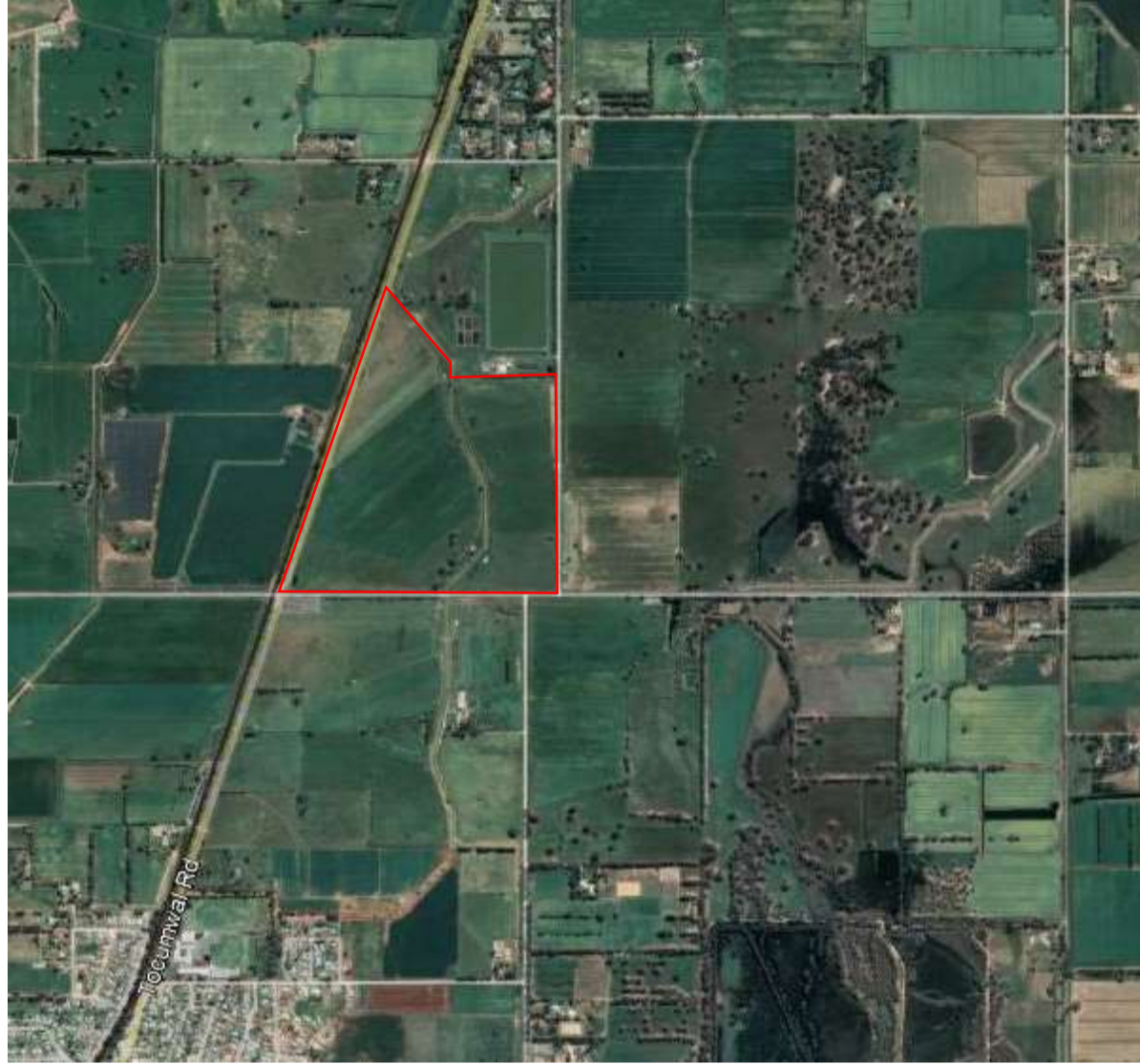


Development Plan

DPO 11

Corner Numurkah, Naring and O’Kane’s Roads,
Numurkah



February 2022

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EXECUTIVE STATEMENT

This Development Plan is pursuant to the DPO11 under the Moira Planning Scheme, is prepared generally in accord with the PPN 23 provisions and relates to property at the corner of Numurkah, Naring and O'Kanes Roads, Numurkah and has been prepared on behalf of Murray Park Pastoral Properties Pty Ltd

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WORD ABBREVIATIONS/TERMS

Site/Subject Land	Corner Numurkah, Naring and O'Kanes Roads, Numurkah
L G Property No.	7971
AAV	Aboriginal Affairs Victoria
Land Owner	Murray Park Pastoral Properties Pty Ltd
CHMP	Cultural Heritage Management Plan
LDRZ	Low Density Residential Zone
DPO	Development Plan Overlay
DPO11	Schedule 11 to the DPO
Planning scheme	Moira Planning Scheme
PPN 23	Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays

This **Development Plan** was approved as being to the satisfaction of the responsible authority by Moira Shire Council on/.... /2022.

This Development Plan may be amended to the satisfaction of the responsible authority and amendments recorded in the table below.

Once approved this Development Plan as may be amended from time to time is to be publicly available for inspection at Moira Shire office.

Table of amendments

Amendment Description	Date Amended

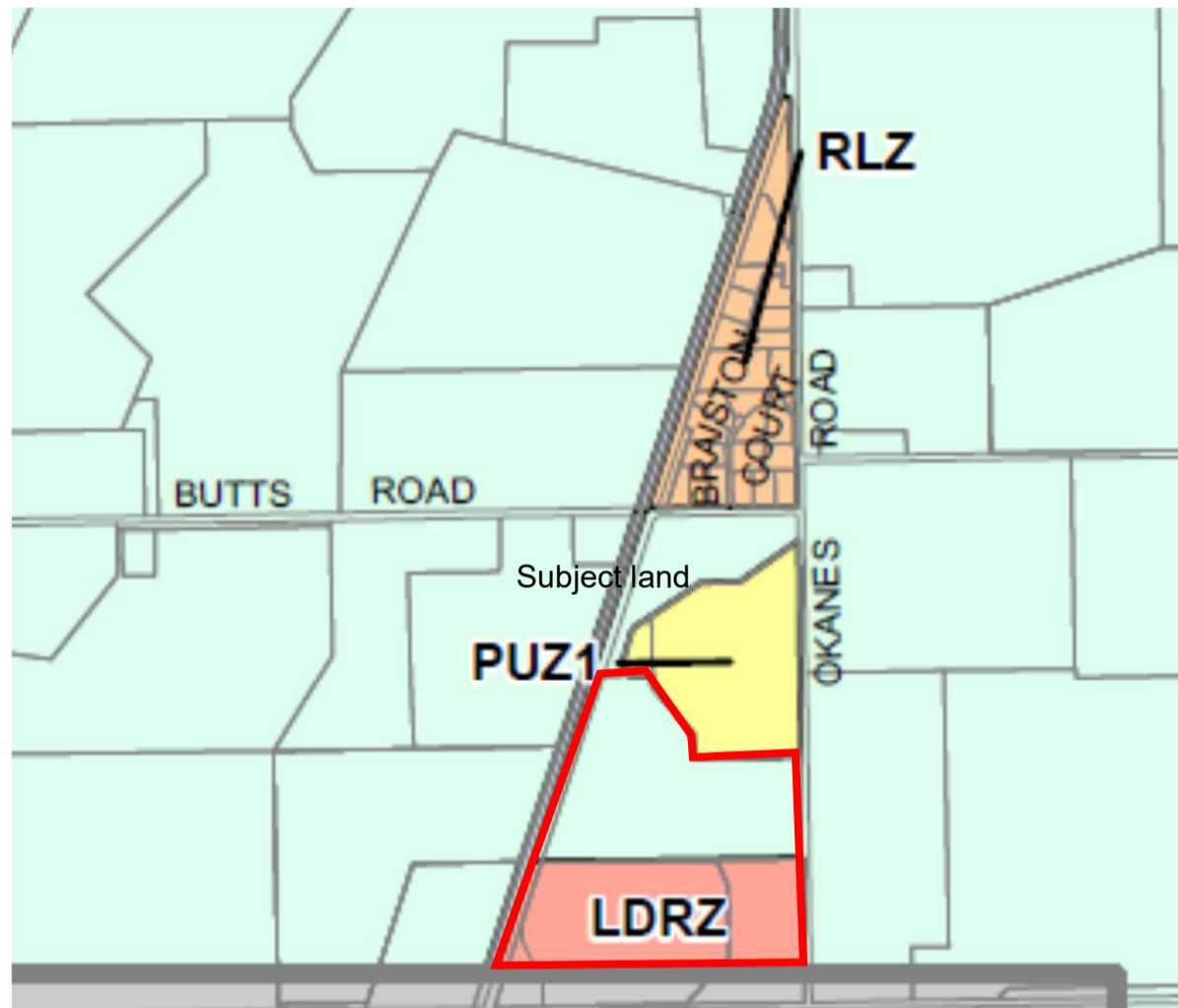
Preamble

Site Address

The subject land is at the corner of Numurkah, Naring and O'Kanes Roads, Numurkah. Lot 1 on Plan of Subdivision 842566A. Lot 2 on Plan of Subdivision 842566A. Lot 3 on Plan of Subdivision 842566A.

Zoning and Overlays

The land is covered (in part by each) of the Farming Zone, Schedule 1 to the Farming Zone, Low Density Residential Zone (LDRZ), the Development Plan Overlay (DPO), Schedule 11 to the DPO, the Specific Controls Overlay (SCO) and Schedule 1 to the SCO.



