



Planning considerations for the Darebin Creek Catchment

The Darebin Creek and associated parklands is a vital area for recreation, public open space and acts as an important green corridor for the Councils of Yarra, Banyule, Darebin & Whittlesea. The Darebin Creek Management Committee is a referral body and provides comments to the Responsible Authority for planning applications that may have an impact on the Darebin creek and adjacent open space. The following comments are general notes that may be used to assist applicants who wish to develop near the Darebin Creek.

Position of development on the landscape

Can the building be cut into the site ensuring proper site assessments have been done? If so is there any impact from neighbouring properties eg. Increased drainage flow?

Properties up high may be more difficult to screen plant and also more obvious from further away. The slope of the block may limit short-term screen planting. Could it be set further down the block, allowing more opportunity for screening?

If it was set further back or forward consider the impact on neighbourhood and surrounding landscape.

Are they using the width of the block to its full potential?

Landscape values

Are there any remnant trees or shrubs on the property? Can they be retained and worked around whilst avoiding soil compaction within the canopy zone?

Is the property near a bushland reserve, which could use native species to create a habitat link?

Is the property within an identified wildlife corridor?

Height

Does the building have to be two storey?

Where two storey dwellings are desired encourage the inclusion of dormer windows to reduce overall height of the dwelling.

Can the building be stepped back to reduce the bulk?

Encourage living areas to abut the creek valley, to provide passive surveillance for park users.

Solar Orientation

Maximise solar orientation with living areas facing north.

Eaves on north side minimise summer infiltration while maximise winter infiltration. Glare from large and small windows can be disrupting to the general public. Sensitive screen planting and external shade treatment can minimise this.

It is worth noting that a high percentage of glass windows or glass railings on verandas can cause excessive reflection into adjoining open and create negative visual aesthetics.

Encourage the erection of transparent fencing along the shared boundary with parkland as opposed to paling fences.

Discourage the placement of garages or blank walls against the property boundary, as they can be graffiti targets.

Encourage first floor of residential development to be incorporated as an attic construction to minimise overall height and increases relief with roof pitches. If a contemporary two-storey design is required, seek either a flat roof or a roof pitch of less than 22 degrees.

Roof materials

Should be non-reflective and avoid bright colours. Neutral or mottled colours in tiles or colourbond can best reduce the visual impact of the roofline. Period homes may be constrained with the colour selection. Consider the reflective nature of some colorbonds and

galvanised rooves and how their impact could be reduced.

Roofline

Flat with dormitory style windows, and varied pitch rooves can make a big difference in the overall impact of development.

Façade treatment also should avoid bright colours and neutral and natural colours are preferred to soften the building. For rendering support neutral earthy tones.

Drainage

What is the total area of the property to be covered by hard surfaces?

Minimise this as much as possible and provide areas for water runoff.

Is it appropriate to hold stormwater on site and release it later?

This requires drainage engineer advice.

Is there an opportunity for the installation of slimline rainwater tanks to service garden watering? The overflow can then be piped into the stormwater system.

Earthworks and Construction

During construction the builder should provide an enclosed rubbish receptacle to reduce material from becoming litter.

Before construction commences sediment trap fences should be installed around the perimeter of the property to reduce sediment-laden runoff leaving the site and entering the stormwater system. The cost of these should be borne by the contractor.

Washing of concrete and paint down the stormwater or sewer is illegal and follow up inspections should undertaken.

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Encourage the developer to install gross litter traps where the drainage lines dictate.

Encourage the attention to reduce overall height.

Landscaping

Encourage at least 50% of species selection to be indigenous relevant to that particular community within the Darebin Creek Valley. (Refer to indigenous species documents for this information).

Erosion and Sediment Control

Encourage the implementation of reduction of sediment laden to exit the site by the developer taking measures to minimise this.

This could be documented in an Environmental Management Plan, particularly for large sites.

During construction the builder should provide an enclosed rubbish receptacle to reduce material from becoming litter.

Before construction commences sediment trap fences should be installed around the perimeter of the property to reduce sediment-laden runoff leaving the site and entering the stormwater system. The cost of these should be borne by the contractor. *NB the problem is*

everybody thinks their little bit does not have an affect, but it does.

Washing of concrete and paint down the stormwater or sewer is illegal and follow up inspections should be alert for this likely procedure.

Drainage implications

What will the total area of the property be covered by hard surfaces? (a figure of 1:280 odd is nominated in the good design guide) Minimise this as much as possible to provide areas for water runoff?

Is it appropriate to hold stormwater on site and release it later? If all properties did this then it would extend the peak flow period, which might not be satisfactory. This requires drainage engineers advice.

Is their opportunity for the installation of slimline rainwater tanks to service garden watering? The overflow can then be piped into the stormwater system.

Has the applicant got opportunity to store and treat the stormwater on site?

Can the slope of hard surfaces direct water onto gardens and lawns instead of directly down stormwater drains.

For further information please contact the Darebin Creek Management Committee on 9499 4454 or visit our website at www.dcmc.org.