

20/06/2013
C145

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

Shepparton Town Entry North Precinct

1.0

29/05/2008
C79

Design objectives

To implement the design and development guidelines for the Shepparton Town Entry – North along Wyndham Street extending from Balaclava Road to Knight Street in accordance with the *Urban Design Framework – Shepparton North & South Business Areas*.

To encourage a vibrant and active business centre with new commercial development that respects the scale and character of the surrounding residential area.

To ensure the developments respond and contribute to the existing residential built form character.

To direct future business development in this precinct towards a built form that reinforces the surrounding residential character; particularly building mass and height, and architectural style (pitched roof forms, façade articulation, entrances and front landscapes).

To ensure the developments present and maintain front landscape setting to Wyndham Street and contribute to the existing character. New developments should maintain and reinforce this characteristic of a front landscape setting.

To reinforce the gateway role this precinct plays to the Shepparton central activities district.

To ensure and encourage new developments clearly define the northern ‘entry’ to the Shepparton town centre and provide legibility, gateway style architecture at the intersections of Wyndham Street / Balaclava Road and Wyndham Street / Knight Street.

To reinforce the gateway role of this precinct by encouraging gateway features at specific localities that signify entrance points to central Shepparton.

To encourage significant architectural outcomes in terms of building facades, roof forms and lines, colours and materials that reinforce the extent of this precinct.

To ensure safe and efficient parking and vehicular/pedestrian access are provided on the site.

To encourage environmentally sustainable designs that incorporate solar orientation, natural ventilation, efficient use of energy and water.

2.0

20/06/2013
C145

Buildings and works

Height

- Buildings must not exceed a building height of two storeys (or 9 metres) above natural ground level.

The requirement cannot be varied with a permit.

- The street wall height of a building frontage must not be more than 6.9 metres above natural ground level.

Setbacks

- Building setback must be a minimum of 4 metres and a maximum of 10 metres from the front lot boundary with an average of 5-6 metres over the width of the lot.
- Building setbacks must be a minimum of 14 metres from the rear boundary to avoid a dominating built form interface with adjoining residential lots and to provide opportunities for long term parking.
- Where new developments have a rear boundary with a residential lot, a minimum building set back of 14 metres must be provided.
- A zero setback to the south boundary is permitted to 10 metres plus 25% of the remaining boundary length. For the remainder of the south boundary length, a minimum 1 metre side set back is required. Where a zero setback is used to the southern boundary, an increased setback from the northern boundary should be considered.
- If a zero setback provision is not utilised to the south boundary a minimum 1 metre side setback is required to each of the north and south boundaries.
- Where vehicular access is provided to the rear of the site, there should be a minimum of 1.5 metre setback from the side boundary to allow for the provision of a landscaped buffer and pedestrian refuges. The setback may be transferred to the building side of the laneway for a maximum of 50% of the laneway length.

Fence

- Front fences should have a maximum pier/post height of 1.2 metres and have a minimum transparency ratio of 50% including piers, columns and bases.

Landscaping

- A minimum 1.5 metre landscape buffer should be established along rear boundaries to ensure a suitable interface with adjoining residential lots.
- A minimum of 25% of the area to the lot frontage should be landscaped to include a variety of shrubs and at least one significant tree (mature height of 8 metres). Plant species should be suitable to this area and to the satisfaction of the Responsible Authority.

Multi deck parking

- Multi deck car parking buildings may be constructed to the rear of lots:
 - If the lot abuts a rear laneway, the parking deck may be built on the boundary line, with a zero setback to the rear boundary.
 - If the lot abuts residential properties, a 1.5 metre landscaped setback is to be provided to ensure a suitable interface with adjoining residents.
- The upper parking level should be uncovered, without any roof. Multi deck car parks are encouraged to be constructed underground or partly below ground level to reduce visual impact.
- The wall height and finished upper level of the parking deck should not exceed a maximum height of 3.6 metres, with an average height of 3 metres above natural ground level.
- The exterior facades of multi deck car parks shall be screened with architectural elements or an appropriate landscape treatment to reduce their visual impact on adjoining properties and minimise overlooking. Architectural elements should be 1.7 metres above finished upper level of the parking deck and must not exceed 25% transparency.
- Walls of multi deck car parks abutting laneways are encouraged to provide secured openings that will partly illuminate the laneway at night.