The SCO Schedule 1 refers to the Goulburn-Murray Water Connections Project Incorporated Document, (November 2021). The purpose of the specific control is to allow the use and development of land for the purpose of irrigation modernisation works to be undertaken by or on behalf of the Goulburn-Murray Rural Water Corporation (Goulburn Murray Water).

Site details

The site comprises LDRZ and FZ land all covered by a DPO Schedule 11 and abuts the PUZ-1 Goulburn Valley Water Authority facility.



Goulburn Valley Water Facility

The site is located north of Numurkah township, fronting Numurkah Road being the Numurkah to Strathmerton/Tocumwal Road. Land to the north of the GVW facility is developed for rural living. The site is located approximately 1.0km north of the present developed edge of Numurkah township and a lesser approximately 0.8km from the edge of the GRZ land.

The land is essentially flat with old disused agricultural facilities and fencing indicating that the land is no longer viably usable for commercial agriculture. Clearly the LDRZ applied to the land and the position in context with the GVW facility and the Rural Living land to the north indicates that at a strategic planning level Council has acknowledged that the land is not suitable for commercial agriculture.

Some very limited scattered non-locally indigenous native trees are located on the site. The Flora and Fauna Report (appended) indicates the extent and implications.

Land Ownership

The land is owned by Murray Park Pastoral Properties Pty Ltd. See copy of Titles appended.

Site History

The land has been essentially vacant for some time but was previously used for agriculture. More recently the land may have been opportunistically cropped pending development.

Proposed Use of Land

This Development Plan proposes use and development of the site for low density residential purposes with opportunity for a diversity of Lot sizes within the appropriate range for the zoning and for subsequent commensurate housing types and affordability. Part of the land will be used and developed for public streets, for public purposes of drainage system facilities and for public open space.

Introduction

Purpose

This document in its entirety constitutes the **Development Plan** under DPO Schedule 11 of the Moira Planning Scheme for land at corner of Numurkah, Naring and O'Kanes Roads, Numurkah.

This Development Plan is prepared in response to the provisions contained in "**Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays**" as applies to Development Plan form and content.

Jointly this Development Plan incorporating the Memorandum of Common Provisions and the Design Guidelines constitute a precinct planning scheme of development for the purposes of the interpretation and application of the Moira Planning Scheme.

This Development Plan includes maps, ordinance that establishes principles, standards, performance criteria and objectives, and appended documents. This Plan addresses land use and development performance objectives inclusive of buildings, works and character through a Memorandum of Common Provisions and Design Guidelines to be read in conjunction and applied to all land comprised under the Development Plan.

This Plan establishes the planning and development principles upon which detailed design and development will be premised. This plan is intended to be read and implemented as establishing principles and standards to be interpreted and applied based on merit with full acknowledgement that there may be differing ways to apply a principle or objective to achieve the desired outcome. This document seeks to avoid rigid '*tick-the-box*' statements of criteria in favour of merits based professional application of interrelated and integrated statements of principle designed in a comprehensive manner to achieve the desired quality of development and character outcome whilst retaining a breadth of specific design options to maintain diversity and flexibility.

In that context, this Development Plan sets out the principles and conditions for land use, the built form and character of the proposed residential estate but is not prescriptive as to how in specific detail these principles and conditions should be met.

The residential estate development project will facilitate creation of approximately 105 Lots overall, inclusive of the current FZ component under the DPO and encompassing a range of Lot size and density plus POS and storm water retention basin. The proposal encompasses approximately 68 Lots within the current LDRZ area and seeks to meet local market demand for standard low density unsewered Lots. The project looks to environmental and economic sustainability in a balanced manner that supports housing and land affordability within the market segment. Principles of energy efficiency will be encouraged whilst recognising the many and varied combinations of design and product use available to achieve it.

Vision and objectives

This project seeks to establish a low-density residential land development of quality and good urban design that relates with and is integrated into the long-term planning and expansion of Numurkah township.

The Development Plan applies explicitly and specifically to the land at the corner of Numurkah, Naring and O'Kanes Roads. However, the Development Plan is prepared recognising the context within which the land sits. The In context and consistent with Council strategic planning, the subject land is an appropriate location for low density residential growth and development in Numurkah and is in context economically and environmentally suited to expansion of low-density residential area.

The project seeks to establish a land development with significant market presence and design quality reflecting the low-density style and character to which the land is so well suited, whilst creating a mix of opportunity commensurate with market demand.

Street layout and design is intended to maintain diversity options and opportunities over time as the estate progresses whilst keeping a character thread. Streetscapes will at the detailed design level provide for a low-density residential ambience and amenity with intrinsically designed traffic calming and family friendly structure. A consistent but not necessarily repetitively the same street and public areas landscaping theme will be established inclusive of a mix of canopy style trees and as appropriate ground plantings.

Public realm and open space areas will be provided and integrate with the land-based drainage facilities as appropriate, providing multi-use functionality.

All available services to the site will be reticulated to each Lot and undertaken in an efficient manner utilising shared trenching wherever practicable. Streets and roads will be fully paved and designed with appropriate drainage and pavement edging and inclusive of integrated traffic calming measures consistent with maintaining a pleasant low density feel and ambience.

Site Analysis

The site is located north of the township of Numurkah on Numurkah/Tocumwal Road, south of the existing low density residential development and the GVW facility. See aerial photo on the next page below.

An existing condition feature survey plan including contours is appended to this document and which indicates that the land is essentially flat with minor height variation facilitating drainage flow to previously existing drains to accommodate the former agricultural use. The proposed detailed development drainage will be redesigned to suit the structure planning and detailed plan of subdivision.

Vegetation

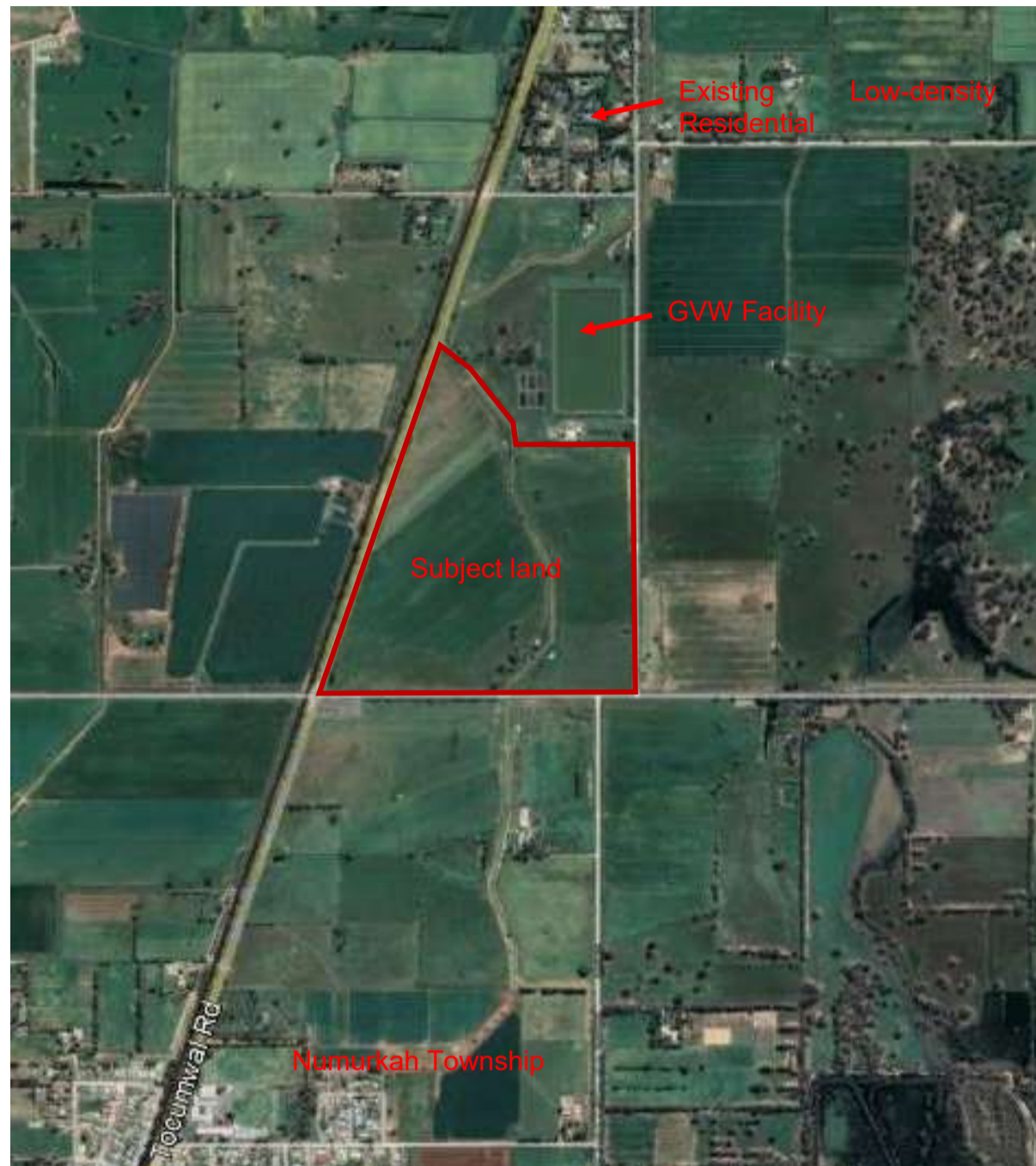
Vegetation within the site is sparse and mostly exotic species reflecting the former agricultural use and development of the land. An Environmental Assessment report is attached, and which indicates no requirement for locally indigenous vegetation removal and therefore no offset requirement

Existing Fire and Natural Hazards

The subject land is not covered by a Bushfire Management Overlay but is in a designated bushfire prone area.

