

Area 3: Creekside

Design Objectives

- To provide a safe and inviting creek environment.
- To improve pedestrian and cycle access to the creek corridor.
- To provide a visual link from the creek to the residential hinterland.
- To respond to the existing landscape character.
- To encourage increased density to activate the Creekside environment
- To encourage the use of colours and materials that are responsive to the natural creek environment.
- To protect the amenity of adjoining residential properties.
- To manage the built form character transition.

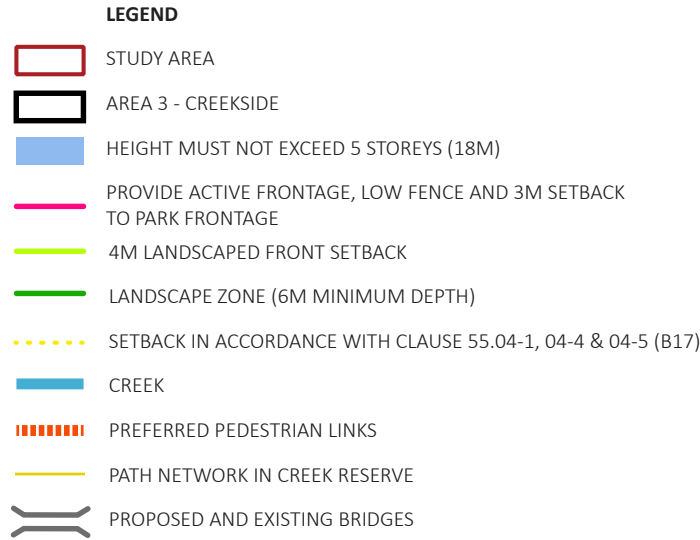


Figure 16 Area 3: Creekside

Design Guidelines

(These guidelines are designed to encourage consolidation of 2 or more lots to facilitate higher quality development and more efficient use of land)

1. Building heights must not exceed 5 storeys (18m).

2. Any part of the building above 3 storeys should be:
 - Setback at least 3 metres from the front building line;
 - Setback beyond a 45 degree plane from the sides of the level below;
 - Have a lightweight appearance; and
 - Balconies may encroach into the upper level setbacks provided they are lightweight and discontinuous.

3. Buildings should be setback from a direct interface with residentially-zoned properties in accordance with Clause 55.04-1, Clauses 55.04-4 and 55.04-5.

4. Development should incorporate a minimum front setback of 4 metres to respond to the existing residential character and protect existing trees (and root protection zones) (See Figure 17).

5. Development should have a side setback of at least 2 metres to respond to the existing landscape character.
6. Development on lots interfacing directly with the creek reserve should:
 - Include side setbacks that create visual and physical links to the creek as follows:
 - For a site comprising 2 consolidated lots (or more), provide side setbacks of 3 metres.
 - Include a publicly-accessible pedestrian and cycle link within one side setback unless a link already exists or is approved within 50 m of the site (see Figure 18 for indicative location of links from residential hinterland to Darebin Creek).
 - Pedestrian links must be designed to Council standards.

→ The edge of pedestrian links should be defined by low landscaping and permeable front fences and development should be designed to address them with entries, windows and balconies.
- Be designed to address the linear creek reserve with entries, windows and balconies.
 - Include a 3 metre landscaped setback from the property boundary facing the creek.
 - Incorporate a low, visually permeable fence to clearly define the public realm while retaining the potential for visual interaction.
 - Include a 1.5 metre footpath within the creek reserve alongside the common boundary to clearly define the public and private realms. This should have logical connections into the existing shared path network along Darebin Creek.

7. Building materials and colour palette should be responsive to the natural creekside character through natural, non-reflective materials, such as wood and brick; as well as muted colours.