3.029/05/2008
C79**Design requirements**

- Developments at the intersection of Wyndham Street and Knight Street and at the intersection of Wyndham Street and Balaclava Road should contain innovative landmark built form and landscape treatment that is reflective of the gateway locations.
- Development should include articulation of building facades and provision of a greater setback for any upper storey to reduce the apparent height and mass of buildings to street frontages.
- Incorporate the following into building design so as to encourage an appropriate transition between commercial and residential precincts:
 - Roof form and pitch that complement prevailing roof forms and incorporate gables, half gables and hipped roofs.
 - Building facades must maintain door and window proportions that reflect a residential character.
 - Building frontages must be articulated to reduce the impact of their visual bulk on the streetscape. Large blank or uniform front facades must be avoided.
- Incorporate sustainable water use in buildings by implementing measures to collect rain water runoff from roof areas. Water storage tanks must be located away from public view, and do not impact on neighbours visual amenity.
- New developments must consider over looking and over shadowing, so as not to impact on the amenity of neighbouring buildings.
- All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc must be designed and located to minimise potential impact on the amenity of the adjacent residential areas.
- Plant equipment, vents and any other mechanical equipment must be carefully designed or incorporated into the roof design so as to avoid visibility from the street, surrounding spaces and buildings.
- Paving materials that provide texture, patterns, subtle colour and permeability to the lot frontage should be used. Avoid large expanses of harsh grey cement or asphalt.

4.029/05/2008
C79**Parking and access requirements**

- Vehicular access points and driveways should be designed to allow convenient, safe and efficient vehicle movements, and connections within the development and to the street network.
- Driveways shall be designed to minimise any conflict of vehicle movements with pedestrians. This is to include a consideration of side fences and / or buildings that will impact on sight lines between pedestrians and vehicular traffic.
- Access to the rear of development should provide passing or staging bays to ensure that vehicles do not bank up on Wyndham Street and present a dangerous situation to passing traffic.
- A vehicular access point across the lot frontage is to be no more than 6.4 metres wide.
- Adequate on site parking in accordance with the Greater Shepparton Planning Scheme should be provided in a form and manner that will not reduce the amenity of the area.
- The provision of short term parking to the lot frontage and long term parking to the rear of the site should be considered.

5.029/05/2008
C79**Landscaping requirements**

- Plant species should be suitable to this area and environmental weeds and invasive tree species should be avoided to the satisfaction of the responsible authority.

- The front building setback should be landscaped to include a variety of shrubs and groundcovers. Plant species should be suitable to this area and to satisfaction of the responsible authority.
- Paving materials that provide texture, patterns, subtle colour and permeability to the lot frontage should be used. Large expanses of harsh grey cement or asphalt should be avoided.
- Where space permits, small to medium sized trees should be planted to provide scale, aesthetic relief and shade to front entrances.

6.0 Advertising sign requirements

29/05/2008
C79

- One business identification sign is permitted per development.
- Multiple business occupancies are to share space on the sign.
- Freestanding business identification signs are to fit in an envelope that is a maximum height of 1.5 metres, and a maximum width of 1.0 metre. This envelope includes the height of any supporting structure.
- Signs attached to a building are encouraged and should be a maximum height of 1.0 metre, and a maximum width of 3.0 metres.
- Signs should form an integral part of the building façade or landscaped front area and be in keeping with the scale of the building.
- Promotional signs should be avoided.
- All large dominating signs, V-board signs, above verandah signs and advertising elements such as banners, flags and inflatable should be avoided.
- Colours and materials that interfere with the safety or efficiency of traffic circulation should be avoided.

7.0 Application requirement

29/05/2008
C79

- A landscape plan together with proposed irrigation system should be submitted with applications for buildings and works, to the satisfaction of the responsible authority.
- The landscape plan and irrigation system should implement water wise, water sensitive urban design and low water use plant materials to the satisfaction of the responsible authority.