The site is well placed regarding fire hazard being south of the GVW pond and east of both the Goulburn Valley Highway and Railway reserve, as well as within a broader area of irrigated cropping and dairy pasture land. The landscape to the north and west beyond the township is essentially flat largely grass and cropland of which considerable areas are irrigated.

There are no known land contaminations, salinity, or sedimentation issues on the site. A preliminary Soil Assessment Report is appended to this document.



Adjoining/Nearby Land Use

Land abutting to the north is a GVW water supply pond and associated facility, beyond which, to the north is a low-density residential development (LDRZ) with farming operations on land to the east and in essence a major transport corridor to the west. Land to the south across South Boundary Rd is also low density residentially (LDRZ) developed.

Services

Reticulated water and electricity services are available to the site and preliminary assessment indicates general capacity to accommodate the subject land development subject to normal development infrastructure provision.

Drainage will be facilitated through a retention system designed to limit outfall to current general overland flow rates spread over time. The reticulated drainage will be designed to Council ARI event requirements supplemented with overland flow capability for exceedance events. Discharge points will be specifically determined in consultation with Council and generally in accord with detailed layout design by stages.

Aboriginal Heritage

An assessment of the Aboriginal Heritage legislation and regulations indicate that a CHMP is not required for the site.



Project Name: 163 Okanes Rd

Project Location: Numurkah

Date: 14-Mar-2022

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
Question 3	Does your activity include significant ground disturbance?	Yes
Question 4	Does your activity area include areas of a registered cultural heritage place (regardless of significant ground disturbance) or cultural heritage sensitivity that have not previously been subject to significant ground disturbance?	No
Answer:	ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

Transport & Existing Access

Access to the site is from Numurkah and Naring Roads. The subject land has accessibility to the Numurkah town centre via Numurkah/Tocumwal Road.

Cycle and pedestrian access to the town centre is available via Numurkah/Tocumwal Road.

Open Space

Whilst provision of local neighbourhood park open space in an estate of Lots greater than 4000m² is probably not warranted, the proposed plan includes an area of approximately 1.5Ha as being set aside for open space in accordance with the agreement previously reached with Council and in addition to the area set aside to provide for storm water retention. Council may consider the suitability of choosing to

take the 5% public open space contribution under the Subdivision Act in monetary form for use on more regionally equipped POS for organised sporting activity facilities rather than to have a land area contribution within the site.

Urban Design

Whilst the proposal and the zoning is for Low Density Residential development, the principal urban design objective is to establish a residential area commensurate with the country town character that attracts people to live in Numurkah. This Development Plan seeks to maintain standards and deliver appropriate lot sizes to meet the zone and market requirements and to create opportunity for a range of housing types, across various market affordability points. The structure planning undertaken in preparing this Development Plan has been guided by an objective to enable flexibility and diversity with capability to move with market preferences and changing design fashions over time/stages of development whilst maintaining principles, standards and quality of character, presentation, and design.

There have been many varied, competing and sometimes contradictory criteria impacting design through the evaluation of the site and context and determining the most appropriate structure plan for the site.

The design is significantly influenced by the existing channel crossing the site and the site shape. The existing road frontage orientations and alignments for the two main road frontages of Numurkah and Naring Roads have been both advantageous and disadvantageous.

Evaluation of structural design options has raised a range of priorities discussion and subsequent possible outcomes consequent of the juxtaposition between the Numurkah Road and the multi-directional channel alignment. The variable distance between the road and channel and the changing multi-directional nature of the channel have created challenges in uniformity and orderly design options.

Landscape

The guiding principle regarding landscaping is to maintain a country town treed and attractively vegetated streetscape and public spaces. To efficiently establish multi-functional spaces utilising well landscaped storm water retention areas for open space for most times when there is no storm water needs.

To design and landscape streets to encourage traffic calming and to maintain a safer and aesthetically pleasant country town residential environment.

Character

The principal characteristic guiding this project is establishment of a diversified low density residential environment that maintains the country town ambience, amenity, aesthetic and feel of Numurkah whilst reflecting modern living standards and servicing. To present a safer physical residential environment with appropriate integrated design for traffic calming and landscaping. As a principle to set standards for sustainable and energy efficient development within consistent themes whilst maintaining presentation, character, and quality.

Moira Planning Scheme

Development Plan Overlay

Clause 43.04 of the Moira Planning Scheme refers to the DEVELOPMENT PLAN OVERLAY which establishes the purpose of the Overlay as:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Clause 43.04-1 provides that objectives may be specified by a Schedule to the Overlay. The DPO Schedule 11 in specific reference to the Numurkah Development Plan which encompasses the site specifies a range of matters to be addressed and objectives to be achieved under a Development Plan for the area.

Clause 43.04-2 refers to requirements before a permit is granted and provides that a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. Clause 43.04-2 also however provides that this does not apply if a schedule to the overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

Schedule to the DPO

Schedule 11 to the DPO provides that a permit may be granted before a development plan has been prepared for subdivision, use or development only where the responsible authority is satisfied that the proposed subdivision, use, or development will not prejudice the orderly use and development of land as intended by the Numurkah Strategy Plan, January 2010 or for the following:

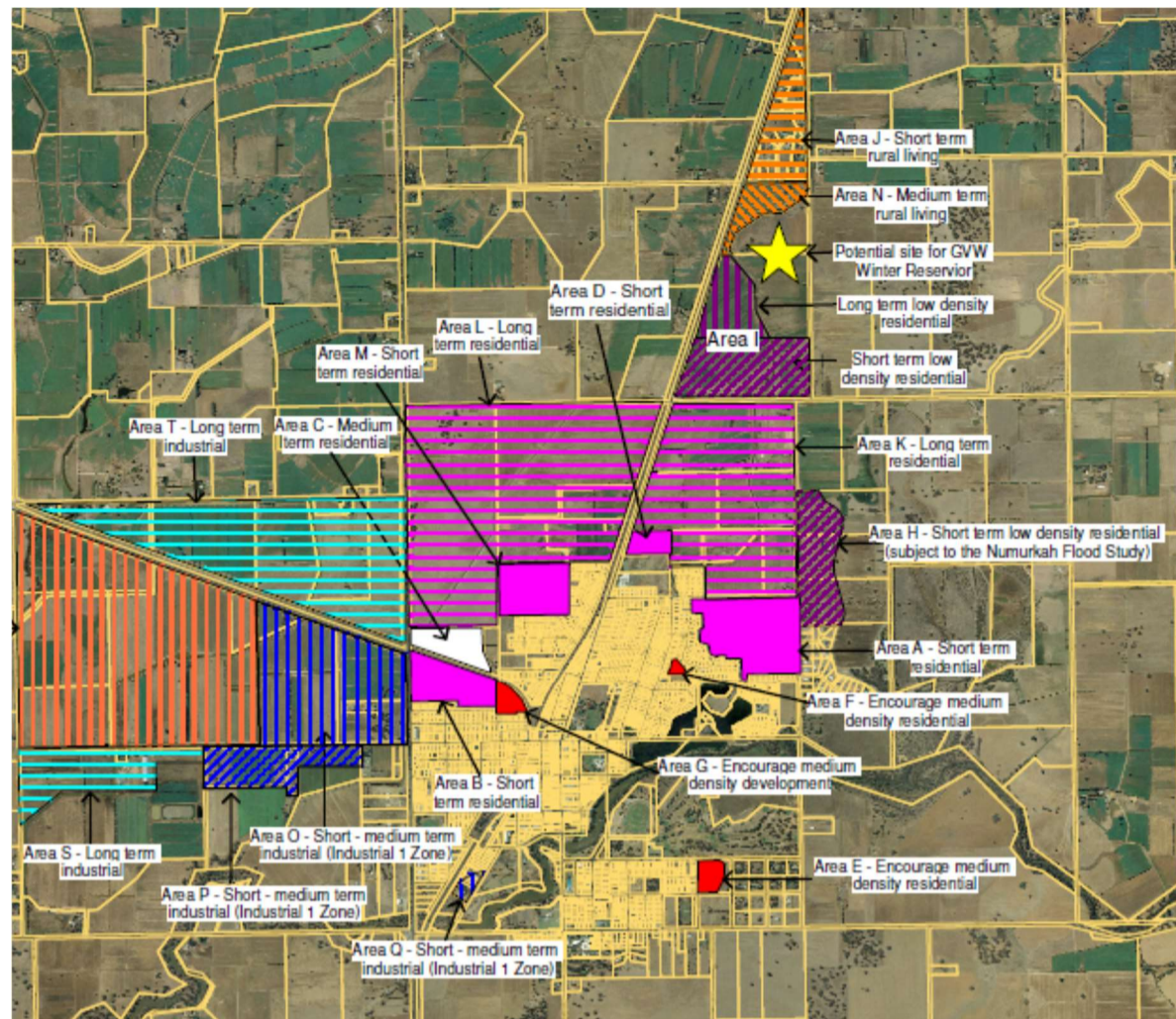
- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

The proposal under this Development Plan is consistent with and does not prejudice the Numurkah Strategy Plan 2010.

The site is in part identified for short term low density residential use and development and part for longer term low density residential development. Both parts whilst in different zones are covered by the DPO Schedule 11

This Development Plan, whilst acknowledging that only the zoned area identified for short term low density residential development can be developed at this time, addresses the whole of the land under the control of the proponent.

It is noted that the Numurkah Strategy Plan 2010 identifies the land between the existing edge of the township and the zoned portion of the subject land as for longer term standard residential use and development.



