater. (However, Standard 7 takes precedence). Site buildings to take advantage of any screening ability provided by the topography when viewed from the creekside. Ensure driveways, garages, car standing areas and carports do not extend nearer to the creekside property boundary than the main building.
3. The disruption to natural ground levels must be minimised.	Avoid siting buildings on steeply sloping land, wherever possible. (See also Landscaping Guidelines).
4. The aural and olfactory impact of non-residential activities on the creekside environment must be minimised.	Plan non-residential buildings so that noisy or foul-smelling activities are screened or located away from the creekside.
5. Development must optimise the amenity value of the creekside for its occupants.	Site useable open space adjacent to the creek.
6. Any car parking associated with the development must not be detrimental to the creekside environment.	Avoid vehicular access to the creekside trail.
7. The impact of the development on the ecological integrity of the creek corridor must be minimised.	Site buildings as far from the creek as possible, (and at least as far as required by Standard 2 above). Incorporate rainwater tanks to collect roof run-off for secondary (non-drinking) purposes.

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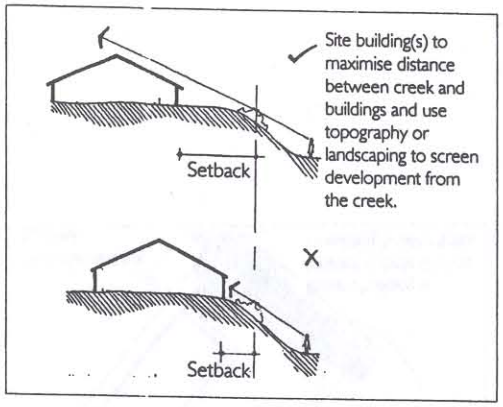
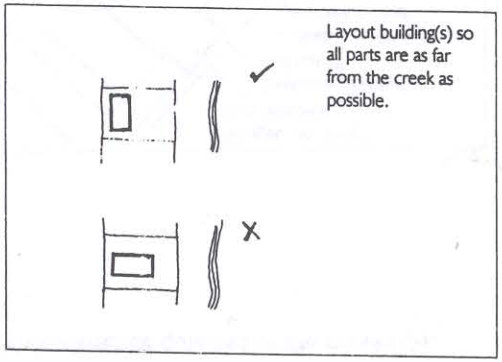
Environment & Land Management

Building Form Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure the building form is not detrimental to the creekside's environmental qualities.	1. Development must not be visible from the creekside, wherever possible.	Design the height and form of buildings to be entirely screened from view from the creekside by planting or topography. (See also Landscaping Guidelines)
	2. Development must maximise its contribution to the ecological integrity of the creek corridor.	Design the building footprint to minimise its proximity to the creek.





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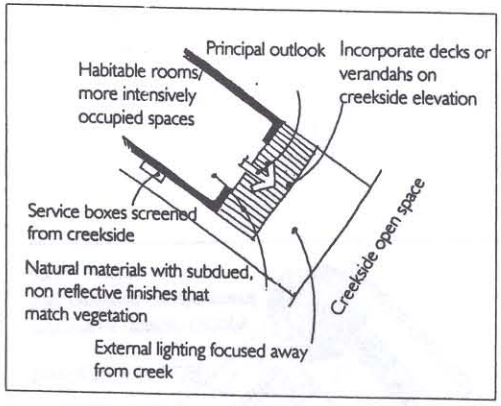
Creekside Building Facade Guidelines

Objective

To ensure the creekside building façade optimises the benefits to development of its creekside location and is not detrimental to the environmental quality of the creekside.



Standard to be met	Good practice for achieving standard
1. Development must optimise the amenity value of the creekside for the occupants of the development.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside. Incorporate verandahs and decks that are wide enough to accommodate a table and chairs on the creekside elevation.
2. Buildings and other structures must be finished so as to blend into rather than stand out from the natural environment.	Use natural materials for buildings, verandahs, decks, screens and balconies, with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
3. External boxes for air conditioning and other services must not be visible or their processes audible.	Screen service boxes or locate them away from the creekside.
4. The intrusion of lighting on the creekside environment must be minimised.	Focus external lights away from the creekside.

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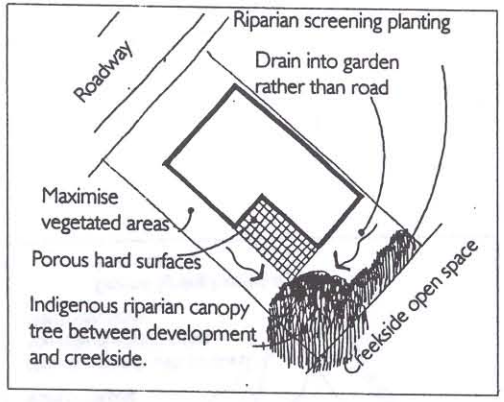
Landscaping Guidelines

Objective

To enhance the natural character of the creekside, minimise erosion and run off and provide a high standard of environmental amenity for development.



Standard to be met	Good practice for achieving standard
1. Landscaping must be designed to be entirely screen the development from the creekside when mature, unless it is hidden by topography.	Install planting to screen development adjacent to the creekside, including continuous canopy trees between the creekside and the building selected to mature to a height of at least 15m high.
2. Planting must complement the local ecology.	Use indigenous riparian zone plant species "Native Plants of the Darebin Creek for your Garden" by Darebin Creek Co-ordinating Committee).
3. The ability of the site to absorb rainwater must be maximised.	Grass or vegetate as much of the open space as possible and utilise porous finishes such as gravel and brick paviors where firmer surfaces are required. Design paved surfaces to drain into the garden rather than road network.
4. Landscaping must support the long-term survival of the existing trees.	Avoid compaction of the ground or changes of level under the drip line of existing healthy trees.
5. Alterations to the natural ground surface must be minimised.	Avoid the use of retaining walls and benching.

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Fences Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure fence construction, materials and colours retain and enhance the visual character and support the habitat value of the creek.	1. The visual impact of fences on the creekside environment must be minimised.	Design fences in conjunction with planting to ensure planting is the dominant visual component. Design fences to be no higher than 1.8m where properties back onto the creekside and 1m elsewhere. Form fences from visually permeable construction such as post and wire, using dark green or black wire and/or natural materials with subdued, non-reflective finishes that match vegetation, such as stained wood.
	2. The creekside must be protected from significant sources of wind and water-borne litter.	Install a continuous fence between the creekside and commercial development that is continuous in length, has no gap between the ground and bottom of the fence and is entirely screened by planting when viewed from the creekside.
	3. The fauna in creekside habitats must be protected from predatory domestic animals.	Provide an area of private open space for each dwelling that is enclosed with cat-proof fencing. (Please refer to the DNRE pamphlet "Keeping Your Cat Happy and Safe").

Fences designed so planting is the dominant visual component when viewed from the creekside. Fencing continuous to the ground in commercial development to trap litter and in residential development should enclose an area with cat proof fencing to protect native wildlife.

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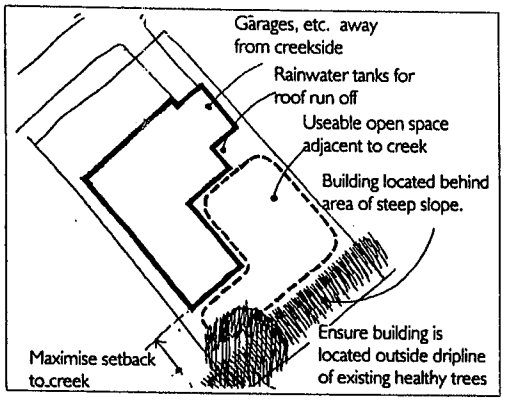
Site Layout Guidelines

Objective

To ensure development is laid out on its site in a way that minimises its impact on the environmental qualities of the creekside.



Standard to be met	Good practice for achieving standard
1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site the building outside the dripline of existing healthy trees that are or will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. The visual impact of the development on the creekside environment must be minimised.	Set buildings back from the creekside property boundary at least 7.5m or a distance equal to the height of the creekside facade, whichever is the greater. (However Standard 7 takes precedence). Site buildings to take advantage of any screening ability provided by the topography when viewed from the creekside. Ensure driveways, garages, car standing areas and carports do not extend nearer to the creekside property boundary than the main building.
3. The disruption to natural ground levels must be minimised.	Avoid siting buildings on steeply sloping land, wherever possible. (See also landscaping).
4. The aural and olfactory impact of non-residential activities on the creekside environment must be minimised.	Plan non-residential buildings so that noisy or foul-smelling activities are screened or located away from the creekside.
5. Development must optimise the amenity value of the creekside for its occupants.	Site useable open space adjacent to the creek
6. Any car parking associated with the development must not be detrimental to the creekside environment.	Ensure no vehicular access to the creekside trail.
7. The impact of the development on the ecological integrity of the creek corridor must be minimised.	Site buildings as far from the creek as possible, (and at least as far as required by standard 2). Incorporate rainwater tanks to collect roof run-off for secondary (non-drinking) purposes.
8. Development must allow for the future provision of a creekside trail where it does not currently exist.	Refer to the standards outlined in techniques T3:T1 to T3:T4 of the Merri Creek Development Guidelines.