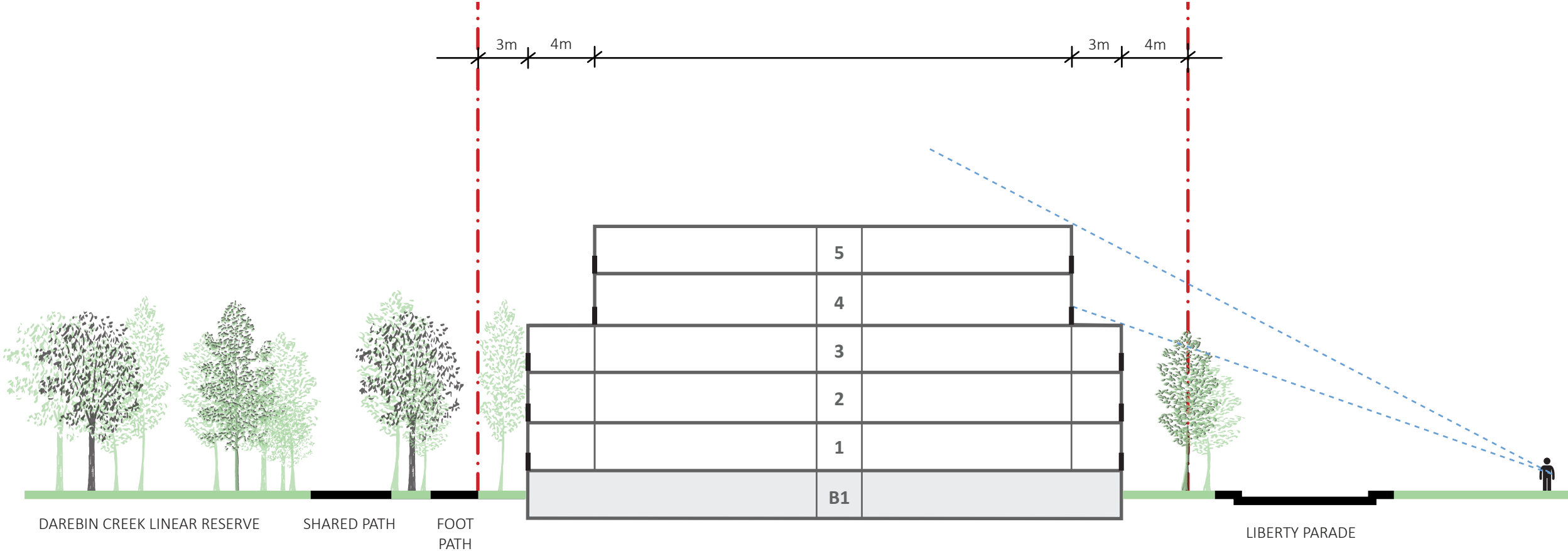


Figure 17 Creekside: East-West Section

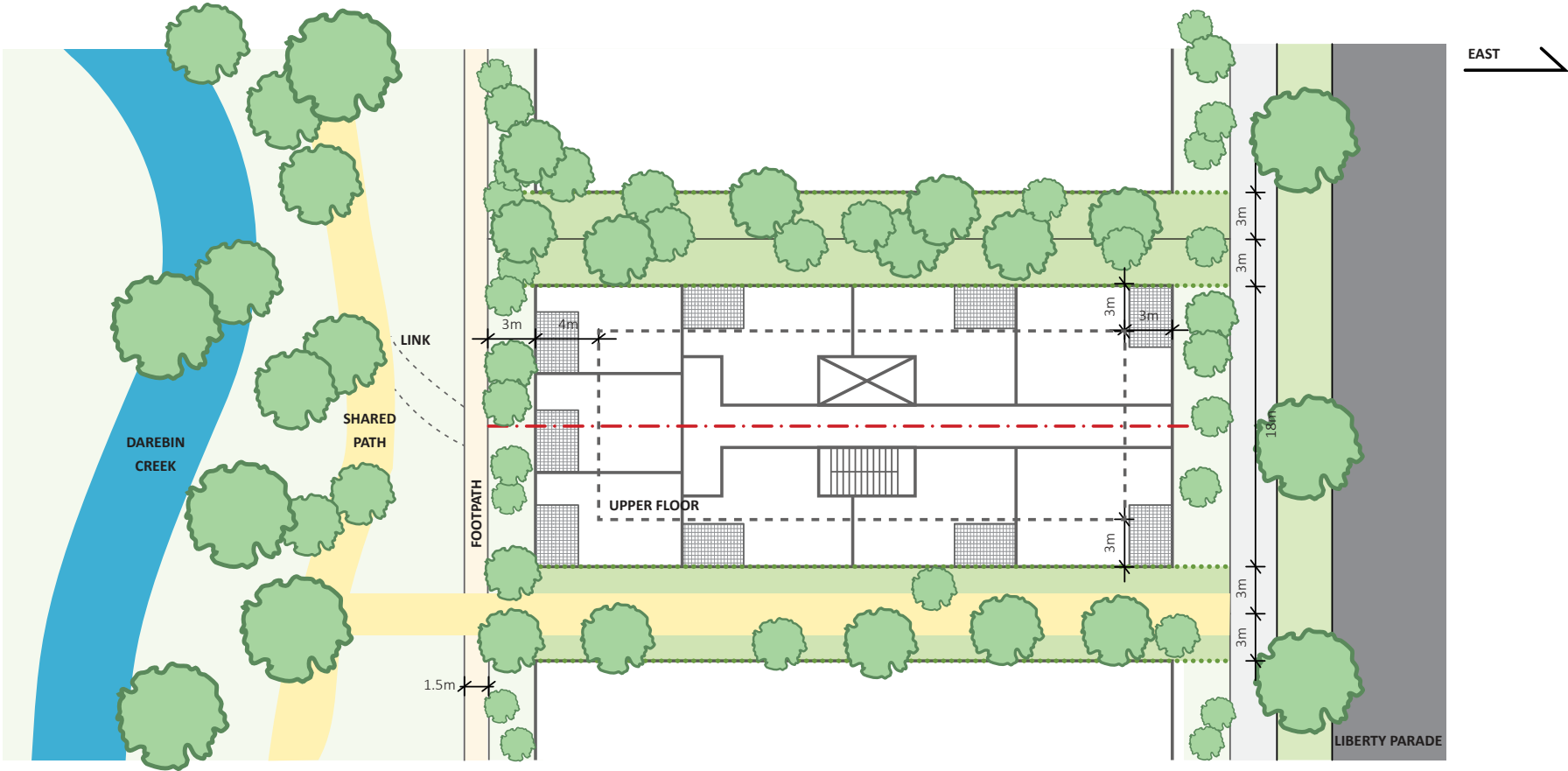


Figure 18 Typical Upper Floor Plan - Creekside (two lots consolidated)

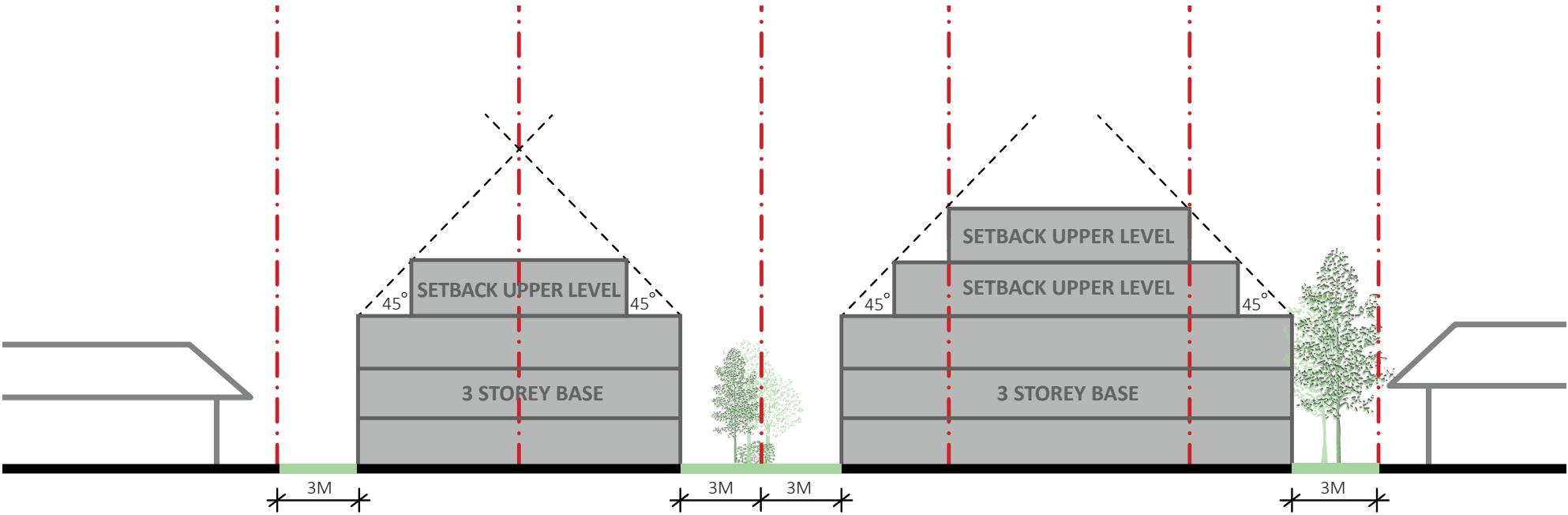


Figure 19 Front Elevation - Creekside - sharing side setbacks for 2-lots & 3-lot sites