Therefore, a Permit for development of the already zoned portion of the site may be granted for the subdivision and low-density residential development of the site prior to the approval of a Development Plan to the satisfaction of the Responsible authority.

However advice from Council planning department is that a Development Plan is required prior to the grant of a permit, hence preparation of this Development Plan.

Upon approval of a Development Plan Clause 43.04-3 provides that an application for planning permit is exempt from requirements for public notice and review of the decision of Council in respect to the application for permit.

Clause 43.04-4 provides that the *development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.*

The development plan must describe:

- *The land to which the plan applies.*
- *The proposed use and development of each part of the land.*
- *Any other requirements specified for the plan in a schedule to this overlay.*
- *The development plan may be amended to the satisfaction of the responsible authority.*

This Development Plan provides for low density residential subdivision within the LDRZ and is not a staged Development Plan.

The LDRZ is not a specified zone for consideration of the requirements of Clause 56.

This document in its entirety constitutes the Development Plan as required under Clause 43.04 and prescribes the land details to which it applies and describes the use and development of each part of the site. The Schedule 11 to the DPO specifies a range of requirements for inclusion in the Development Plan. PPN 23 (Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays) also applies and provides for form and content.

Schedule 11 prescribed requirements for inclusion.

The Development Plan is accompanied by or includes the following information (as appropriate):

- *An Environmental Assessment of the land, involving a flora and fauna survey identifying the health and habitat value of all native vegetation, location of any areas of biodiversity significance, the proposed treatment of those areas, location of areas of vegetation to be protected, and areas where Net Gain offset requirements will be provided. See appendices*
- *An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the proposed open space network. This Development Plan provides that a CHMP is not required*
- *A Stormwater Management Plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses. See appendices*
- *A Drainage Management Plan, to be subject to appraisal by the Goulburn Broken Catchment Management Authority to ensure that no impediment would be introduced that would result in an increase in flood impacts of properties contained in the Plan that were not the subject of the development plan under consideration. See appendices*
- *A Preliminary Soil Assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment (Contamination Management Plan) outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to de-contaminate the affected areas. See appendices*
- *A Traffic Management and Impact Mitigation Plan that includes the identification of appropriate access and circulation of vehicles on the existing and future road network, and upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development. The Traffic Impact and Management Mitigation Plan must address the following:*
 - *Minimisation of access to Goulburn Valley Highway in accordance with VicRoads' Access Management Policies.*
 - *Recommendations of a qualified acoustic consultant which identifies appropriate noise attenuation measures in future residential areas, including provision of suitable setbacks of residential development from the Goulburn Valley Highway.*

The site does not front the Goulburn Valley Highway.

See appendices

The below matters are addressed (as appropriate) throughout this Development Plan. It is noted however that PPN 23 provides that a Development Plan is not expected to provide a Lot Layout which amongst other things such as detailed landscape design is expected to be a level of detail presented at the application for planning permit stage.

The development plan should show or include the following details to the satisfaction of the responsible authority:

- *The proposed development of each part of the land.*
- *The relationship of the land to the adjoining land, particularly any residential/non-residential interface.*
- *The layout of the subdivision and development of the land including roads, lot boundaries, building envelopes and areas of open space.*
- *Provision of public open space that:*
 - *Has an area no less than 5 per cent of the land to be used for residential purposes.*
 - *Provides appropriate interfaces between residential areas and surrounding areas.*
 - *Provides for connectivity both internally and externally.*
 - *Incorporates low-lying areas.*
 - *Incorporates large existing trees wherever appropriate.*
 - *Recognises important landscape views and vistas.*
 - *Is landscaped and planted out with lawn areas, native grass areas and trees and shrubs of local provenance.*
 - *Ensures that where land adjoins the Goulburn Valley Highway and where no service or access road exists immediately adjoining the Highway road reserve, it is provided with a landscape buffer treatment a minimum of 10 metres wide.*
 - *Provision is made for the watering of existing and proposed vegetation.*
 - *Is based on a landscape design prepared by a suitably qualified person.*
- *Areas for any recreational uses including sporting facilities, walking and cycling tracks and internal water features.*
- *The provision of safe and efficient vehicle and pedestrian access to and from the land.*
- *Provision for public transport throughout the neighbourhood with appropriately located and designed bus stops.*
- *How the proposed development addresses any flood or inundation impacts on the land.*
- *The proposed street tree and planting regime with preference given to vegetation of local indigenous species.*
- *An assessment of required social services and community infrastructure and the means by which the services and infrastructure are to be provided including, but not limited to, the type of community, commercial and recreational facility, locations, timings and means of delivery.*
- *An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas.*
- *Retention and integration of individual and stands of mature trees, particularly indigenous trees.*
- *An arboriculture survey of all existing trees on the land and their condition, health and integrity including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.*

- A “Net Gain” assessment and analysis of any native vegetation to be removed. The assessment and analysis must have regard to Victoria’s Native Vegetation Management – A Framework For Action, and include how vegetation loss will be avoided or minimised. Where there is no alternative to vegetation removal, the details must include the location of the required offsets. This assessment must be to the satisfaction and approval of the Department of Environment, Land, Water and Planning.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- An environmental assessment identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- Where land abuts a road in a Transport Zone 2 or a Transport Zone 3, new street access to the road is to be minimised and/or managed in line with the requirements of the Head, Transport for Victoria. In rural residential areas, appropriate transitional arrangements are required at the interface of land zoned for Low Density Residential and Residential 1 being either a graduated decrease in lot size from the larger lots to the smaller lots or the provision of public open space at the interface.
- Any development plan that is prepared and approved must include: Processes for making changes to the development plan, including, if appropriate, a public consultation period and a requirement that the responsible authority approve any changes to the development plan.

This Development Plan provides a table for amendments to the plan at the front of the document. Amendments to a Development Plan are matters to be decided to the satisfaction of the responsible authority and there is generally no third-party appeal right hence the giving of notice should Council decide to do so must be carefully done so that it is clear about third-party appeal rights. This Development Plan does not make presumptive decisions in respect to matters of discretion for the responsible authority and therefore does not prescribe that public notice should be given and leaves such decision to the responsible authority based upon the individual merits of every case.

Clause 65 Approval of a Plan

Clause 65.01 specifies that before deciding on approval of a plan, the responsible authority must consider listed matters as appropriate. This Development Plan addresses many of the listed matters at various points throughout.

The matters set out in section 60 of the Act.

This Development Plan addresses the relevant components of the Moira Planning Scheme and indicates that the Development Plan is consistent with the Scheme.

This Development Plan meets the objectives for planning in Victoria and is consistent with the strategic position established by the Planning Authority in the Moira Planning Scheme and provides for fair, orderly, economic, and sustainable use and development of the site.

The Development Plan establishes the principles, standards, themes, and objectives for detailed development design that will provide a pleasant, efficient and safe working, living and recreational environment.

The Development Plan considers and establishes design principles, standards, themes, and objectives to provide for a diversity of housing opportunities and range of affordability points.

This Development Plan provides a sound strategic plan for the development of the site in accord with the zoning, overlay and other requirements under the Moira Planning Scheme.

This Development Plan addresses the environmental, social and economic effects of and on the development.

Any significant effects the environment, including the contamination of land, may have on the use or development.

There is no known contamination of the land or significant environmental matters that may affect the development.

The Municipal Planning Strategy and the Planning Policy Framework.

Strategically Moira Shire have identified the site as suitable for urban residential development and zoned it accordingly. The proposal is consistent with the strategic planning relevant to the site, in particular in respect to the Numurkah Strategy Plan 2010.

The purpose of the zone, overlay or other provision.

The purpose is for low density residential.

Any matter required to be considered in the zone, overlay or other provision.

This Development Plan is as a direct consequence of matters raised under the zone and more specifically the DPO and the PPN 23.

The proximity of the land to any public land.

This Development Plan refers to and addresses issues associated with the proximity of significant public recreation land and the GVW facility located to the north.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

This Development Plan establishes design principles, standards, themes, and objectives to provide for a storm water system capable of dealing with drainage in a multi-functional environment.

The extent and character of native vegetation and the likelihood of its destruction.

There is no locally indigenous native vegetation on site and the appended Flora and Fauna report adequately addresses the issue.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

The site is not subject to flooding, erosion or specific fire hazard.

The impact the use or development will have on the current and future development and operation of the transport system.

Design principles are established by this Development Plan to ensure a suitable integration of the development into the existing local transport network inclusive of pedestrians and cyclists.

Development Principles

This part of the Development Plan establishes the strategic principles that will guide the detailed design process and development outcomes. It describes the strategic structure planning, urban design, landscaping, public space integration & provision, pedestrian, cycle and vehicle accessibility and precinct character objectives. It establishes the themes associated with creating a quality country town character within modern standards and market expectations whilst retaining opportunity for a diversity of Lot sizes, housing types and affordability points. The overarching principle is to retain standards and property values whilst providing diversity of market segment and affordability opportunities within the low-density residential category.

There are many and varied design opportunity criteria that have been considered and assessed in preparation of this Development plan to establish a fully integrated approach to establishment of the physical, cultural, movement network, liveability, open space, landscape, neighbourhood character and market demand components that push and pull throughout the process.

Structure Planning

The physical structure planning for the site has produced considerable professional debate over several competing and sometimes mutually exclusive strategic design opportunities and constraints.

Issues considered include:

- The frontage development options to Numurkah and Naring Roads;
- The various contributors to the shape, dimensions, size and orientation of different components of the site;
- Storm water retention and management system options, opportunities and constraints and POS multi-purpose integration;
- Streetscape consistencies, diversity objectives, Lot sizes, housing types & affordability points;
- Solar accessibility, ecological sustainability, and energy efficiency
- Access and egress, legibility, and convenience
- Market segment & character demand; and
- Physical attributes that contribute to the desired character.