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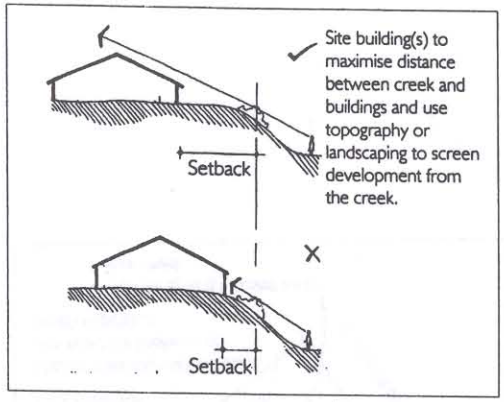
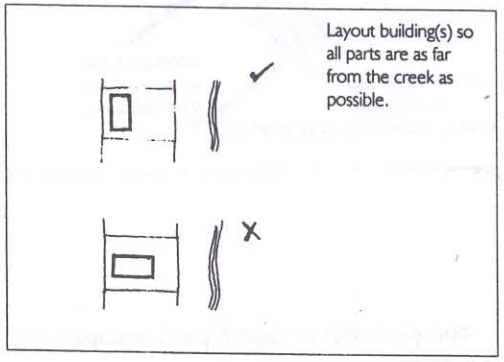
Building Form Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure the building form is not detrimental to the creekside's environmental qualities.	1. Development must not be visible from the creekside, wherever possible.	Design the height and form of buildings to be entirely screened from view from the creekside by planting or topography. (See also Landscaping Guidelines)
	2. Development must maximise its contribution to the ecological integrity of the creek corridor.	Design the building footprint to minimise its proximity to the creek.





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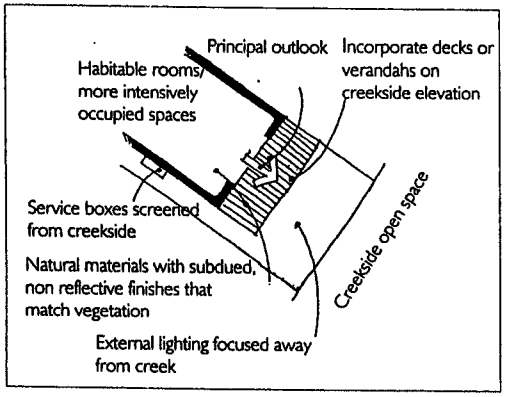
Creekside Building Facade Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure the creekside building façade optimises the benefits to development of its creekside location and is not detrimental to the environmental quality of the creekside.	1. Development must optimise the amenity value of the creekside for the occupants of the development.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside. Incorporate verandahs and decks that are wide enough to accommodate a table and chairs on the creekside elevation.
	2. Buildings and other structures must be finished so as to blend into rather than stand out from the natural environment.	Use natural materials for buildings, verandahs, decks, screens and balconies, with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
	3. External boxes for air conditioning and other services must not be visible or their processes audible.	Screen service boxes or locate them away from the creekside.
	4. The intrusion of lighting on the creekside environment must be minimised.	Focus external lights away from the creekside.



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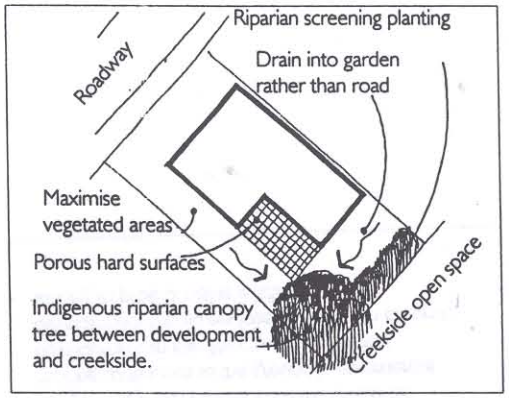
Landscaping Guidelines

Objective	*Standard to be met*	*Good practice for achieving standard*
To enhance the natural character of the creekside, minimise erosion and run off and provide a high standard of environmental amenity for development.	1. Landscaping must be designed to be entirely screen the development from the creekside when mature, unless it is hidden by topography.	Install planting to screen development adjacent to the creekside, including continuous canopy trees between the creekside and the building selected to mature to a height of at least 15m high.
	2. Planting must complement the local ecology.	Use indigenous riparian zone plant species "Native Plants of the Darebin Creek for your Garden" by Darebin Creek Co-ordinating Committee).
	3. The ability of the site to absorb rainwater must be maximised.	Grass or vegetate as much of the open space as possible and utilise porous finishes such as gravel and brick paviors where firmer surfaces are required. Design paved surfaces to drain into the garden rather than road network.
	4. Landscaping must support the long-term survival of the existing trees.	Avoid compaction of the ground or changes of level under the drip line of existing healthy trees.
	5. Alterations to the natural ground surface must be minimised.	Avoid the use of retaining walls and benching.



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Fences Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure fence construction, materials and colours retain and enhance the visual character and support the habitat value of the creek.	1. The visual impact of fences on the creekside environment must be minimised.	Design fences in conjunction with planting to ensure planting is the dominant visual component. Design fences to be no higher than 1.8m where properties back onto the creekside and 1m elsewhere. Form fences from visually permeable construction such as post and wire, using dark green or black wire and/or natural materials with subdued, non-reflective finishes that match vegetation, such as stained wood.
	2. The creekside must be protected from significant sources of wind and water-borne litter.	Install a continuous fence between the creekside and commercial development that is continuous in length, has no gap between the ground and bottom of the fence and is entirely screened by planting when viewed from the creekside.
	3. The fauna in creekside habitats must be protected from predatory domestic animals.	Provide an area of private open space for each dwelling that is enclosed with cat-proof fencing. (Please refer to the DNRE pamphlet "Keeping Your Cat Happy and Safe").

Fences designed so planting is the dominant visual component when viewed from the creekside. Fencing continuous to the ground in commercial development to trap litter and in residential development should enclose an area with cat proof fencing to protect native wildlife.

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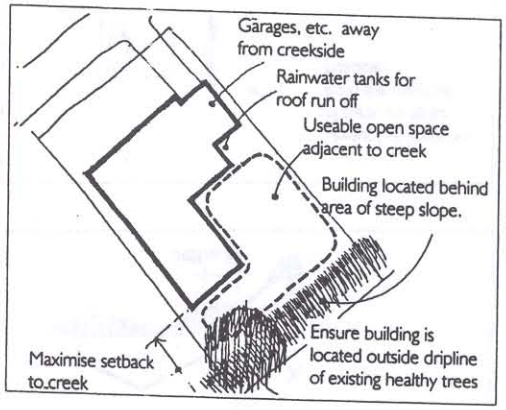
Site Layout Guidelines

Objectives

To ensure development is laid out on its site in a way that minimises its impact on the environmental qualities and optimises its contribution to the amenity of the creekside.



Standard to be met	Good practice for achieving standard
1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site the building outside the dripline of existing healthy trees that are or will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. Development should optimise the amenity value of the creekside for the occupants of that development.	Site usable private open space adjacent to the creek.
3. The visual impact of the development on the creekside environment must be minimised.	Set buildings back from the creekside property boundary at least 7.5m or a distance equal to the height of the buildings creekside facade, whichever is the greater (However, standard 6 takes precedence). Site buildings to take advantage of any screening ability provided by the topography when viewed from the creekside. Ensure driveways, garages, car standing areas and carports do not extend nearer to the creekside property boundary than the main building.
4. The disruption to natural ground levels must be minimised.	Avoid siting buildings on steeply sloping land, wherever possible. (See also Landscaping Guidelines)
5. The aural and olfactory impact of non-residential activities on the creekside environment must be minimised.	Plan non-residential buildings so that noisy or foul-smelling activities are screened or located away from the creekside.
6. The impact of the development on the ecological integrity of the creek corridor must be minimised.	Site buildings as far from the creek as possible (and at least as required by standard 2 above). Incorporate rain water tanks to collect roof run off for secondary (non drinking) purposes.

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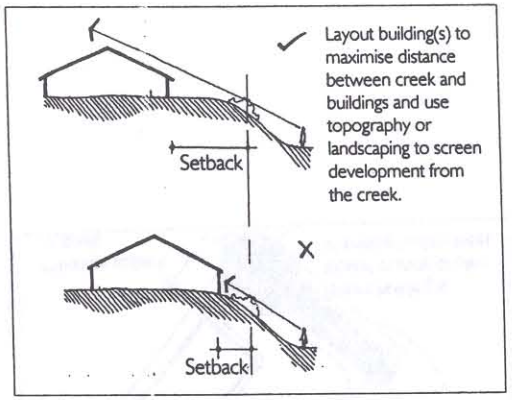
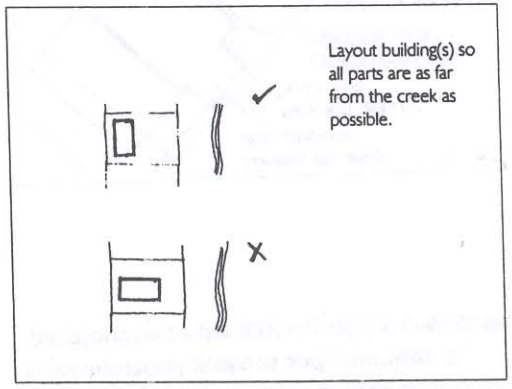
Building Form Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure building form is not detrimental to the creekside's environmental qualities.	1. The visual impact of development on the creekside must be minimised.	Design the height and form of buildings to be predominantly screened from view from the creekside by planting or topography. (See also Landscaping Guidelines)
	2. The development must maximise its contribution to the ecological integrity of the creek corridor.	Design the building footprint to minimise its proximity to the creek.





