

Wurruk Development Plan – Urban Design Guidelines

Development Plan Overlay – Schedule 9:
Sale Western Growth Area – Wurruk

Version 5

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1. PRECINCT WIDE DESIGN GUIDELINES

The Urban Design Guidelines (Guidelines) have been prepared in accordance with the requirements of Development Plan Overlay - Schedule 9 (Wurruk Growth Area) of the Wellington Planning Scheme. The Guidelines are to be used across the entire Development Plan Area to guide development outcomes where a planning permit is required. Where there is no planning permit required, the Guidelines can be used as a reference source to articulate a preferred (non-mandatory) design and built form outcome. The purpose of the Guidelines is to create a sense of place and to achieve high-quality built form.

Dwelling Siting

- It is preferred that there only be one dwelling per lot, in particular on lots abutting existing residential developments. This preference does not apply to lots within the estate that are designated as “Residential Lots - 540m² net lot avg”.
- A minimum setback of 4m from the front boundary is encouraged for all dwellings, or in line with the applicable building envelope, whichever is greater.
- Encroachments into the front setback should be limited to those compliant with current Building Regulations.

Site Coverage

Dwellings should seek to comply with the site coverage provisions of current Building Regulations. In addition, dwelling siting should ensure setbacks to both side boundaries, and a significant rear boundary setback. This will enable landscaping and create a feeling of openness within Estates.

Built Form Guidelines

These Guidelines are intended to ensure that dwellings within the Development Plan area reflect the character of the surrounding area. These Guidelines will also ensure that new Estates are provided with a sense of place and neighbourhood character.

Architectural Character

- Each estate can have the ability to set distinct architectural character within their design guidelines.
- Kit homes and dwellings constructed of second-hand materials are discouraged.

Home Entry

- The main dwelling entry point is encouraged to be identifiable from the street. This may be achieved via the provision of pedestrian paths, verandahs/porticos, and other architectural features.
- Dwellings are encouraged to provide an entry feature, such as verandah, porch or portico. These features should be consistent with the overall dwelling design.

Roof Forms

- Flat roofs are discouraged, Where provided, landowners are encouraged to conceal them with a parapet or similar design feature.
- Roof pitches for hipped roofs are encouraged to be a minimum of 22 degrees.
- Where hipped roofs are used, the use of minimum 450mm eaves is encouraged.
- Roof materials are encouraged to be non-reflective.

- Solar Panels, air-conditioning units and other services are encouraged to be located to the rear of the roof where practical, and located below the ridge line.

Garage Design

- All homes are encouraged to provide a lock-up garage.
- Garages are encouraged to be setback a minimum of 1m from the front façade of dwellings.
- Detached garages are supported where:
 - They do not create additional/excessive hardstand area.
 - They are located a minimum of 1m behind the front building line of the dwelling.
 - A minimum of 1m distance is provided between the dwelling wall and the garage wall.
- Where garages are attached to the dwelling, they are encouraged to be incorporated into the overall roof form of the dwelling.
- Where the garage entry is visible from the street, garage doors are encouraged to be panel lift, sectional overhead, or tilt doors. Roller doors will preferably not be visible from the street.
- Where the garage entry is visible from the street, garage door widths are encouraged to be less than 5.5m.

Materials and Finishes

A natural and neutral colour palette is encouraged for all dwellings. This includes minimal use of bold or contrasting colours, which draw attention to the dwelling.

Dwellings are encouraged to incorporate more than one material/colour and provide a secondary material which covers 20% of the façade.

Window Design

- Habitable rooms windows are encouraged to have sill heights no greater than 750mm above finished floor level.
- Habitable room windows to the front façade are encouraged to have matching head and sill heights.
- Infill materials over windows are encouraged to match and be finished flush with the surrounding façade.
- The style and colour of window frames are encouraged to complement the dwelling.

Driveways

Hardstand areas within the front setback are encouraged to provide necessary vehicle access and turning circles only. This will ensure landscaping and softscape areas comprise the majority of front setback areas.

A variety of colours and materials are encouraged to be used for hardstand areas.

Fencing

- Front fencing is encouraged to:

- Not exceed 1.2m in height.
- Be at least 30% transparent.
- Not consist of wire, cyclone fencing, or barbed wire.
- Be coloured to match the dwelling.