The principal market is a variety of Lot sizes in the low-density residential segment.

The common principle is to maintain the quality, standards, and character over that variety. This approach should see a range of Lot sizes comprehensively designed into the estate to minimise any requirements for owners' corporations, shared non-public accessways and services.

Although detailed design is appropriately undertaken for the application for planning permit, capability for ecologically sustainable design at both the estate/subdivision design level and for housing is important. The structure plan addresses Lot orientation and solar accessibility opportunities through the road network structure, enabling flexibility and diversity whilst providing appropriate orientations.

The structure Plan shows a storm water retention basin located on the southwest corner of the site. The basin will be designed to accommodate a storm water retention and Public Open Space multi-functioning use. It is recognised that for most of the time the retention basin will be dry and will be appropriately developed to enable use for recreation purposes.

The Structure Plan conceptually indicates the use of all land within the site, showing roads & pedestrian and cycle ways, low density residential locations, storm water facilities and POS.

In terms of relevance to the Structure Plan, streetscape consistencies, diversity objectives, Lot sizes, housing types & affordability points only influence broader locational land use considerations in association with broader themes. The design criteria are more appropriately comprised in other parts of this document and the detailed design in the application for planning permit.

The structure Plan forming part of this Development Plan is appended.

Memorandum of common provisions.

The Memorandum of Common Provisions (MCP) will be established as a Covenant on each Lot created that will run in ownership succession with the land and which will seek to establish strategic level rules to maintain principles, standards and objectives under this Development Plan in respect to ongoing development of each Lot created. The Memorandum of Common Provisions and the Design Guidelines should be read in conjunction with each other.

Design Guidelines

The Design Guidelines will also be established as a Covenant on each Lot created that will run in ownership succession with the land and will form part of this Development Plan and serve two functions:

- To establish strategic design principles, standards, themes, and objectives to address the public realm components of the development; and
- To establish strategic design principles, standards, themes, and objectives to address the streetscape and other impacts of development on each Lot created.

The Design Guidelines provide measures addressing building envelopes, setbacks, house design & facing directions, fencing, shed/outbuilding siting & design, vegetation protection, sustainability, Streetscape design, footpaths, street trees and traffic calming.

Ecologically sustainable design

This section of the Development Plan outlines how environmentally sustainable development (ESD) principles should be incorporated into the detailed design, construction, and ongoing living environment within the residential estate. It outlines strategies to be explored and investigated in the detailed design stages.

Within the context of low density residential development the project is committed to environmental and social sustainability. The project will consequently be designed according to best practice ESD principles as far as practically possible within context across a wide range of environmental impact categories including energy, water, materials, ecology, emission, transport and environmental quality. Rigorous management and governance procedures are established through the principles, standards, themes and objectives of this Development Plan to seek to ensure that sustainability outcomes will be achieved.

Throughout the project detailed design phase, appropriate documentation will be collected to demonstrate that appropriate sustainability initiatives are incorporated into the design.

Governance

This Development Plan establishes good governance practices, promoting implementation of design and development principles, standards, themes, and objectives that will support community and resilience to a changing climate. Good environmental management practices will be adopted, including enhanced commissioning, ongoing tuning processes, and environmental performance standards and objectives. Best practice construction environmental management processes will be implemented, as well as use of recycled materials and shared trenching to minimise the carbon footprint of the development project.

Construction Environmental Management

A best practice Environmental Management Plan (EMP) will be developed and implemented to assist in managing environmental performance, conditions, and impacts arising from development works.

Energy Efficiency

Energy efficient street and public space lighting will be incorporated into the detailed design for presentation in application for planning permit. Subject to authority and Council standards and requirements solar public lighting systems will be included in detailed design stage consideration.

Encouragement will be provided for solar power generating systems, solar hot water systems and standalone solar lighting to be used in developing individual housing on lots in the estate.

Design criteria for retention basin and integrated POS

As a design principle, standard and objective, the storm water management system and more particularly land-based requirements of the system will be designed as an integrated public realm with multi-function use and space connectivity. Public open space land will be designed to work alongside storm water management land to form a greater landscaped multi-functional public realm wherever practical.

Streets will be serviced by a piped storm water system designed to ARI standards and the entire system will be designed to incorporate overland flow escape paths for storm water generated by ARI exceedance events.

The storm water pipe system will drain into a retention basin designed to meet ARI capacities and to have landscaping and earth shaping to enable multi-functional use and as open space during dry time. The retention basin outfall will be generally designed to retain and discharge storm water from the ARI standard event at as close as practicable to pre-existing rates of discharge.

Staging

The development and subdivision of the site will be undertaken in stages generally in accordance with the appended staging plan. However, this Development Plan is not a staged plan. This Development Plan covers the land held by the developer inclusive of both presently zoned and longer term identified land within the Farming Zone. The Development Plan is undertaken for both the short and longer term low density land to ensure adequate co-ordination and integration of the plan. Only the presently zoned LDRZ land is proposed to proceed to an application for planning permit on approval of the Development Plan.

Landscape/Streetscape

Appended to this Development Plan are typical designs that establish examples of the type of landscaping and streetscape treatments that may be applied in implementing the principle, standards, themes and objectives for landscaping the public realm. These are not meant to be prescriptive examples but rather are descriptive of the type of outcome being sought. On the merits-based approach being the fundamental underpinning of this Development Plan, other specific design opportunities may be implemented to achieve the theme or strategic principles and objectives.

Bushfire Planning

Clause 13.02-1S of the Moira Planning Scheme refers to Bushfire planning and establishes policy application. It specifies that *the policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:*

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*

The site is not subject to a Bushfire Management Overlay however it is in a Designated Bushfire Prone area. The proposed use and development does not create a bushfire hazard.

The policy establishes the objective “*to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*”.

The protection of human life is the principal priority. Strategically this is to be achieved by directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.

The site is a very low risk location with good emergency accessibility to safer green space to the east which is not a designated bushfire prone area. Further, given that the most probable direction from which a dangerous fire might travel is from the northwest, the proposed street network ensures escape routes to the south to Numurkah and away to the east. Furthermore the combined transport corridor comprising the GV Highway, Railway and Numurkah/Tocumwal Road provides a level of protection from fire from the northwest.

This Development Plan reduces the vulnerability of communities to bushfire through the consideration of bushfire risk at all stages of the design process.

Bushfire hazard identification and assessment

Generally, the site is located east of the major transport corridor and north of Numurkah generally within a greater area of irrigated crop and dairy pasture land which provides a good level of protection.

The Council in its strategic planning has determined that the site is strategically suited to low density residential use and development and has zoned the land LDRZ accordingly.

3 Conclusion

Whilst there is no statutory requirement that governs the form of a Development Plan there are a good number of statutory and practice requirements that direct the content

of a Development Plan. This Development Plan has been prepared in accord with PPN 23, other professional practices and the relevant 'called up' provisions of the Moira Planning Scheme inclusive of DPO Schedule 11.

The appended plans clearly show the site area and location and the proposed use of each part of the land.

The Development Plan through the establishment of design principles, standards, themes, and objectives, in association with the Memorandum of Common Provisions and the Design Guidelines effectively creates a strategic level ordinance.

The principal use is residential and any other uses of Lots created that may arise from time to time will be subject to the provisions of the Table of Uses to the LDRZ. Lots are proposed to be created to enable as of right use and development of a dwelling and ancillary outbuildings subject to the limitations and restrictions established under covenant by the Memorandum of Common Provisions and Design Guidelines of this Development Plan.

This Development Plan seeks to create a storm water drainage system inclusive of a multi-purpose retention basin integrated with a network of public open space.

This Development Plan acknowledges appropriate pedestrian and cyclist links with Numurkah via the existing Numurkah Road.

This Plan establishes design criteria and themes for public and private realm landscaping.

Generally, this Development Plan addresses the strategic level criteria necessary to create design principles, standards, themes, and objectives to enable detailed development design to proceed and for the creation of a quality low density residential estate with a country town ambience and aesthetic.

Memorandum of Common Provisions

Section 91 Transfer of Land Act 1958

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Provisions

Numurkah Road Low Density Residential Estate Restrictive Covenants

The transferees for themselves, their successors, assigns and transferees, the registered proprietor or proprietors for the time being of the land hereby transferred ("the land") and of every part thereof hereby covenant(s) with the transferor its successors, assigns and transferees and as a separate covenant, covenant with the registered proprietor or proprietors for the time being of every lot and of every road or street shown on Plan of Subdivision No. ??????? lodged in the Office of Titles, whether transferred by the transferor before or after the transfer of the land to the intent that the burden of these covenants shall run with and bind the land and every part thereof and that the benefit of these covenants shall be annexed to and run with each and every lot and road or street shown on the said Plan of Subdivision (other than the land) whether transferred by the transferor before or after the transfer of the land as part of and for the purpose of effectuating a general building scheme affecting the whole of the lots and roads or streets shown on the said Plan of Subdivision, as follows namely:

1. Sunset Provision

1.1 This Memorandum of Common Provisions will expire and cease to be of force or effect 20 years after the date of issue of the Statement of Compliance under the Subdivision Act 1988 (or its successor Act) for the final stage of development of the land comprised in Lot x xx xxxxxx Certificate of Title Vol.???? Fol. ??? and Lot x xx xxxxxx Certificate of Title Vol.???? Fol.???

