



Have  
your  
say

# Warragul and Drouin Design Guidelines Fact Sheet

## About the Guidelines – Part B

### Design guidelines for new communities

The Draft Design Guidelines have been prepared to ensure a more considered approach to the development of Warragul and Drouin's future residential areas. They aim to build on the identified valued characteristics of Warragul and Drouin by embedding these elements in the design of future residential neighbourhoods.

The Draft Guidelines provide clear direction around how to achieve site specific design outcomes that complement Warragul and Drouin's valued local character without compromising the development capacity of the Urban Growth Zone.

This fact sheet will help you navigate the draft Guidelines and find the areas that may interest you the most. It **does not** contain all the information you need to have your say, and you should thoroughly read each section's **objectives and guidelines** before providing your feedback.

## Interface Guidelines – Page 34

The Interface Guidelines identify a range of situations where new development may occur next to existing low density areas, farm land or an identified town gateway. The Draft Guidelines outline how development should respond in each scenario to reduce any adverse effects to the visual character of these areas.

Below is an example of typical interface conditions found in Drouin and Warragul, where residential development connects to the Farm Zone.



There are three interfaces identified in the Draft Guidelines, each interface has objectives associated with it, and proposed guidelines to achieve those objectives.

The interfaces are:

**Interface 1** – Residential within a PSP and Existing Low Density Residential Zone/Future Low Density within a PSP.

**Interface 2** – Residential within a PSP and existing Farming Zone/Rural Activity Zone.

**Interface 3** – Conventional Residential within a PSP and a town approach.

Objectives associated with these interfaces include **but are not limited to:**

- Maintaining the spacious and landscape dominated outlook from existing low density residential areas.
- Ensuring development appropriately addresses existing roads and maintains spacious streetscape character.
- Minimise potential conflict between residential areas and adjacent farming, hospitality or tourism operations.

**>> Please see pages 34–42 to view the complete guidelines and objectives before providing feedback.**

# Warragul & Drouin Design Guidelines

## Slope Response Guidelines – Page 42

The Warragul and Drouin Growth Areas are characterised by a range of landscape conditions including undulating hills, ridge lines, creek gullies and flat areas. To ensure new development complements the natural features and conditions of the region, the guidelines provide design suggestions to help alleviate the visual impact of residential development on sloping land.

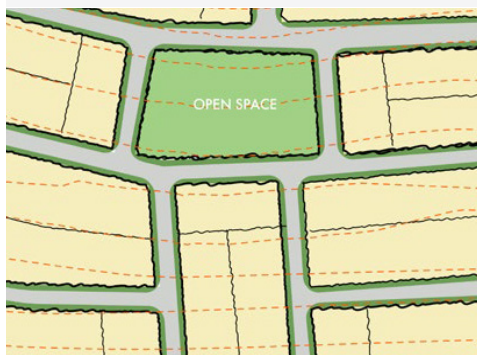
These guidelines are focused on the earlier stages of development, and each defined slope category includes specific recommendations relating to **earthworks and retaining walls, lot sizes, street layouts, building and landscape design and property access.**

### Street Layout & Design

**Objective:** To ensure new streets are designed to respond to the natural landscape and provide safe and convenient access for all.

The image below shows an example street layout designed to run parallel and perpendicular to contours that maintains views to the open space.

**>> See page 46 for the proposed guidelines.**



### Lot & Building Design



**Objective:** To ensure housing lots are designed to create high amenity housing outcomes with good sunlight access, landscaping and useable private open space.

The proposed guidelines include conditions regarding **lot size, minimum building sizes, vegetation buffers and setbacks.**

**>> See page 47 for the proposed guidelines.**

### Lot Access

**Objective:** To provide convenient and safe access to dwellings with minimal impacts on the natural landscape.

The proposed guidelines to aim to achieve this objective by providing recommendations around driveway and more.

**>> See page 51 for the proposed guidelines.**



## Earthworks & Retaining Walls

The objectives relating to earthworks and retaining walls are:

- To ensure earthworks consider the natural topography, and create attractive and accessible streets.
- To ensure retaining walls do not dominate streetscapes and views to new residential areas.

There are 14 guidelines in the Draft Guidelines aimed at achieving the objectives above. The guidelines include conditions around **retaining wall height, location on the lot, developer responsibility, the depth of earthworks relating to subdivision of land and more.**

**Before you have your say make sure you have read and understood the proposed guidelines.**



The image above is an example of consistent retaining walls contributing positively to the streetscape.

**>> See page 52 for the proposed guidelines.**



## Public Realm Guidelines – Page 54

The Public Realm Guidelines identify aspects of residential developments and opportunities that can contribute to the visual appeal of a new development and maintain the rural character of the Shire while providing accessible and functional spaces for the community. This section of the Draft Guidelines contains recommendations regarding **vegetation retention and street design**.