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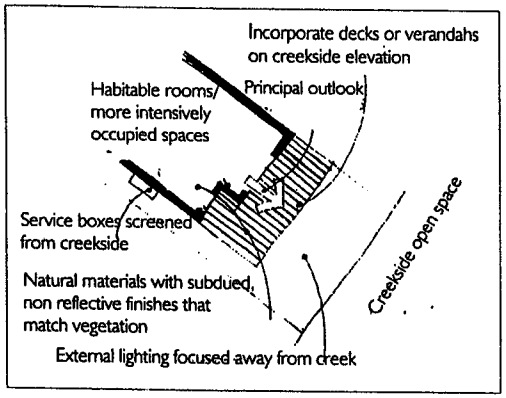
Creekside Building Facade Guidelines

Objective

To ensure the creekside building façade optimises the benefits to development of its creekside location and is not detrimental to the environmental quality of the creekside.



Standard to be met	Good practice for achieving standard
1. Development must not present an unrelieved built wall to the creekside.	Modulate facades over 8m in width in both building line and eaves line.
2. Development must optimise the amenity value of the creekside for the occupants of the development.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside. Incorporate verandahs and decks wide enough to accommodate a table and chairs on the creekside elevation.
3. Development must maximise its contribution to the safety of the creekside environment by providing passive surveillance.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside, and avoid blank external walls.
4. Buildings and other structures must be finished so as to blend into rather than stand out from the natural environment.	Use natural materials for buildings, decks, balconies, verandahs and screens with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
5. External boxes for air conditioning and other services must not be visible or their processes audible.	Screen service boxes or locate them away from the creekside.
6. The intrusion of lighting on the creekside environment must be minimised.	Focus external lights away from the creekside.

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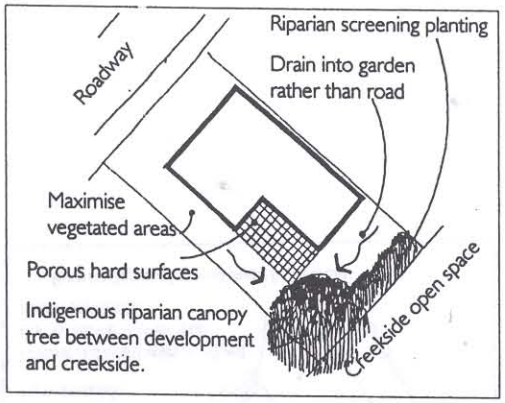
Landscaping Guidelines

Objective

To protect and enhance the natural character of the creekside, enhance its habitat value, minimise run-off and erosion and provide a high standard of environmental amenity for development and creekside users.



Standard to be met	Good practice for achieving standard
1. The development must be planned to offer a green skyline when viewed from the creekside and property boundaries must not be visible.	Install planting to screen fences adjacent to the creekside boundary and canopy trees between the creekside and the boundary selected to mature to a canopy height of at least 15m.
2. Planting must complement the local ecology.	Use indigenous riparian zone plant species (refer to "Native Plants of the Darebin Creek for your Garden" by the Darebin Creek Co-ordinating Committee).
3. The ability of the site to absorb rainwater must be maximised.	Grass or vegetate as much of the open space as possible and utilise porous finishes such as gravel and brick paviors where firmer surfaces are required.
4. Landscaping must support the long-term survival of existing trees.	Avoid compaction of ground or changes of level under the dripline of existing healthy trees.
5. Alterations to the natural ground surface must be minimised.	Avoid the use of retaining walls and benching.
6. Tree planting must not prevent passive surveillance of the creekside environment.	Select tree species for planting between the building(s) and the creek that will allow a largely clear view beneath the canopy when mature.

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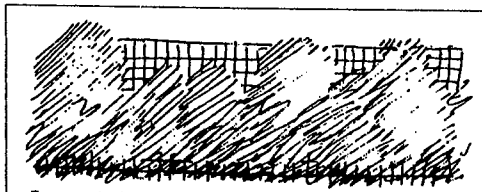
Fences Guidelines

Objective

To ensure fence construction, materials and colours retain and enhance the visual character the creekside and support the habitat value of the creek.



Fences designed so planting is the dominant visual component when viewed from the creekside. Fencing continuous to the ground in commercial development to trap litter and in residential development should enclose an area with cat proof fencing to protect native wildlife.

Standard to be met	Good practice for achieving standard
1. The visual impact of fences on the creekside environment must be minimised.	Design fences in conjunction with landscaping to ensure planting is the dominant visual component when viewed from the creekside. Design fences to be no higher than 1.8m where properties back onto the creekside and 1m elsewhere. Form fences from visually permeable construction such as post and wire, using dark green or black wire and/or natural materials with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
2. The fauna in creekside habitats must be protected from predatory domestic animals.	Provide an area of private open space for each dwelling that is enclosed with cat proof fencing. (Please refer to the DNRE pamphlet "Keeping Your Cat Happy and Safe").
3. The creekside must be protected from significant sources of wind- and water-borne litter.	Install a fence between the creekside and commercial development that is continuous in length, has no gap between the bottom of the fence and the ground and is entirely screened by planting when viewed from the creekside.

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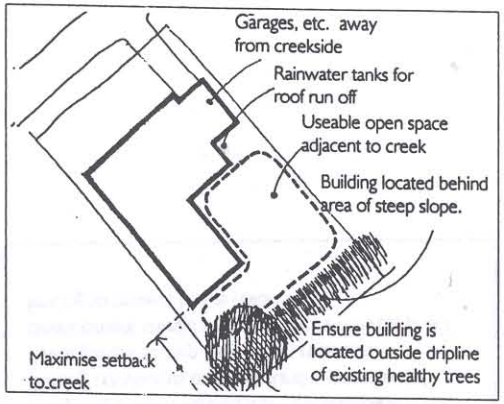
Site Layout Guidelines

Objectives

To ensure development is laid out on its site in a way that minimises its impact on the environmental qualities and optimises its contribution to the amenity of the creekside.

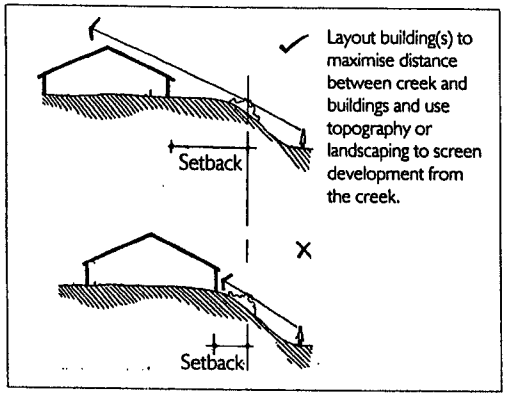


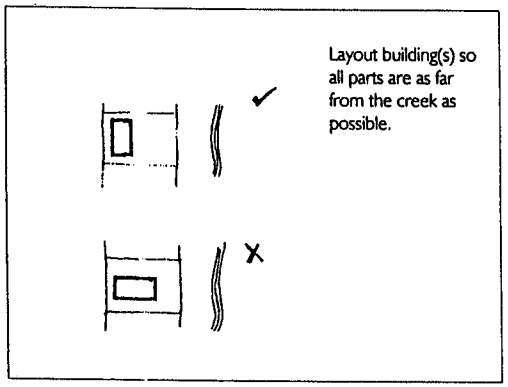
Standard to be met	Good practice for achieving standard
1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site the building outside the dripline of existing healthy trees that are or will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. Development should optimise the amenity value of the creekside for the occupants of that development.	Site usable private open space adjacent to the creek.
3. The visual impact of the development on the creekside environment must be minimised.	Set buildings back from the creekside property boundary at least 7.5m or a distance equal to the height of the buildings creekside facade, whichever is the greater (However, standard 6 takes precedence). Site buildings to take advantage of any screening ability provided by the topography when viewed from the creekside. Ensure driveways, garages, car standing areas and carports do not extend nearer to the creekside property boundary than the main building.
4. The disruption to natural ground levels must be minimised.	Avoid siting buildings on steeply sloping land, wherever possible. (See also Landscaping Guidelines)
5. The aural and olfactory impact of non-residential activities on the creekside environment must be minimised.	Plan non-residential buildings so that noisy or foul-smelling activities are screened or located away from the creekside.
6. The impact of the development on the ecological integrity of the creek corridor must be minimised.	Site buildings as far from the creek as possible (and at least as required by standard 2 above). Incorporate rain water tanks to collect roof run off for secondary (non drinking) purposes.

Prepared for the City of DAREBIN by
DAVID LOCK ASSOCIATES
Environment & Land Management

Building Form Guidelines

Objective	Standard to be met	Good practice for achieving standard
To ensure building form is not detrimental to the creekside's environmental qualities.	1. The visual impact of development on the creekside must be minimised.	Design the height and form of buildings to be predominantly screened from view from the creekside by planting or topography. (See also Landscaping Guidelines)
	2. The development must maximise its contribution to the ecological integrity of the creek corridor.	Design the building footprint to minimise its proximity to the creek.