1.2 Notwithstanding any provision to the contrary of this Memorandum of Common Provisions once the Statement of Compliance under the Subdivision Act 1988 (or its successor Act) for the final stage of development of the land comprised in Lot x xx xxxxxx Certificate of Title Vol.???? Fol. ??? and Lot x xx xxxxxx Certificate of Title Vol.???? Fol.??? has been issued the Council of the Shire of Moira may by resolution at a formally constituted Council meeting and after consideration of the strategic principles standards and objectives associated with this Memorandum of Common Provisions amend a specific requirement affecting a Lot under this Memorandum of Common Provisions.

2. Architectural Guidelines

2.1 No structure shall be erected or permitted to be erected on the lot unless the structure is compliant with the specifications and design requirements of this Memorandum of Common Provisions and the Design Guidelines.

2.2 No building may be erected or permitted to remain on the lot, except a single, private, residential dwelling and ancillary buildings in accordance with the specifications and design requirements of this Memorandum of Common Provisions and the Design Guidelines.

2.3 Construction of the main residence must commence within 12 months of the land sale settlement and completed within 24 months of settlement.

- 2.4 The main residence must have a minimum ground floor area of 180m². The square metre area must be calculated excluding garage, porch, verandah, pergola, balcony, and alfresco areas.
- 2.5 The main residence front façade must not be identical or similar to a front façade on any Lot within three (3) lots either side.
- 2.6 The main residence façade must be of an articulated design incorporating stepped wall alignments, porticos, porches, or verandahs and the like and must not have blank wall areas greater than 3m x 3m.
- 2.7 Garages attached to the main residence must be setback a minimum of 500mm behind the front building line of the main residence façade.
- 2.8 The following materials must not to be used in any area visible to the public:
- Glass that is reflective, frosted, coloured, stained, lead light or patterned.
 - Unpainted metalwork.
 - Unpainted fibre cement sheeting.
 - Mouldings made from lightweight foam or fibre-reinforced concrete (FRC).
 - Infill panels above openings.
 - Unscreened stumps.
 - Bright colours on walls and roofs, except if used as a highlight colour on the walls, and only with DRP approval.
 - Coffered or rectangular relief pattern garage doors.
 - Roller shutters over windows and doors where the roller box is visible.
 - Plain, stamped or stencilled concrete.
 - Painted driveways.
 - Gravel driveways.
 - Shiny or reflective surfaces on driveways.
 - Letterboxes on a single narrow pole.
 - Fibre cement or similar formed weatherboard cladding or the like.
- 2.9 No building may be erected or permitted to remain on the lot, unless it is constructed entirely of new materials (recycled bricks excepted) and not from pre-existing or formerly occupied residential buildings or structures, whether in whole or in part, and moved onto the lot from a former location.
- 2.10 The external walls of any building must not be constructed of any materials other than brick, stone, concrete, coloured or painted concrete brick or clay, providing that timber or metal cladding of a non-reflective nature, may be used in external walls as feature panels provided that it does not exceed 50% of the total area of the external wall, unless otherwise approved by the Transferor in its absolute and unfettered discretion. Infill panels above openings must be of the same material as the wall within which the opening is located.
- 2.11 Primary and secondary facades must not have sliding windows.
- 2.12 Outbuildings and sheds must not exceed 5.0m in height from finished ground level to the ridgetop.
- 2.13 No garage or shed may be erected or permitted to remain on the lot unless:
- 2.13.1 Such garage is attached to the house and built with the same colour and type of material as the main residence
 - 2.13.2 Such shed is free standing, sited behind the main residence and not exceeding 100m² and may be clad in metal manufacturer bonded coloured sheet metal the same colour as the main residence roof or as the fence.
 - 2.13.3 A garage connected to the main residence must be situated at least 500mm behind the front building line of the main residence

and in any event the space between the front property boundary and front of the garage must be a minimum of 5.5m to allow space to park a car.

2.13.4 A garage connected to the main residence must be fully enclosed and able to accommodate at least two cars.

2.14 The main residence on a lot must be designed to front the street and on a corner lot must be designed with the appearance of a double front façade with primary facade facing the narrow frontage and the secondary façade facing the long lot frontage.

2.15 No building may be erected or permitted to remain on a corner lot unless it has a primary and secondary façade.

2.16 Buildings on a lot must not be erected or permitted to remain unless they have the following minimum setbacks:

2.16.1 Front building line - Set back from the title boundary of the main street frontage – 9.0 metres.

2.16.2 Set back from the rear boundary abutting another residential lot - 6.0 metres.

2.16.3 Set back from the side boundary abutting another residential lot - 1.0 metre, except that a garage may be constructed to the boundary but if not constructed to the boundary must be 1.0 metre.

2.16.4 Set back from a side boundary abutting a road reserve 4.5 metres

3. Fences

3.1 The owner of any lot shall not be able to make any claim for contribution toward the erection or maintenance of any dividing fence if the adjoining lot is owned by the Transferor or abuts reserves and/or reserve areas including road reserves.

3.2 Lot perimeter boundaries may be fenced with open post and wire to a maximum height of 1.2metres

3.3 Except for lots on a corner of two intersecting road reserves, front and side fences erected forward of the main residence front building line and which are not constructed of open post and wire must not exceed 1.2 metres high and, if constructed on or generally parallel with the front property boundary, must be a minimum of 50% transparent.

3.4 Except for open post and wire fences, side and rear fences must not be erected or permitted to remain on a lot unless the fences are constructed in accordance with the below clauses:

3.4.1 Such fence has a height of 1.8 metres.

3.4.2 Such fence is constructed of a manufacturer bonded colour or non-reflective metal panel with top capping in the colour of Colorbond™ Basalt.

3.4.3 Such fence is of an identical colour and finish on both sides.

3.5 Except if the fence is open post and wire not exceeding 1.2 metres high, the following restrictions apply to a fence erected on a corner lot:

3.5.1 Side fences abutting a road reserve must not extend from the rear boundary beyond the front of the main residence.

3.5.2 Front and side fences forward of the main residence must not exceed 1.2 metres high and, if constructed along the front property boundary must be a minimum of 50% transparent.

4.9 Letterboxes must be constructed of materials consistent with that of the main residence and may only be constructed on the primary street frontage at the lot boundary and must be integrated into any fence.

4.9.1 Letterboxes are to be contemporary in style in accordance with Australia Post standards. They are to be constructed from metal, timber, brick or

rendered masonry with the street number displayed. No single post letterboxes are permitted.

5 Driveways

- 5.1 Only one driveway and nature strip crossover is permitted for each lot.
- 5.2 Driveways must be constructed of properly formed and constructed decomposing granite road base and Lilydale topping or the like, stone, brick, clay or concrete paving blocks, in-situ concrete with exposed aggregate finish, in-situ concrete with coloured pigment and may be stencilled with all having a matte finish.
- 5.3 Driveways must be constructed within 30 days of issue of the Certificate of Occupancy under the Building Code or Regulations for the main residence.
- 5.4 Driveways shall not exceed the total width of the garage tapering to match the width of the crossover at the lot boundary.

6 Commencement of Works

- 6.1 The owner of a lot, except with the written consent of the Transferor, must commence construction of a dwelling within twelve (12) months of the date of settlement on the purchase of the lot and complete construction within twenty-four months of the date of settlement.
- 6.2 The owner of a lot, except with the written consent of the Transferor, must landscape the area of the lot facing a street, reserve or park within twelve (12) months of receiving a Certificate of Occupancy under the Building Code or Regulations.
- 6.3 The owner of a lot, except by prior alternative maintenance arrangement with the transferor, must maintain the lot.
- 6.4 The lot must be maintained to ensure that any vegetation other than trees and shrubs on the Lot do not exceed a height of 10 centimetres
- 6.5 The owner of the lot must ensure that cars, trailers, caravans, or such similar items are not parked on the Lot whilst it is vacant.
- 6.6 During the construction period, the owner will keep the site tidy and clear of rubbish and must make good damage caused to any surrounding public land, land owned by the Transferor or infrastructure, by the owner or its contractors.
- 6.7 During any time which a lot remains vacant, the owner must maintain the lot in a clean and tidy condition.

7 Roofing

- 7.1 Roof form must be pitched Hip, Gable or Skillion with a pitch of 22 degrees or greater. Flat roof structures are only permitted where they are part of and integral to an architect designed building.
- 7.2 No building erected on the lot may be roofed or clad with any material having a metallic lustre or appearance or a highly reflective surface.
- 7.3 A pitched roof of a single storey house must include eaves at least 450mm deep on the front façade, except over a garage or where there is a parapet wall. They must return along the sides of the house at least 1m. A Pitched roof must include eaves at least 450mm deep on all facades higher than single storey. On a corner lot or a lot adjoining a reserve, a pitched roof must include eaves at least 450mm deep along any façade facing a secondary street or park.

8 Sustainability

- 8.1 Photovoltaic solar electricity generating panels to a minimum capacity of 6.6kw are to be installed within 6 months of receipt of the Certificate of Occupancy under the applicable Building Code and Regulations.