Corner Lot Treatment

Dwellings located on corner lots are encouraged to address both the primary and secondary street frontages.

The following Guidelines seek to recognise the unique circumstances of corner lots.

- Dwellings on corner lots are encouraged to incorporate features and materials which 'turn the corner' on both single and double storey dwellings.
- A corner feature is encouraged to be incorporated into the design. This can consist of:
 - A return verandah.
 - A balcony.
 - A pergola.
 - An architectural element such as a blade/column to reflect the design of the dwelling.
 - An articulated step back or setback to the side wall.
- Habitable room windows are encouraged to face both street frontages.
- Habitable room windows to the secondary frontage are encouraged to match the head and sill heights of front façade windows.
- Highlight windows are discouraged.
- Materials from the front façade are encouraged to be incorporated along the secondary frontage between the front façade and wing fence.
- Standard fencing to the secondary frontage is encouraged not to exceed 70% of the boundary length. Fencing forward of this point should be low height (max 1.2m) and transparent.

Landscaping

Landscaping within the Development Plan area is encouraged to reflect the character of Wurruk. This includes planting of native trees and shrubs, particularly within front setbacks. All dwellings should aim to meet the following requirements:

- Minimum 60% softscape within front setbacks.
- No artificial turf in front setbacks.
- Stones, bark, and other ground covers to be used sparingly, with natural colours encouraged where they are used.
- A small to medium sized canopy tree is encouraged within the front setback.
- The use of native plants over exotic plants is encouraged.

2. KILMANY PARK ESTATE INTERFACE GUIDELINES

The following Guidelines apply to all lots identified as forming part of the Kilmany Park Estate Interface.

Dwelling Siting

- Dwellings should be provided with significant rear setbacks (minimum 5m).
- Dwellings should be single storey, to preserve view lines to and from the Kilmany Estate.

Built Form Guidelines

Roof forms

- Flat roofs are discouraged.
- Solar panels, air-conditioning units and other services should be located to the rear of the dwelling, below the ridge line where they will not be visible from the street or Kilmany Estate.

Fencing

Side fencing should not exceed the height of existing rear fencing.

Landscaping

Landscaping within the Kilmany Park Estate Interface area should acknowledge and reflect the mix of native and exotic species growing within the Kilmany Park Estate. Tree plantings that provide a mix of native and exotic species are encouraged in front setbacks, with multiple canopy trees preferred.

Outbuildings

- Outbuildings within 5m of the rear boundary of lots.
- Outbuildings that remain less than 3m above natural ground level are encouraged.
- Outbuildings that match the colour of the new dwelling are encouraged.

3. INTERFACE WITH EXISTING RESIDENTIAL AREAS GUIDELINES

The following Guidelines apply to all areas identified as forming part of an interface with existing residential areas.

Dwelling Siting

- Dwellings that provide significant rear boundary setbacks (minimum 5m) are encouraged.
- Dwellings should be designed to avoid any overshadowing of existing dwellings.

Fencing

- Side fencing should not exceed the height of existing rear fencing.

4. INTERFACE WITH EXISTING INDUSTRIAL AREA / PRINCES HIGHWAY GUIDELINES

The following guidelines apply to all areas identified as forming part of an interface with existing industrial areas.

Dwelling Siting

- Dwellings should be provided with a significant rear setback (min 5m).

Windows

- In order to mitigate noise impacts from the Wurruk Industrial Estate and the Princes Highway, all glazing on the northern wall of dwellings interfacing with the Princes Highway or within 250 metres of the Wurruk Industrial Estate is encouraged to be double-glazed.

Fencing

- Rear boundary fencing is encouraged not to exceed 2m in height.

5. SETTLEMENT ROAD / FLOOD PLAIN INTERFACE GUIDELINES

The following Guidelines apply to all lots identified as forming part of the Settlement Road/Flood Plain Interface areas.

Dwelling Siting

- Dwellings on lots that front Settlement Road are encouraged to be setback a minimum of 10m from the front lot boundary.
- Dwellings on lots containing land in a floodplain are encouraged to maintain a minimum 30m setback from the floodplain.

Fencing

- Fencing in these interface areas are encouraged to reflect the current Settlement Road/Flood Plain fencing styles along abutting properties.

Landscaping

- Significant landscaping is encouraged within front setbacks, e.g. a minimum of two small to medium canopy trees.