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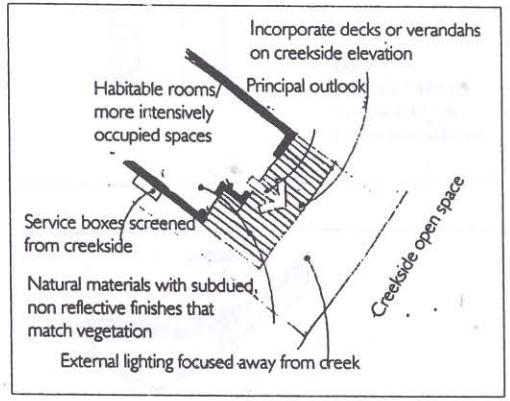
Creekside Building Facade Guidelines

Objective

To ensure the creekside building façade optimises the benefits to development of its creekside location and is not detrimental to the environmental quality of the creekside.



Standard to be met	Good practice for achieving standard
1. Development must not present an unrelieved built wall to the creekside.	Modulate facades over 8m in width in both building line and eaves line.
2. Development must optimise the amenity value of the creekside for the occupants of the development.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside. Incorporate verandahs and decks wide enough to accommodate a table and chairs on the creekside elevation.
3. Development must maximise its contribution to the safety of the creekside environment by providing passive surveillance.	Orientate living spaces – or more intensively occupied spaces, in the case of non-residential buildings - towards the creekside, and avoid blank external walls.
4. Buildings and other structures must be finished so as to blend into rather than stand out from the natural environment.	Use natural materials for buildings, decks, balconies, verandahs and screens with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
5. External boxes for air conditioning and other services must not be visible or their processes audible.	Screen service boxes or locate them away from the creekside.
6. The intrusion of lighting on the creekside environment must be minimised.	Focus external lights away from the creekside.

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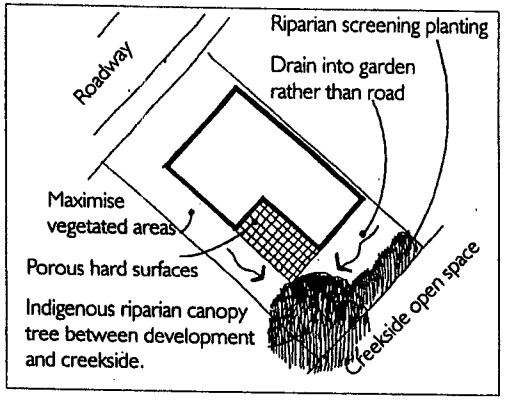
Landscaping Guidelines

Objective

To protect and enhance the natural character of the creekside, enhance its habitat value, minimise run-off and erosion and provide a high standard of environmental amenity for development and creekside users.



Standard to be met	Good practice for achieving standard
1. The development must be planned to offer a green skyline when viewed from the creekside and property boundaries must not be visible.	Install planting to screen fences adjacent to the creekside boundary and canopy trees between the creekside and the boundary selected to mature to provide an open canopy of at least 15m high.
2. Planting must complement the local ecology.	Use indigenous riparian zone plant species (refer to "Native Plants of the Darebin Creek for your Garden" by the Darebin Creek Co-ordinating Committee).
3. The ability of the site to absorb rainwater must be maximised.	Grass or vegetate as much of the open space as possible and utilise porous finishes such as gravel and brick paviors where firmer surfaces are required.
4. Landscaping must support the long-term survival of existing trees.	Avoid compaction of ground or changes of level under the dripline of existing healthy trees.
5. Alterations to the natural ground surface must be minimised.	Avoid the use of retaining walls and benching.
6. Tree planting must not prevent passive surveillance of the creekside environment.	Select tree species for planting between the building(s) and the creek that will allow a largely clear view beneath the canopy when mature.

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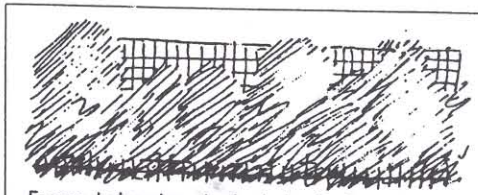
Fences Guidelines

Objective

To ensure fence construction, materials and colours retain and enhance the visual character the creekside and support the habitat value of the creek.



Fences designed so planting is the dominant visual component when viewed from the creekside. Fencing continuous to the ground in commercial development to trap litter and in residential development should enclose an area with cat proof fencing to protect native wildlife.

Standard to be met	Good practice for achieving standard
1. The visual impact of fences on the creekside environment must be minimised.	Design fences in conjunction with landscaping to ensure planting is the dominant visual component when viewed from the creekside. Design fences to be no higher than 1.8m where properties back onto the creekside and 1m elsewhere. Form fences from visually permeable construction such as post and wire, using dark green or black wire and/or natural materials with subdued, non-reflective finishes that match vegetation, such as stained or unfinished wood.
2. The fauna in creekside habitats must be protected from predatory domestic animals.	Provide an area of private open space for each dwelling that is enclosed with cat proof fencing. (Please refer to the DNRE pamphlet "Keeping Your Cat Happy and Safe").
3. The creekside must be protected from significant sources of wind- and water-borne litter.	Install a fence between the creekside and commercial development that is continuous in length, has no gap between the bottom of the fence and the ground and is entirely screened by planting when viewed from the creekside.

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Site Layout Guidelines

Objective	*Standard to be met*	*Good practice for achieving standard*
To ensure development is laid out on its site in a way that minimises its impact on the environmental qualities of the creekside.	1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site the building outside the dripline of existing healthy trees that are or will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
	2. The visual impact of the development on the creekside environment must be minimised.	Site buildings to take advantage of any screening ability provided by the topography and existing landscaping when viewed from the creekside.

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Creekside Building Facade Guidelines

Objective	*Standard to be met*	*Good practice for achieving standard*
To ensure the creekside building façade optimises the benefits to development of its creekside location and is not detrimental to the environmental quality of the creekside.	1. Buildings and other structures must be finished so as to blend into rather than stand out from the natural environment.	Use roofing materials with subdued, non-reflective finishes that match vegetation in tone and colour.

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Building Form Guidelines

Objective	*Standard to be met*	*Good practice for achieving standard*
To ensure building form is not detrimental to the creekside's environmental qualities.	1. The visual impact of development on the creekside must be minimised.	Design the height and form of buildings to be predominantly screened by planting or topography when viewed from the creekside. (See also Landscaping Guidelines)

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Landscaping Guidelines

Objective	Standard to be met	Good practice for achieving standard
To enhance the natural character of the creekside, minimise erosion and run off and provide a high standard of environmental amenity for development.	1. Landscaping must be designed to significantly screen the development from the creekside when mature, unless it is hidden by topography.	Install planting on the side of the building facing the creekside to screen development visible from the creekside, including canopy trees selected to mature to a height of at least 15m.
	2. Planting must complement the local ecology.	Use indigenous riparian zone plant species (refer to "Native Plants of the Darebin Creek for your Garden" by Darebin Creek Co-ordinating Committee).
	3. Landscaping must support the long-term survival of the existing trees.	Avoid development works, compaction of the ground or changes of level under the drip line of existing healthy trees.

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Environment & Land Management

Fences Guidelines

Objective	*Standard to be met*	*Good practice for achieving standard*
To ensure fence construction, materials and colours retain and enhance the visual character and support the habitat value of the creek.	1. The visual impact of fences on the creekside environment must be minimised.	Design fences in conjunction with planting to ensure planting is the dominant visual component when viewed from the creekside.
	2. The fauna in creekside habitats must be protected from predatory domestic animals.	Provide an area of private open space for each dwelling that is enclosed with cat-proof fencing. (Please refer to the DNRE pamphlet "Keeping Your Cat Happy and Safe").

Appendix G- Guidelines for Planning Roads and Open Space in Larger Developments

Design Guidelines for Planning Roads and Open Space in Larger Development Proposals

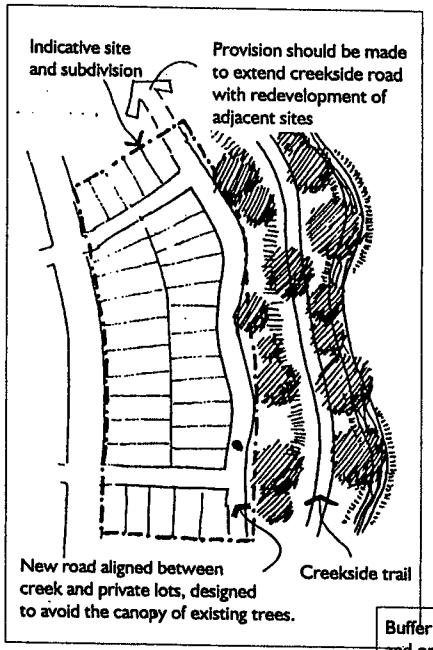
Introduction

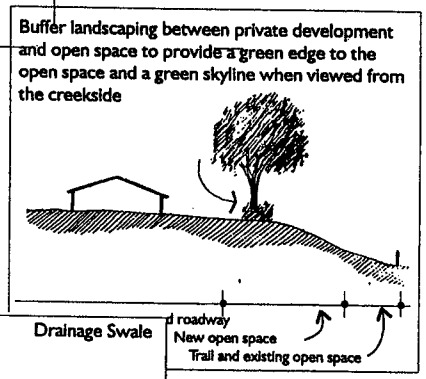
These guidelines are intended to supplement the Darebin Creek Design and Development Guidelines by assisting applicants for larger redevelopment proposals to ensure that their proposals are sensitive to the creekside. We define larger redevelopment proposals as those requiring internal roads or subdivision.