- 8.2 The main residence where possible must be designed to maximise solar accessibility to living areas and to be generally north facing, incorporating passive solar heating and cooling into the design.
 - 8.3 The main residence must be constructed with eaves projections of a minimum 450mm incorporated into the roof design or alternatively a verandah attached to the wall.
- 9 Landscaping
- 9.1 Garden beds must be mulched with natural coloured bark, organic material or natural stone and edged with a long-lasting material.
 - 9.2 Plants in garden beds must be planted densely enough to ensure that within two years a minimal amount of mulch is visible.
 - 9.3 Landscaping within the front setback must comprise at least one (1) tree of a minimum 2m height at the time of planting
 - 9.4 At least 60% of the front setback landscaping shall comprise a combination of vegetated garden beds, canopy trees, ground cover plants and natural lawn turf. Synthetic grass is not permitted.
 - 9.5 Hard surfaces within the landscaping shall be limited to essential areas such as driveways and footpaths.
- 10 Use of a lot after construction of the main residence
- 10.1 Owners and occupiers, but excluding the Transferor, must:
 - 10.1.1 House vehicles in a garage or driveway on the owner or occupier's lot; and
 - 10.1.2 Garage or otherwise screen from public view, all boats, trailers, caravans or such similar items.
 - 10.2 Owners or occupiers must keep all garbage and recycling bins on their lot secure and screened using either screen fences or landscaping or a combination of both so as not to be visible from other lots, or from the street frontage.
 - 10.3 All dwelling and outbuilding accessory items must wherever practical be sited behind the front and side (for corner lots) street building lines and screened from view from the street.
 - 10.4 Roll down security shutters are not permitted on any façade visible from the street where the storage box is visible.
- 11 Subdivision of land
- 11.1 Only one dwelling may be constructed on a Lot and no further subdivision that creates an additional Lot is permitted. A subdivision under the Subdivision Act 1988 or its successor legislation to enable minor boundary realignments that do not create additional lots are allowed.
- 12 Definitions
- Main street frontage**
The narrow street frontage of the Lot.
 - Side boundary**
A boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot and may be a boundary along a secondary street reserve in respect to a corner Lot.
 - Front Building Line**
Means the front wall of any room of the main residence (excluding an entry way up to 2.1 metres in width). For the purposes of this definition, nib walls, porticos, verandahs, and other like architectural features are not defined as a wall.
 - Facade**

Means a wall of a building running parallel (or mostly parallel) to the street boundary and comprising windows in at least one Habitable Living Area allowing active surveillance of the public realm, including either a verandah or a detailed principal or secondary access, and designed to front the street.

Primary Facade

Means the facade which is parallel (or mostly parallel) to the narrow street frontage of the Lot.

Secondary Facade

Means the facade on a corner lot which is located parallel (or mostly parallel) to a secondary street (i.e. not the narrow street frontage of the Lot).

THE DESIGN GUIDELINES



Design Guidelines as part of the **Development Plan**
under Schedule 11 of the DPO,
Moira Planning Scheme
Numurkah Road, Numurkah
March 2022

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INTRODUCTION

DEVELOPERS OBJECTIVE

The site at the corner of Numurkah and Naring Roads, Numurkah is a significant low density residential development location in the context of Numurkah township. It is the next logical low density development site in sequence for the township beyond the land identified in the Numurkah Strategic Plan 2010 for future standard residential development and is in context a very good location for a level of integration and generous size country town lots for low density residential development.

There is an essentially proven market demand for low density residential lots to accommodate both local growth and a Shepparton commuter market. This site, the Development Plan and these Design Guidelines will establish a well-planned approach to meeting the market with quality and standards commensurate with the high-quality market segment.

The proposed development is a bold step towards meeting the raised market expectations establishing the standard and quality of living environments. The project breaks the traditional ad hoc isolated approach and provides a fully planned and integrated low density residential environment with no body corporate, full street frontage for all dwellings, community services infrastructure and comprehensively designed and landscaped public spaces and streetscape. The focus of the design is to create a vibrant, interactive, and sustainable living environment on many levels.

The project is designed to create a living environment centred on a sense of place, a sense of community, a variety of housing and detailed landscaping within a living and vibrant streetscape and public spaces. The comprehensively integrated design has been prepared to create:

- ✓ High quality environmentally responsible 6 & 7 star rated housing opportunities
- ✓ Energy and water efficient and more sustainable housing and public spaces
- ✓ High standards of urban design and streetscape presentation
- ✓ Visually appealing and functional, living public spaces and streetscapes
- ✓ A high level of certainty of development standard and ongoing standards retention
- ✓ A local community as a component of a developing neighbourhood and culture within a wider country town character
- ✓ A low density residential place that simply feels right.

- ✓ Community services infrastructure, gardens and recreational spaces attractively and functionally designed to accommodate all manner of community activities and relationships.

GOOD URBAN DESIGN

The project is premised on the principles of good urban design to achieve cohesive fully integrated streetscapes inclusive of public and private realms. The design recognises vision for low density residential quality living and culture within a country town character. It recognises the physical location and accessibility in relation to central Numurkah commercial and community facilities and neighbourhood character connections and interrelationships.

The precinct structure planning has been carefully undertaken in response to the site assessment to create an aesthetic and amenity, a safer residential environment, a landscaped public realm that is functional and pleasing to the eye and practical movement legibility, accessibility, and convenience. The proposed network of roads and public spaces within the development are laid out to establish a sense of place, high levels of resident safety & security and a practical subdivision pattern, with relevant and appropriate vehicular, cycling and pedestrian linkages. Lots are orientated to maximise solar access, street presence, informal surveillance, and outlook over the public realm.

PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines have been prepared to illustrate the philosophy, principles, standards, themes, and objectives underpinning the Estate design. The Design Guidelines will form part of contracts of sale covenanting future owners to maintain design integrity and standards and to provide design assessment criteria for any future applications for alterations and extensions. The Design Guidelines address built form and landscaping in both the private and public realms.

These Design Guidelines and the overall estate structure planning has been prepared in consideration of the relevant Moira Planning Scheme provisions and the Building Code of Australia as appropriate.

HOW DO THE DESIGN GUIDELINES WORK?

Design Objectives

The design objectives identify the important characteristics of each development component to achieve the desired built or landscape outcome. Any proposal to undertake works in the private or public realm must meet the relevant objectives.

Design Standards

The design standards are accepted methods of meeting the objective but are not the only way of meeting the objectives. Alternative methods may be utilised based upon merit-based assessment as to how the objectives are met. Consistency and compliance with a standard is acceptance of the objective being met.

DESIGN GUIDELINES APPLICATION REQUIREMENTS & PROCESS

Statutory Requirements

An application for planning permit is required under the LDRZ for subdivision for low density residential development. Any proposed low density residential subdivision

development must be generally in accordance with the Development Plan and therefore these Design Guidelines which form part of the Development Plan.

Development on lots created must be consistent and compliant with the objectives of these Design Guidelines to meet the restrictive covenant requirements.

A permit is not required in accordance with clause 32.03 (LDRZ) for future construction or extension of a single dwelling on a lot, however development must meet the covenant requirements.

Covenant Requirements

These Design Guidelines must be met in compliance with the covenant registered on Title irrespective of a need for a permit under the Planning Scheme.

ARCHITECTURAL CHARACTER

Objectives

The principal objective is to establish a country town ambience, aesthetic, and character consistent with Numurkah township but with modern living conveniences, quality, and styles and to meet both the generous country town lot size and the quality market demand for low density lot sizes.

Architecturally buildings should be comprised of pitched roof, verandahs, porches in an articulated frontage and street presence, all designed with a modern Australian feel and convenience. Garages should be set back behind the front building line and should not be the dominant street face presentation.

The architectural style and building bulk and scale should comprise a mix of design lines and materials drawn from the Australian country town design palate and other housing types ranging from more stately style homes through to panel board and weatherboard clad housing whilst keeping the quality and presentation standards high.

Importantly however, the architecture options should recognise the low density lifestyle objectives and allow for modern architecture that maintains the high-quality standards.

Front fencing height, style and finish is a critical architectural feature in drawing together and creating a point of relationship between the private and public realms within the context of low density residential lots.

Standards

Facade articulation in the vertical and lateral planes may be achieved by wall frontage offsets or by inclusion of architectural features such as balconies, awnings, verandahs, or the like.

Width to height ratios should generally provide for building wall widths to be greater than wall height.

Building roof pitches should be greater than 22 degrees and of gable or hip design. A lower pitch roof may be used provided it is enclosed by a parapet wall or comprises a roof top balcony, garden, or the like.

Garage door fronts facing the street should not exceed 40% of the building front street face presentation or 4.2 metres (whichever is the greater) and must be a minimum of 500mm back from the front wall of the main dwelling.

Except for open post and wire fences not exceeding 1.2 metres in height and except for lots on a corner of two intersecting road reserves, front and side fences erected forward of the main residence front building line must not exceed 1.2 metres high and, if constructed on or generally parallel with the front property boundary must be a minimum of 50% transparent.

Metal panel fences must be constructed of a manufacturer bonded colour or non-reflective metal infill panel and posts with top capping and be of Colorbond™ Basalt colour and finish on both sides.

Fences erected on a corner lot

Except for open post and wire fences not exceeding 1.2 metres in height, side fences abutting a road reserve must not extend from the rear boundary beyond the front of the main residence, except that front fences and fences on a side road reserve extending beyond the front wall of the main residence must not exceed 1.2m high and if constructed along or parallel with the front property boundary must be a minimum of 50% transparent.

Front and non-road reserve facing side fences forward of the main residence and facing the narrower principal street frontage must not exceed 1.2 metres high and, if constructed along the front property boundary must be a minimum of 50% transparent.

Letterboxes must be constructed of materials consistent with that of the main residence and may only be constructed on the primary street frontage at the lot boundary and must be integrated into any fence.

BUILDING MATERIALS

Objectives

Building materials and colours are to respect a unified and integrated presentation to the streetscape.

Building materials fall into two basic categories being structural or unseen and externally visible materials. Unseen structural materials may be varied in accordance with sound construction and regulatory requirements provided there is no detrimental effect on the external visual aesthetics objectives.

Externally visible materials and facades are to achieve architectural objectives through the mix and juxtaposition of different façade materials, light and shade, human scale, frontage setback articulation variations and the colour palate. Buildings should feature a composite of externally visible materials and finishes drawn from the country town character palate and reflecting the modern Australian architectural feel.

