

Planning Permit Application

URBAN DESIGN GUIDELINES



Lifestyle & Opportunity

The Urban Design Guidelines have been established to provide developers with the desired direction and design of future residential estates in the Shire of Campaspe. The guidelines seek to address and expand upon matters which are referenced within Clause 56 of the Campaspe Planning Scheme. The key principles will help create a better environment, while achieving a suitable design response for both the developer and end user, being individual lot owners.


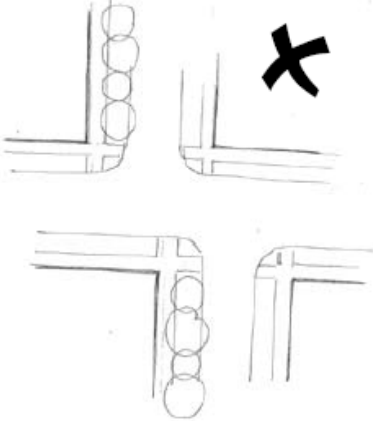
Future design and development of residential estates in the Shire of Campaspe should be geared towards:

- Encouraging walking and cycling in neighbourhoods by providing safe and continuous dual access paths which are well connected to a variety of destinations within the community;
- Create better positioning and use of public open space and parks within the development which are both aesthetically pleasing and attractive leisure areas for a range of age brackets; and
- Incorporate greater use of landscaping and Water Sensitive Urban Designs (WSUD).

CONNECTIVITY

Residential Development within the Shire of Campaspe should be designed to provide walking and cycling routes as an appealing alternative to using the car. Development plans submitted to Council should facilitate this principle in accordance with the guidelines below.

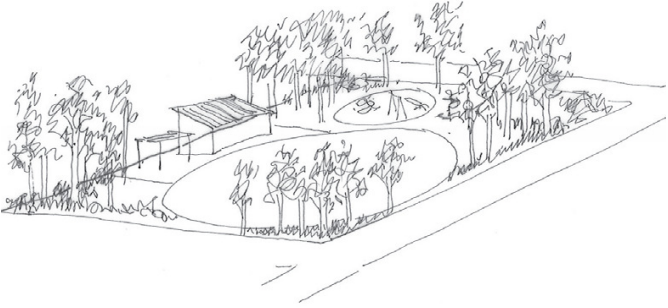

- Create shared walking and cycling paths that provide an option for both a direct and a recreational route to a destination.
- Provide continued and accessible paths which connect to and around all areas of the estate including focal points, public open spaces and parks.
- Plan safe and highly visible paths with periodic “rest stops” equipped with appropriate seating and shade.

ENCOURAGED		STRONGLY DISCOURAGED	
<input checked="" type="checkbox"/> Wide (2.5-3m) footpaths able to accommodate prams, wheelchairs, and dual use with cyclists.		<input checked="" type="checkbox"/> Thin pedestrian specific footpaths.	
<input checked="" type="checkbox"/> Continuous footpaths on both sides of the street especially along predicted paths of travel.		<input checked="" type="checkbox"/> Spasmodic footpath layout.	
<input checked="" type="checkbox"/> Suitable landscaping and vegetation to allow for high visibility and clear sightlines for pedestrians, cyclists and motorists.		<input checked="" type="checkbox"/> Landscaping that obstructs view and sight lines.	
<input checked="" type="checkbox"/> Shaded periodic rest areas along paths incorporating seating.		<input checked="" type="checkbox"/> Utilities above ground or located under footpaths.	
<input checked="" type="checkbox"/> A positive bias towards pedestrian and bicycle movement.	<input checked="" type="checkbox"/> Poor street lighting.		

PUBLIC OPEN SPACE

Public Open Space (POS) areas in existing residential estates with the Shire of Campaspe have typically been executed poorly with regard to design and positioning. In line with the Urban Design Guidelines plans submitted to Council should:

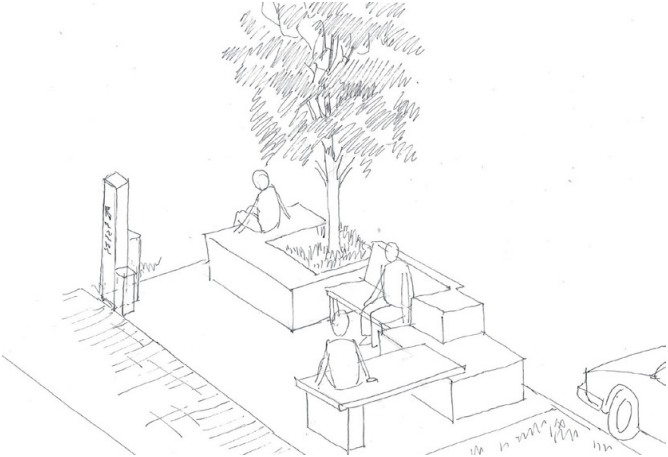

- Create inviting and interesting public open spaces, in accessible and visually prominent areas within the estate which cater to a broad age brackets.
- Provide formal and informal seating which facilitate social interaction.
- Use landscape design to illustrate clear boundaries between public and private space.