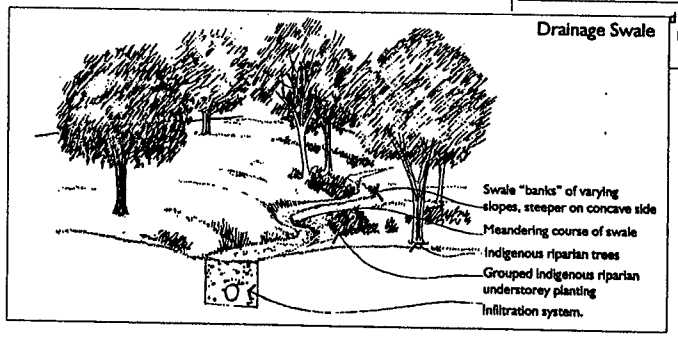
Larger redevelopment proposals require consideration of a range of issues that are irrelevant to smaller projects. Such considerations include the arrangement of roads to preserve existing trees, minimise impacts on natural drainage patterns and enhance the safety and ease of maintenance of the creeks. Also considered is the arrangement of public and communal open space to ensure that it maximises amenity and accessibility for the creekside users and occupiers of the development as well being sensitive to the area's drainage function.

These guidelines are presented in terms of an "Objective", "Standards to be met" and "Good practice" for three elements of development that are particularly important to the creekside environment. The "Good practice" column suggests ways of achieving the standards to be met. However, Council recognises that these suggestions may not be the only way of achieving the standards, and alternative design solutions are welcomed where it can be demonstrated how they meet the relevant standards.

These guidelines do not replace any of the other planning requirements for development in the area. They are intended merely to outline the qualities required of development if it is to be appropriate to its creekside setting. Intending applicants should also refer to Council's Municipal Stormwater Management Plan and discuss the proposal with Council planning staff before submitting the application. Applicants may find Council's publication "Good Creekside Design" of assistance when preparing designs.







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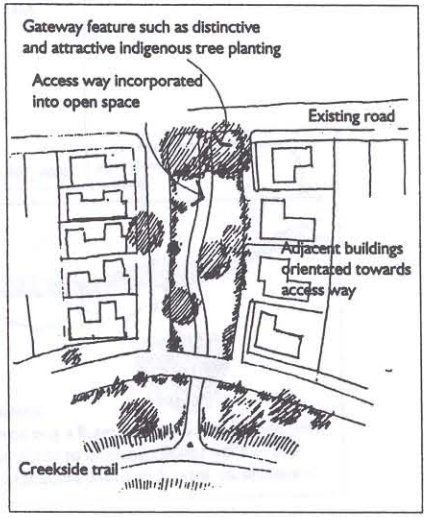
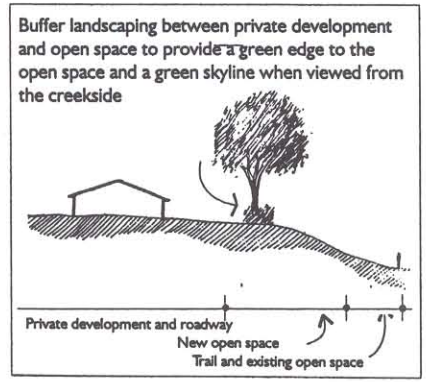
Open Space Design

Objective

To ensure public and communal open spaces are located and designed in such a way that retains and enhances the environmental qualities of the creekside and optimises their contribution to the amenity of the creek corridor for people both alongside the creek and within the development.

Standards to be met	Good practice for achieving standard
1. Stands of healthy trees and areas of remnant vegetation must be conserved and their contribution to the amenity of the creekside maximised	Undertake a vegetation survey before preparing proposals for the site. Incorporate stands of existing trees and areas of remnant vegetation within the open space and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. A safe public route between the street network and the creekside must be provided through the site where the nearest such route is more than 400m walking distance away.	Where there is no access to the creekside within 400m of the site, provide a landscaped pedestrian/cycle path linking the creekside open space and the surrounding road network and overlooked by adjacent buildings.
3. Access points to the creekside must be easily identifiable and attractive.	Incorporate an attractive and distinctive gateway feature at access points to the creek from adjacent streets, such as indigenous trees that are distinctive by virtue of size, colour or shape.
4. The disruption to natural ground levels must be minimised.	Incorporate significant natural topographical features and changes of level in open space
5. Open space must optimise its contribution to the site's drainage.	Design open space to incorporate natural drainage routes where possible (see Drainage Guidelines).
6. Open space must consolidate and contribute to the natural character of the creekside.	Locate public open space to adjoin the creekside open space. Incorporate boundary planting between the development and open space including canopy trees that provide a green skyline when viewed from the creek and low shrubs that screen fences and roads whilst maintaining visual and physical access to the space from development.





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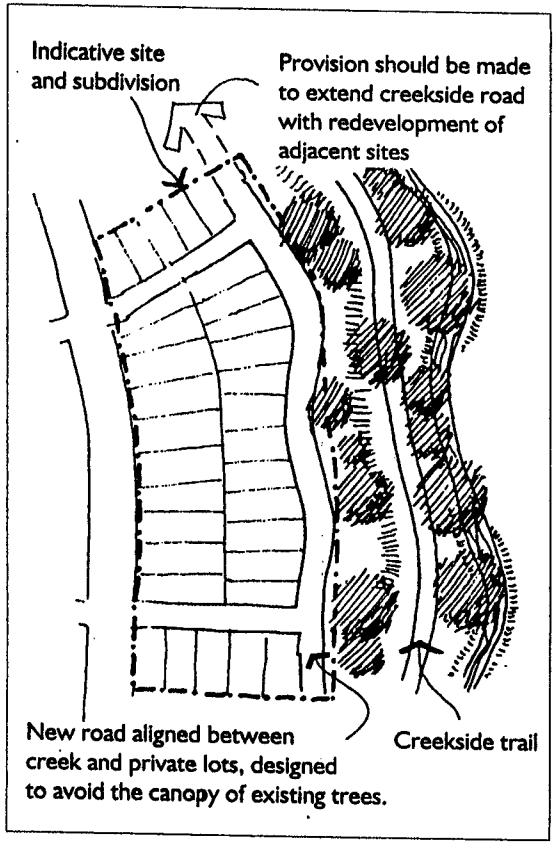
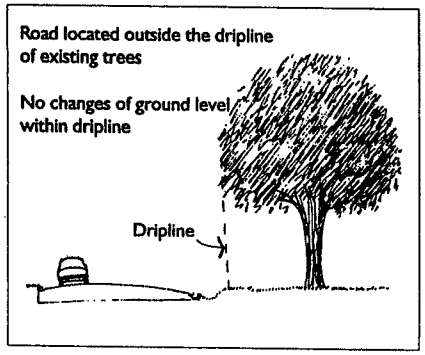
Road Layout and Design

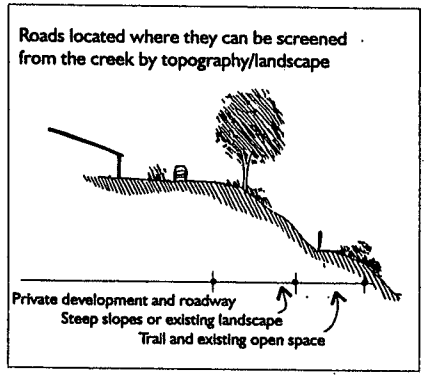
Objective

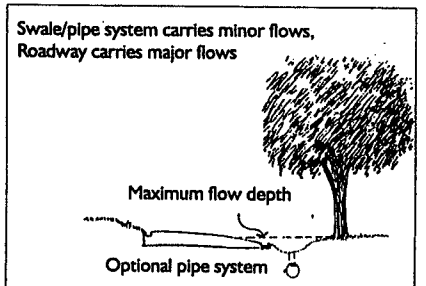
To ensure roads are laid out in such a way that minimises their impact on the environmental qualities of the creekside and optimises their contribution to the amenity of the creek corridor for people both alongside the creek and within development.



Standards to be met	Good practice for achieving standard
1. Healthy trees must be preserved unless the tree and its canopy plays no part in screening the proposed development when viewed from the creekside, either at present or when mature.	Site road pavements outside the dripline of existing healthy trees that will be visible from the creekside and seek expert horticultural advice to ensure that the design of the proposed development is compatible with their retention.
2. The road alignment and development form must maximise their contribution to the safety of the creekside environment through passive surveillance.	Align local streets so that they are between the creekside open space and proposed developments and ensure the principal pedestrian access to new buildings faces the creekside open space. Align local streets so that they are between the proposed development and other areas of open space.
3. The disruption to natural ground levels and drainage patterns must be minimised.	Generally align roads along contours. Provide grass swales to collect surface run-off.
4. The intrusion of traffic on the creekside must be minimised	Align busier roads away from the creekside. Avoid vehicular access to the creekside trail.
5. Roads must not dominate the creekside environment visually.	Align roads so that they are largely hidden by landform and/or landscape when viewed from the creekside trail, where possible.