Standards

Consistent façade materials include masonry, render, timber, cladding panel boards and fibre cement weatherboards and factory colour bonded corrugated iron sheets. Material mixes should be used to achieve variation and light and shade effects with no overbearingly dominant single material.

Unobscured glass windows in the street façade are integral to maintaining the street presence and informal surveillance capability.

ENERGY AND WATER EFFICIENCY

Objectives

It is a fundamental design principle to seek to achieve a high dwelling energy rating and environmental sustainability for every dwelling.

As an integral component building design features are to achieve good solar accessibility and maximisation of site opportunities. Utility installations servicing dwellings should not generally be visible from the street. Utilisation of photo-voltaic panels and solar hot water heating systems should be encouraged and should be utilised to maximum solar orientation efficiency.

Standards

Cooking, heating, and cooling facilities should be energy efficient, sized and placed to suit the dwelling. External appliances and equipment such as air-conditioners and hot water storage units should not be visible from the street. Solar panels are exempt from street face installation limitations in support of orientation maximisation.

Dwellings should have rainwater tanks for both water storage and to ensure a static water supply for firefighting purposes as well as to act as a storm water retardation facility. Where practical, rainwater tanks should be plumbed to service toilets.

To seek to achieve energy efficiency dwellings should comprise:

- ✓ A concrete slab ground floor
- ✓ Wall & ceiling insulation
- ✓ External opening weather seals
- ✓ Window energy transfer protection
- ✓ Thermal mass capability to absorb, store and re-radiate winter heat
- ✓ Awnings, verandahs, eaves and skirts to protect from summer sun whilst allowing in winter sun
- ✓ Energy efficient utilities equipment selection, size and placement
- ✓ Installation of energy efficient lighting and design to maximise natural lighting
- ✓ Installation of low water use dual flush cisterns
- ✓ Installation of low water use shower heads

SETBACKS

Objectives

Street frontage setbacks are an important component of the streetscape and the interface between the public and private realms. Street setbacks have a pivotal role in creating a street presence for each dwelling and are part of the creation of a sense of individual address. Frontage setbacks are one variable mechanism for establishing

building articulation within a framework which maintains the sense of streetscape character uniformity.

Street setbacks should respect the street presence, public safety, informal surveillance capability, streetscape, visual effects and building relativities in respect to height, wall length, bulk and scale.

Standards

Front setbacks should generally be in accordance with the Memorandum of Common Provisions.

To achieve articulation objectives and consistent with Building Regulations verandah, portico/porch and chimney or the like encroachments are acceptable up to a maximum of 2.1 metres.

CORNER LOTS

Objectives

Building designs and landscaping of corner lots is important in promoting security, providing visual interest and street presence and in maintaining streetscape and urban design integrity. Development on corner lots should address both streets with secondary streets or lane elevations articulated and featuring architectural detail such as windows, awnings, verandahs and materials, shade, light & colour variation generally consistent with the primary street elevation.

Corner buildings and landscaping are important contributory components of the overall urban design, sense of place and quality of the living environment.

Blank walls and fences built to the side road reserve boundary should be kept to a minimum and designed with materials and in a manner that discourages surfaces and situations which may be attractive for graffiti.

Standards

Building design should include habitable rooms fronting both the primary street and side street with adequate windows facing each to achieve both primary street and secondary street overlooking for informal surveillance capability.

Dwelling side walls design and articulation must reflect the primary street frontage design and articulation.

Windows visible from the primary street and windows visible from a secondary street must be of the same style.

Secondary Street setbacks should be in accordance with the Memorandum of Common Provisions.

DRIVEWAYS AND CROSSOVERS

Objectives

Driveways and crossovers are an integrated component of the overall design and are important to maintaining the urban design integrity. Driveways should be positioned to

minimise the reduction in on-street car parking capacity and should generally be sited to the side of the lot frontage.

Standards

Generally, driveways should be constructed to abut the road pavement edge strip or back of kerb (whichever is applicable). Driveways should not exceed 6.0 metres in width at the garage frontage and generally not exceeding 4.5 metres width.

ROOF

Objectives

Roofing is an important component of the design and character and should be of non-reflective materials and colours.

Roofing collectively across the streetscapes should be articulated, interesting and attractive. Roof features should contribute to architectural light and shade and provide a mix of components across the streetscape. Other than for skillions, roof pitches should be of adequate slope to increase street appeal and to provide a visual presence. Roofing may include a mix of features including gables, hips and skillions to add interest and character. Low pitch skillion or flat roofing should be part of an integrated design with parapet construction. Skillion or flat roofing should be an architectural component of the building design and not used primarily as an inexpensive roofing method.

Standards

Roof cover materials must be metal sheeting, clay, or concrete tiles of non-reflective colour. Metal sheeting must be of manufacturer bonded colour.

Except for skillion components, roof pitch must be in accordance with the Memorandum of Common Provisions. Skillion roofing must be an ancillary component of the roofing design and not dominate the roofing façade to the street.

OUTBUILDINGS

Objectives

Outbuildings should be ancillary to the main dwelling and designed and sited as unobtrusively as practicably possible in the circumstances of each lot. Outbuildings should be designed and sited only in accordance with the Memorandum of Common Provisions.

Standards

Outbuildings must be constructed of the same cladding as the main residence or in the same materials and colour as metal sheet roof of the main dwelling or as a metal fence.

Outbuildings must not be sited within any setbacks from boundaries established by the Memorandum of Common Provisions or these Design Guidelines.

LANDSCAPING

Objectives

Landscaping is a significant component of the design and creation of urban character.

The guiding principle and objective regarding landscaping is to maintain a country town treed and attractively vegetated streetscape and public spaces. To efficiently establish multi-functional spaces utilising well landscaped storm water retention areas for open space.

To design and landscape streets to encourage traffic calming and to maintain a safer and aesthetically pleasant country town residential environment.

To create an integrated private and public realm landscape that is complimentary of each other and generally consistent with the overall landscape and streetscape theme.

Standards

Landscaping should be undertaken to create a canopy tree cover with appropriate understorey planting. Species selection in the public realm will be based on the appropriate plant for the purpose, circumstances, and position and may be a mix of native and exotic species

Frontage setback spaces are to be landscaped and maintained with plant species and styles consistent with the streetscape landscaping. Frontage setback landscaping must not comprise high hedges or dense vegetation which creates a visual barrier to informal surveillance of the street.

FENCING

Objectives

Reasonable consistency in front fencing style and finish has become an important modern architectural design element for residential estates. Fencing generally is the integration line of reference between the private and public realms.

The objective for this site is to have a set of design criteria that reflect the design needs and theme for the circumstances of each lot based on merit. To establish clear standards to meet the desired character and theme.

Standards

The design criteria are set out in the Memorandum of Common Provisions and provide for as relevant and appropriate a mix of brick pier with infill, post and wire, or metal panel fencing.

Front fencing must not establish a visual barrier to or from the street but must comprise transparency in support of visual and aesthetic integration between the streetscape and the front landscaping.

Side fencing of corner lots must reflect the front fencing at least to the front of the side wall of the dwelling. Secluded private open space for medium density corner lots should be screened from the side road reserve with use of plant screening or hedging, decorative materials or fencing that forms part of the landscaping and that is not conducive to graffiti.

SCREENING

Objectives

The screening objectives relate and apply to concealment of generally unsightly service fittings and fixtures.

Unsightly fittings and fixtures should be located out of view from the front or side street however where that is entirely unachievable such features should be screened to minimise the visual impact from the street.

Standards

Wherever practicable when screening is necessary in the first instance vegetative landscaping methods should be applied. In the event that vegetative landscaping is not appropriate then physical screening such as extension of adjoining fencing or construction of vertical pickets or horizontal slatted boards should be applied.

Ground based or mounted plant and equipment such as heating, cooling, hot water storage tanks, rubbish & recycle bins, rainwater tanks and clothes lines must be located to the rear of the dwelling. Clothes lines must not be erected within the front or side street setbacks or under front verandahs.

Fittings and fixtures such as satellite dishes, antennae, evaporative air-cooling units, solar hot water panels and solar photo-voltaic panels on elevated frames (solar photovoltaic panels mounted flat to the roof pitch excepted) must be located out of view from the front street wherever practicable.

Except for stormwater spouting, downpipes and associated fittings and services infrastructure metres such as gas and electricity metres, all plumbing and wiring, and associated fixtures and fittings must not be externally installed such that they are visible from the front or side street.

PUBLIC SAFETY & AMENITY

Objectives

A fundamental design principle for this project is to design in higher levels of safety and amenity across the public realm.

The street network is designed to enable inbuilt traffic calming, to facilitate informal surveillance over public spaces and to enable streets to be parts of the active space.

The project seeks to create and maintain visibility and informal surveillance capability over streets, and public open spaces from surrounding buildings by seeking to have ample windows from habitable rooms facing and overlooking the public realm.

Landscaping within the public realm and building setbacks should minimise visual obstruction and create a sense of place extending across the private/public realm divide.

Public space and street lighting is designed with low intensity energy efficient lighting for minimum light intrusion with maximum area of coverage to provide a sense of security.

Standards

Fencing forward of the building line is limited in accordance with the Memorandum of Common Provisions. Fencing must be low or at least 50% transparent and of design and materials conducive to create a sense of place with good informal surveillance capability and encouragement for social interaction.

Visual obstruction by landscaping should be minimised by utilisation of canopy style trees with clear trunks and low plant species such as hedges.

Where acceptable to relevant authorities, public spaces and street lighting should be low intensity down facing LED solar.