ENCOURAGED		STRONGLY DISCOURAGED	
<input checked="" type="checkbox"/> POS areas are located within 400m from all lots of the subdivision.		<input checked="" type="checkbox"/> Empty green space.	
<input checked="" type="checkbox"/> POS connected to walking and cycling routes leading to and around the POS area.		<input checked="" type="checkbox"/> Open space that does not consider its occupants or climatic extremes.	
<input checked="" type="checkbox"/> Open space plans which are overlooked by housing to ensure adequate sense of surveillance.		<input checked="" type="checkbox"/> Open space which is not robust, able to be used by as many potential users as possible.	
<input checked="" type="checkbox"/> Vandal-proof finishes and clear delineation of boundaries.		<input checked="" type="checkbox"/> High long term maintenance costs.	
<input checked="" type="checkbox"/> Incorporation of canopy trees to help define the space, provide shade and use landscaping for high habitat value.	<input checked="" type="checkbox"/> Unsafe, with minimal sense of surveillance.		

LANDSCAPING

Landscaping can enhance an environment and provides a benefit to both the local and wider community. Appropriate landscaping can help frame and create a distinctive form while also allowing people to be influenced by their environment. Landscaping should be attractive, interesting, inspiring and create a positive characteristic of the area. To help achieve this aim, the design of residential estates should consider:

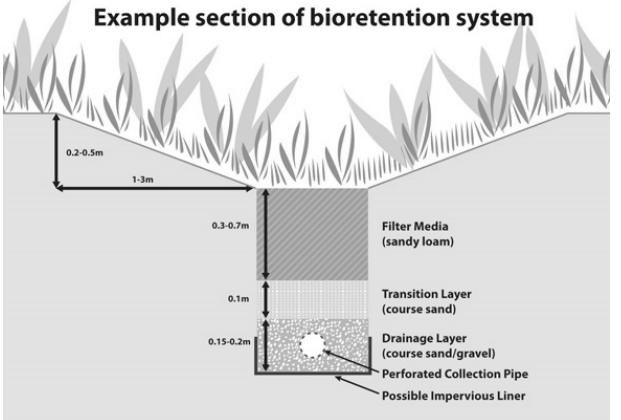

- Creating inviting and interesting landscaping themes.
- Providing formal and informal landscaping.
- Using landscape design to illustrate clear boundaries.
- Positioning landscaping to provide for weather protection given the local extreme climate.

ENCOURAGED		STRONGLY DISCOURAGED		
<input checked="" type="checkbox"/> Well designed, prominent entrance features.		<input checked="" type="checkbox"/> Poor species selection given the climatic extremes.		
<input checked="" type="checkbox"/> Incorporation of canopy trees adjacent to footpaths and within areas of open space.		<input checked="" type="checkbox"/> Landscaping which will impact on underground services and utilities.		
<input checked="" type="checkbox"/> Informal seating to be integrated with planter boxes and other landscape features to provide shade.		<input checked="" type="checkbox"/> Bland, uninspiring landscaping with no consideration for habitat corridors.		
<input checked="" type="checkbox"/> Deciduous trees can provide solar access in winter and shade in summer.		<input checked="" type="checkbox"/> High long term maintenance costs.		
<input checked="" type="checkbox"/> Landscape features to be included throughout the design.	<input checked="" type="checkbox"/> Inconsistent use of materials and poor design of street furniture.			

WATER SENSITIVE URBAN DESIGN (WSUD)

Increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into waterways. Therefore, drainage requirements within the subdivision should be landscaped and formed to create an aesthetically pleasing feature rather than merely fulfilling the planning requirement. Run-off and storm water should be effectively captured and reticulated for grey water use. Design elements which should be considered in relation to WSUD are:

- Incorporating stormwater treatment measures into the design of development.
- Including wetlands, bio-retention systems and porous pavements to filter pollutants.
- Reduce impacts of peak stormwater flows.
- Integrate stormwater treatment measures into the landscape.

ENCOURAGED		STRONGLY DISCOURAGED		
<input checked="" type="checkbox"/> Roof and street runoff directed towards WSUD.		<input checked="" type="checkbox"/> Conventional drainage development.		
<input checked="" type="checkbox"/> Grass swales and underground gravel trench systems.		<input checked="" type="checkbox"/> Large catchment areas with minimal filtering.		
<input checked="" type="checkbox"/> Bio-retention systems.		<input checked="" type="checkbox"/> Drainage areas void of vegetation.		
<input checked="" type="checkbox"/> Catchment runoff through wetlands prior to discharge.		<input checked="" type="checkbox"/> Poor or no integration of WSUD treatments.		

The Urban Design Guidelines are a tool to illustrate best practice and how this can be applied throughout the Shire. It is considered that if these key principles are implemented, it will show case better development and develop a foundation for sustainable future urban development. These environmental and stormwater management techniques may also lead to enhanced sales due to the promotion of the aesthetic and environment aspects of the development. The intent is to promote these types of initiatives and create sustainable development and a legacy for future generations.