(From Melbourne Water Urban Stormwater Best Practice Environmental Management Guidelines)

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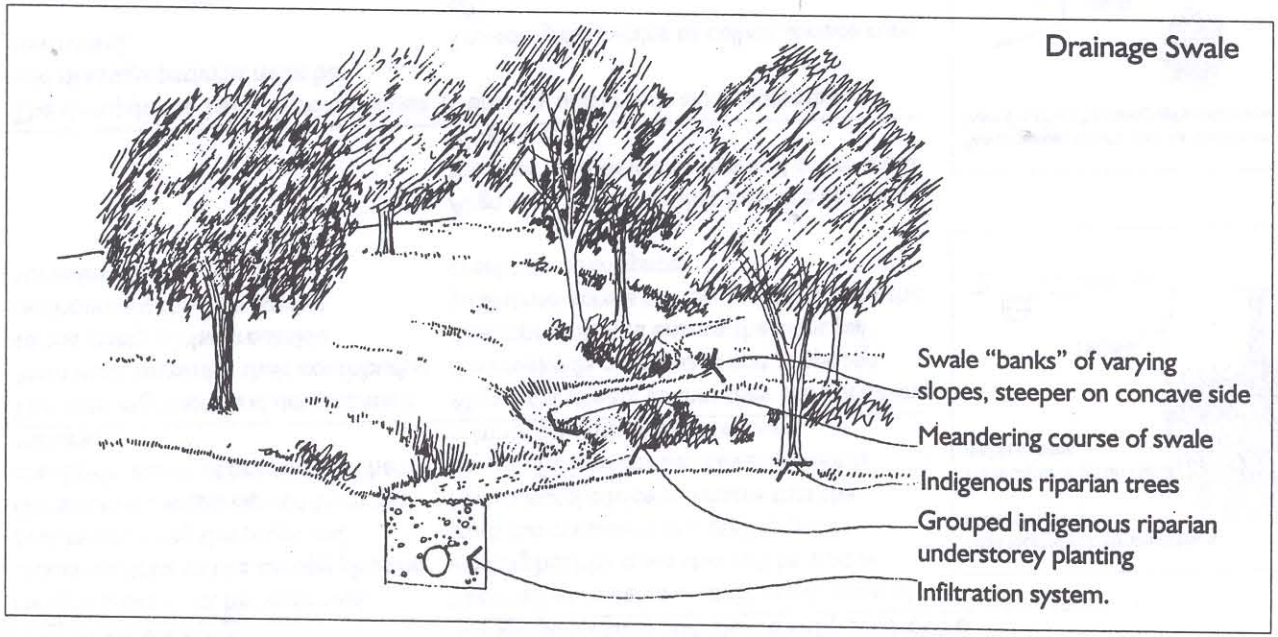
Environment & Land Management

Drainage Guidelines

Objective

To ensure the design of open space and drainage are integrated to mitigate extreme stormwater flows, improve the quality of water entering the creek and ensure the movement of water across the site will become an aesthetic asset.

	Standards to be met	Good practice for achieving standard
1.	Infiltration/retention basins should make an attractive contribution to the quality of the open space.	Infiltration/retention basins that are gently graded in form, naturalistic in shape and landscaped with appropriate plants; provide a partial canopy above the basin and understorey planting grouped around its edge; and where possible incorporate reed beds into the design of infiltration beds.
2.	Drainage swales must make an attractive contribution to the quality of the open space	Design drainage swales within open space to appear as naturalistic as possible by ensuring that the beds and banks meander, incorporate variations in width and bank form and are defined by change in surface material and/or slope, and are landscaped with occasional riparian trees and grouped riparian understorey planting.
3.	Drainage outfalls should not be detrimental to the visual quality of the creek.	Drain outfalls should be consolidated as much as possible. Outfalls should be designed in accordance with Melbourne Water specifications to ensure there visual impact is limited..



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Appendix H- Good Creekside Design

Good Creekside Design

Introduction

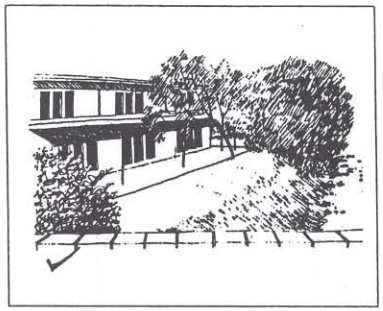
Darebin Creek is increasingly recognised as an invaluable ecological, recreational, educational and aesthetic resources, providing people with an accessible place to experience nature, an attractive place to walk or cycle or just somewhere where they can escape the intensity of the city. However, these qualities are being threatened by inappropriate development along the creekside.

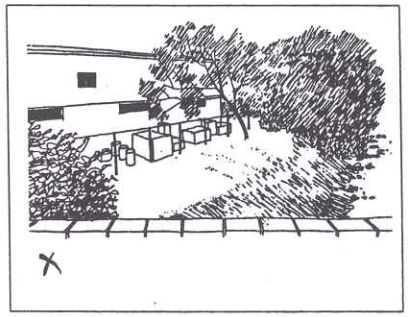
This note is intended to supplement the Darebin Creek Design and Development Guidelines to assist applicants for new housing development ensure that their proposals are sensitive to the creekside.

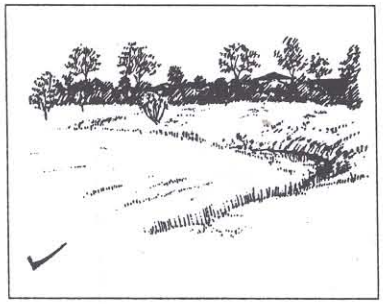
This note uses imaginary examples of good and bad creekside development to illustrate the importance of ensuring development minimises its intrusion on the creekside, as well as illustrating how landscaping can reinforce the natural character of the creekside and development can be designed to optimise the benefits of its location to its occupants.

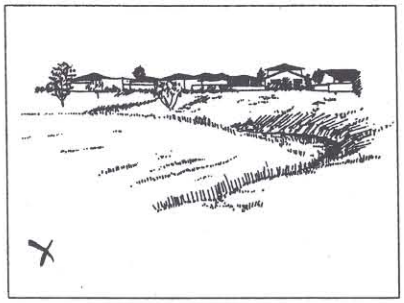
It should be noted that this note is only intended to illustrate the more fundamental aspects of ensuring that new creekside development is sensitive to its location and many more detailed aspects of good creekside design are not covered. For this reason, intending applicants should consider all aspects of the guidelines- it will not be sufficient to merely accommodate one or more of the suggestions contained in this note.

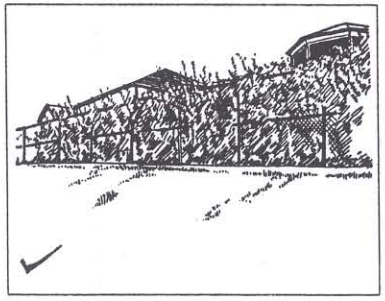
Intending applicants should consult with a Council planning officer at an early stage to ensure that all the relevant guidelines are considered.

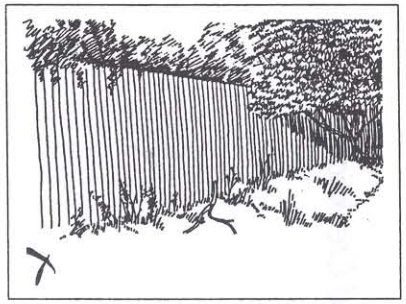


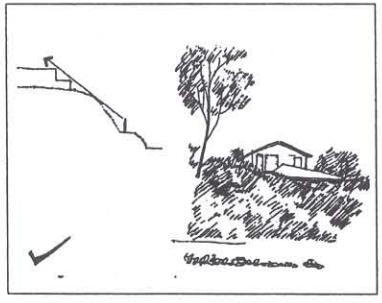


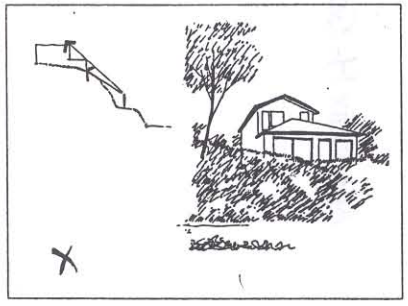












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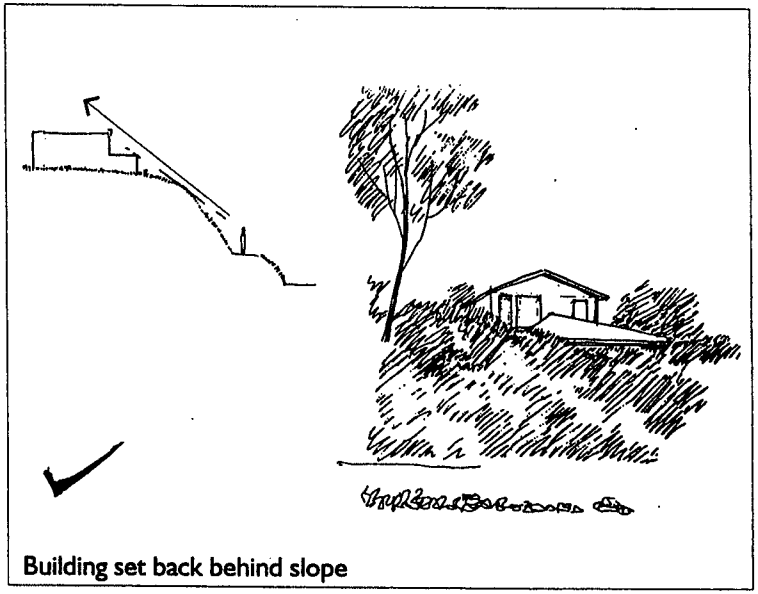
Good creekside design is about....