The **Vegetation Retention** objectives are:

- To ensure landscape quality is the predominant and consistent feature whilst reducing the dominance of built form within the streetscape and wider landscape context.
- To encourage tree and vegetation retention within subdivision and streetscape design.

**>> To view the Vegetation Retention Guidelines please see page 55.**

The image shows an example of a pocket park that retains existing trees.



### Street Design

**Objective:** To create vegetated streetscapes with extensive canopy cover and soft landscaping under storey within wide road verges.

To achieve this objective the guidelines contain recommendations that **encourage tree and understory planting, providing varied tree placement, meandering roadways and footpaths, shared walk/cycleways and more.**

**>> See page 56 for the proposed guidelines.**



## Neighbourhood Identity Guidelines – Page 60

The Neighbourhood Identity Guidelines provide specific guidance for **lot and building design, landscaping and fencing** to assist in creating neighbourhood identities that respond to the desired rural character of Baw Baw Shire.

### Lot & Building Design

**Objective:** To provide high quality and spacious streetscapes that respect the existing rural character.

The guidelines contain recommendations on lot widths, setbacks, building heights, design styles, orientation, street frontages, roof forms and materials, outbuildings and more.

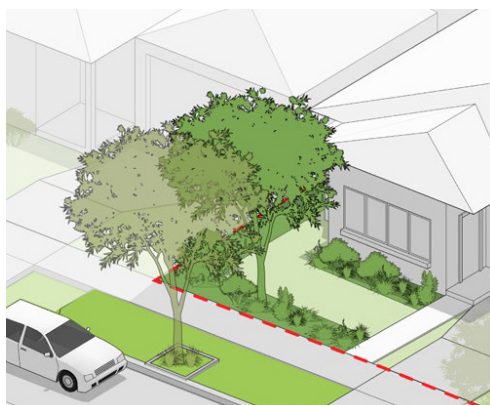
**>> See page 61 for the proposed guidelines before providing your feedback.**

### Landscape Design

The guideline objectives aim to encourage planting that reinforces existing rural character, minimise areas of hard surfaces and maximise soft landscape.

There are five guidelines that aim to achieve these objectives.

**>> See page 62 for the proposed guidelines.**



### Fencing



**Objectives:** To ensure the front boundary treatment contributes positively to the appearance of the approach and clearly delineates the public and private realms and ensure fencing is coordinated with the design of building, landscape and preferred character.

**>> See page 63 for the proposed guidelines about fencing.**

## PSP Precincts and Gateway Guidelines

Pages 64 – 87 detail specific gateway design considerations for future development in the growth areas, and identifies the relevant sections of the guidelines that apply to each precinct. The PSP precincts are:

**1: Drouin – North-West Precinct. Page 66**

**2: Drouin – Gardner and Holman Precinct. Page 69**

**3: Drouin – South East Precinct. Page 72**

**4: Drouin – Buln Buln Precinct. Page 75**

**5: Warragul – North-West Precinct. Page 77**

**6: Warragul – North-East Precinct. Page 80**

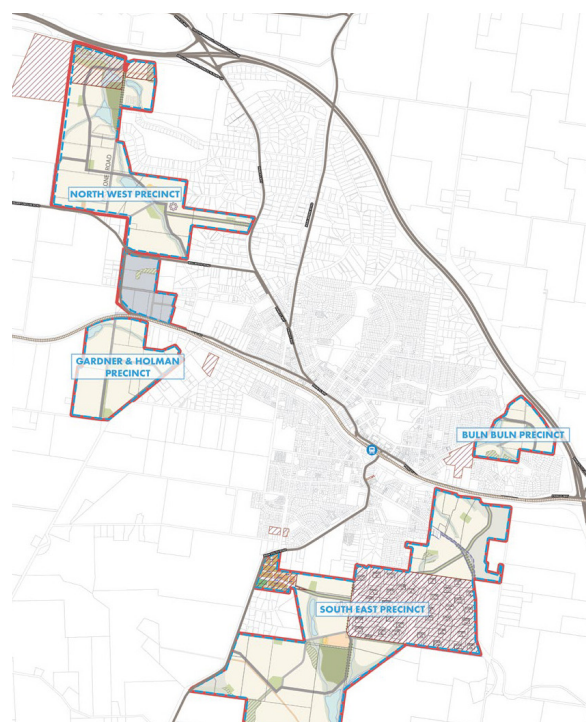
**7: Warragul – South-West Precinct. Page 82**

**8: Warragul – South-East Precinct. Page 85**

### Gateway Guidelines and design considerations

Each PSP precinct has its own assigned local design considerations already attributed to it. These considerations take into account the existing rural character, traffic routes, vegetation, pedestrian access, landscaping and more.

The Gateway Guidelines propose methods to ensure the character of each PSP precinct is maintained during future development in the region.



Drouin Precinct Structure Plan precincts