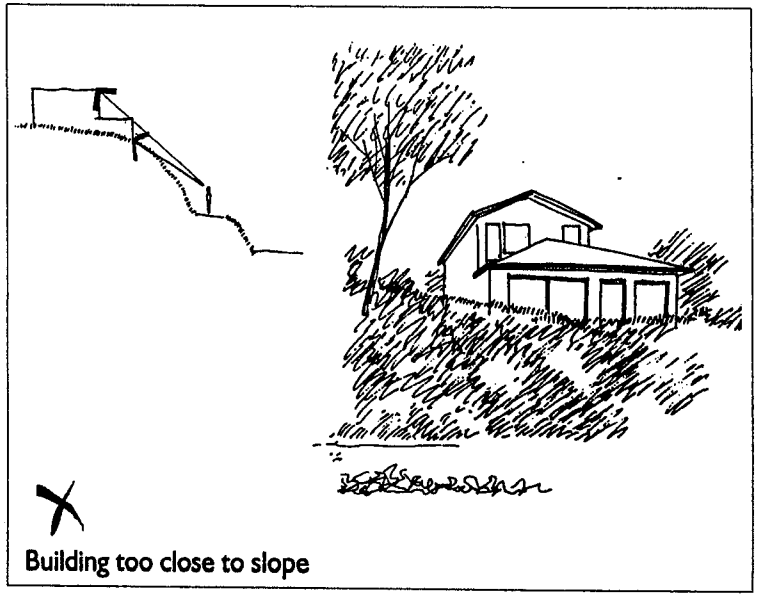
Ensuring development is located on its site in such a way that topography or landscape screens it from the creekside.

Where there is a change of level and/or significant landscaping between the trail and the property, an opportunity exists to significantly reduce the visibility of development when viewed from the creekside. This can be achieved by locating development behind significant slopes on the site and retaining existing trees and shrubs, which may have the additional advantage of consolidating private open space in one area.

The impact of increasing setbacks from the creek is illustrated in the two sketches on the right.



Building set back behind slope



Building too close to slope

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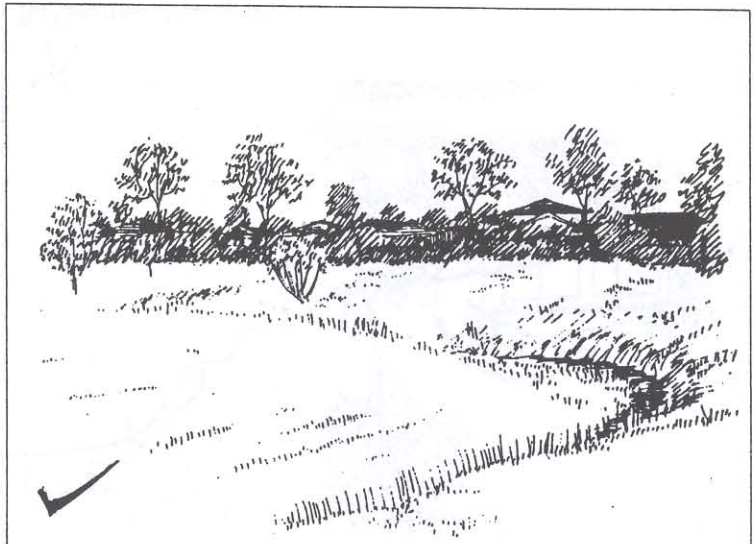
Good creekside design is about....

Ensuring that development is adequately screened by landscaping.

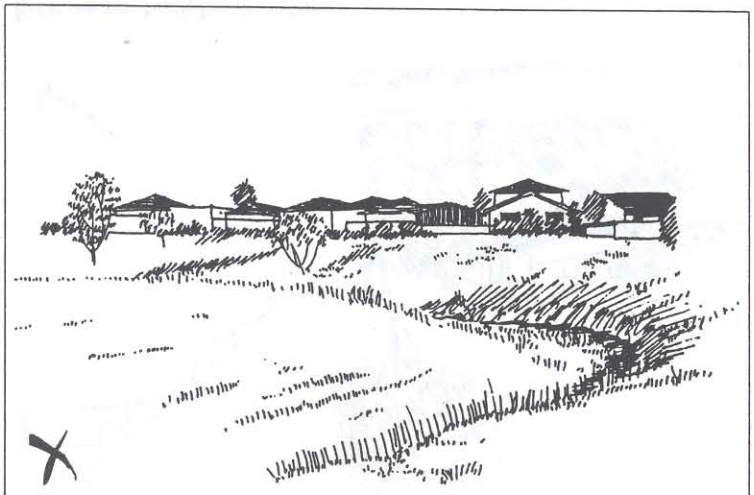
The most important thing a development can do to improve the environmental quality of the creekside is to change the existing balance between development and landscape in favour of landscaping.

In order to achieve this, new development must be designed to ensure that walls and fences are largely screened from the trail by shrubs and ground covers and the skyline is largely formed by tree canopies. A list of appropriate plants is available from the Council.

The sketches on the right illustrate the impact of appropriate screening and its absence.



Landscaping gives the creekside open space a green edge.



Lack of landscaping gives the creekside open space a hard edge

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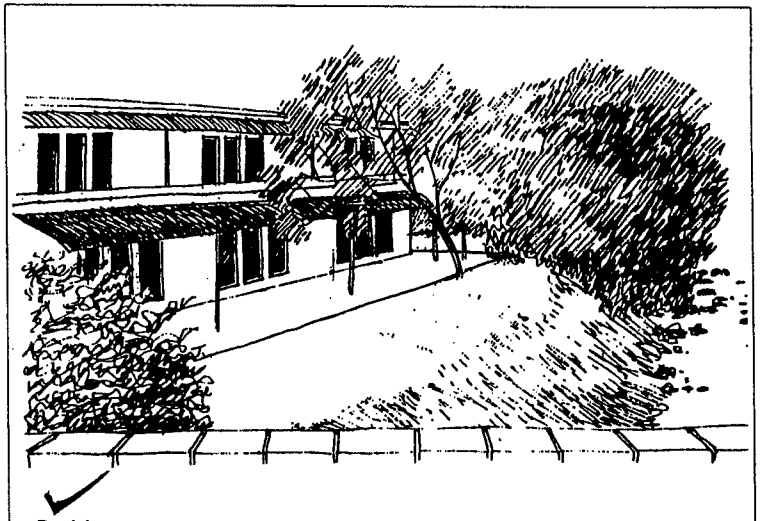
Good creekside design is about....

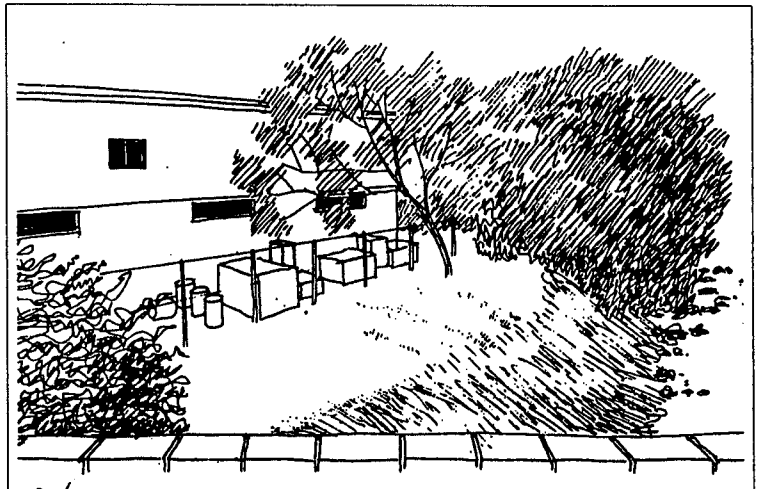
Ensuring that development should get the most from its creekside location by locating uses nearest the creek that will benefit most from that aspect.

It is important that development and associated landscaping not only improves the amenity enjoyed by the creekside users but also optimises the benefits of being near the creekside for those people who will occupy the buildings. This can be achieved by orientating decks, verandahs and balconies and the windows of habitable rooms towards the creeks for residential development and orientating offices and more intensely used elements of non-residential development towards the creekside.

The sketches on the right illustrate appropriate and inappropriate ways of addressing the creek.



Building orientates uses towards the creek that gain the most from that outlook



Building doesn't use its creekside setting

Prepared for the City of DAREBIN by
DAVID LOCK ASSOCIATES
Environment & Land Management

Good creekside design is about....

Ensuring that when development will inevitably be visible from the creekside, it does not dominate but rather it is landscaped so that planting becomes the dominant visual component and development is relatively unobtrusive.

In some places along the creek a road lies between it and private property. In these areas good urban design requires that the buildings on these properties are visible from the road. Where there is also little change of level between the creekside trail and private property, or significant landscaping between the trail and private property, buildings on these properties will inevitably be visible from the trail. In these situations it is important that the properties are landscaped so that the skyline is formed by trees, and that property boundaries are predominantly defined by planting so that the buildings do not dominate the creekside environment.

Where buildings are inevitably visible, they can help make the creekside safer by allowing "passive surveillance" of it by the occupiers of these buildings. This has been shown to deter anti-social behaviour and can be achieved by orientating the windows of habitable rooms towards the creek.

It is also important that where buildings are inevitably visible, they should be designed to present an attractive though unobtrusive facade to the creekside. This can be achieved by breaking up the mass of development and using muted colours and tones and natural and non reflective materials.

The impact of providing appropriate screen planting is illustrated in the two sketches on the right.

Landscape dominates buildings from the creekside

Buildings too dominant

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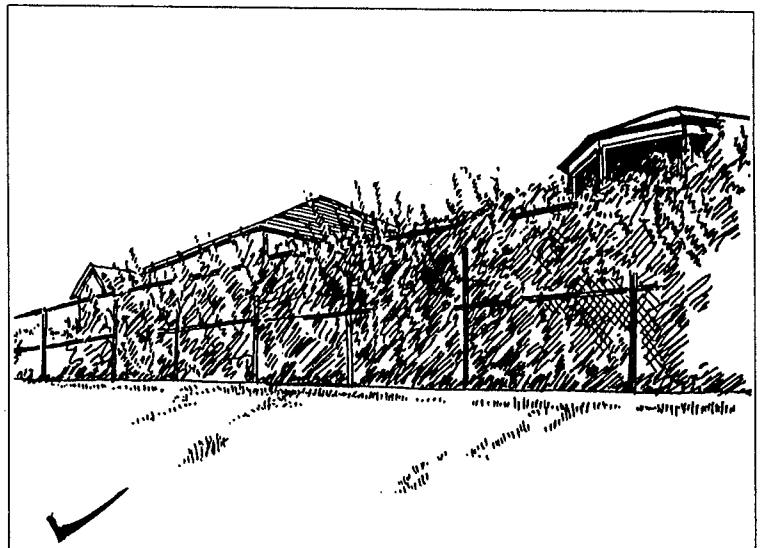
Good creekside design is about....

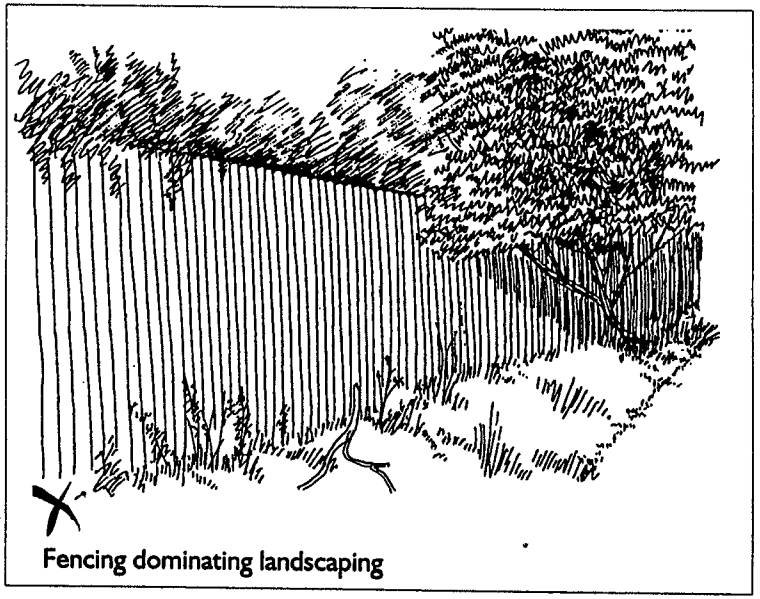
Ensuring that fences merge with landscaping rather than conflict with it.

Inappropriate property boundaries are one of the most intrusive aspects of development when viewed from the creekside trail. Ensuring they complement the creekside environment can be achieved by constructing them out of materials that are muted in tone and colour, are visually permeable and are planted so that vegetation becomes the dominant visual element when viewed from the creekside. A list of appropriate fast growing indigenous plants is available from the Council.

The impact of appropriate and inappropriate fences on the creekside environment is illustrated in the two sketches on the right.



Fencing designed to merge with landscaping



Fencing dominating landscaping

Prepared for the City of DAREBIN by

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Appendix I- Design and Development Overlay Schedule

Proposed form of Amendment:

Darebin Planning Scheme Amendment [to be inserted]

(1) Schedule [to be inserted] to Clause 43.02 is added to the Planning Scheme and Planning Scheme maps [to be inserted] are amended accordingly.

(2) The document *Darebin and Merri Creeks Design and Development Guidelines, 2000* is added to the list of incorporated documents contained in Clause 81.

SCHEDULE [number to be inserted] TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO [number to be inserted].**

MERRI AND DAREBIN CREEKSIDE AREAS

1.0 Design objectives

To provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Merri and Darebin Creeks.

To acknowledge the character of creekside environments and the contribution of this character to the role of the creeks as waterway and open space corridors.

To address effects on creekside character created by development on private land within the creek environs.

To ensure that any changes to creekside environments:

(a) maintain the waterway function of the creeks and their riparian ecosystems;

(b) preserve and enhance the corridor nature of the creeks;

(c) enhance the identified and valued character of different parts of the creeks;

(d) preserve and enhance the habitat value of the creeks;

(e) protect the creeks from visual, aural or olfactory intrusion;

(f) preserve and enhance the capacity of development to benefit from its creekside environment;

(g) enhance the aesthetic contribution of development to the creeks;

(h) preserve and enhance perceptions of safety for creekside users;

(i) enhance appropriate public access to the creeks; and

(j) enhance the recreational and educational value of the creeks and a sense of community ownership.

To ensure that development in creekside areas meets these general principles:

(a) is located on its site in such a way that topography or landscape screens it from the creekside;

(b) is designed in such a manner that when development will inevitably be visible from the creekside, it does not dominate but rather it is landscaped so that planting becomes the dominant visual component and development is relatively unobtrusive;

(c) uses fencing that merges with landscaping rather than conflicting with it;

(d) locates uses nearest the creek that will benefit most from that aspect; and

(e) is adequately screened by landscaping.

To ensure that on larger development sites, including those where subdivision of land will occur, a development:

(a) contains roads that are laid out in such a way as to minimise their impact on the environmental qualities of the creekside and optimise their contribution to the amenity of the creek corridor for people both alongside the creek and within the development;

(b) contains public and communal open spaces that are located and designed in such a way as to retain and enhance the environmental qualities of the creekside and optimise their contribution to the amenity of the creek corridor for people both alongside the creek and within the development; and

(c) contains open space and drainage that are integrated in their design, to mitigate extreme stormwater flows, improve the quality of water entering the creek and ensure the movement of water across the site will become an aesthetic asset.

To ensure that all development:

(a) is laid out on its site in a way that minimises its impact on the environmental qualities of the creekside and where appropriate optimises its contribution to the amenity of the creekside, the creekside corridor and the character of the area;

(b) uses a building form that is not detrimental to the environmental qualities of the creekside;

(c) uses a building facade that is not detrimental to the environmental qualities of the creekside and where appropriate optimises the benefits to development of its creekside location;

(d) contains landscaping that protects and enhances the natural character of the creekside, minimises erosion and runoff, enhances habitat values, frames buildings in areas where built elements are visually dominant and where appropriate provides a high standard of environmental amenity for development and creekside users; and

(e) uses fence construction, materials and colours that retain and enhance visual character and support the habitat value of the creek and are not detrimental to visual character in areas where built elements are visually dominant.

2.0 Buildings and works

A permit is required to construct a fence and for the removal, destruction or lopping of trees and the removal of vegetation.

Buildings and works must comply with the requirements of the Darebin and Merri Creeks Design and Development Guidelines.

3.0 Subdivision

Subdivision layout and design must comply with the requirements of the Darebin and Merri Creeks Design and Development Guidelines.

4.0 Decision guidelines

Before deciding on an application the responsible authority must consider:

- The requirements of the Darebin and Merri Creeks Design and Development Guidelines.
- The nature of ongoing change in the Darebin or Merri creekside environment and the capacity of the proposal to further the objectives for the relevant character area.
- The views of Melbourne Water and any other organisation with an interest in the natural, landscape, cultural or built values of the development site (including the Merri Creek Management Committee and the Darebin Creek Coordinating Committee), such views to be obtained through the use of Section 52 or Section 55 notification as appropriate.

Reference: Darebin and Merri Creeks Design and Development Guidelines: Final Report, January 2000

43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1 Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2 Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule
- to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and appeal

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-3 Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and appeal

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-4 Advertising signs

Advertising sign controls are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Notes: *Refer to the* State Planning Policy Framework *and the* Local Planning Policy Framework, *including the* Municipal Strategic Statement, *for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.