8.0 Decision guidelines

29/05/2008
C79

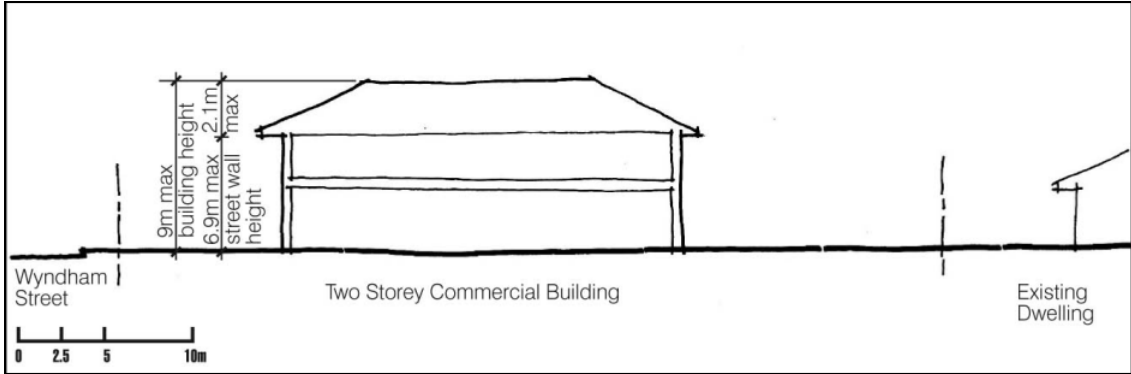
Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect of the proposed development on the amenity of abutting residents.
- The character of the area as a whole including a design that is responsive to the streetscape and the neighbouring buildings.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- Any loss of privacy caused by overlooking of developments to residential dwellings.
- Whether building setbacks demonstrate appropriate consideration of the streetscape and the residential interface.
- Whether the layout allows for safe access and egress from the site.
- The location of any proposed car parking.

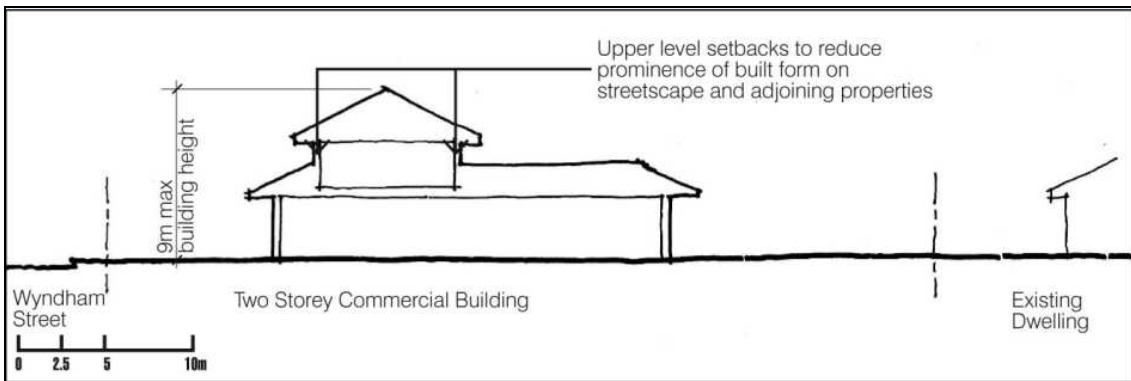
- Whether the proposal promotes the continued road safety, amenity and visibility of Wyndham Street.
- Whether the design considers energy and resource efficient and sustainable design principles.
- Whether the proposal is in accordance with the Urban Design Framework - Shepparton North & South Business Areas, July 2006.
- Whether the proposal achieves a cohesive streetscape character based on the following considerations:
 - Materials for all external surfaces of new developments should complement those used in existing buildings in the area, such as brickwork and timber. The use of rendered concrete may be used where it is complemented by the use of specific claddings such as timber and metals that highlight façade definition.
 - Reflective glass, PVC, unrelieved painted render, unarticulated concrete surfaces and unarticulated cladding systems must be avoided.
- Colour schemes of all external surfaces of new developments must complement those found in the local neighbourhood. These should consider references to brickwork in red-brown tones, and other neutral colours such as whites and cream. Contrasting colours may be used to highlight architectural elements or façade definition. Bright, extravagant colour schemes are to be avoided.

EXPLANATORY DIAGRAMS

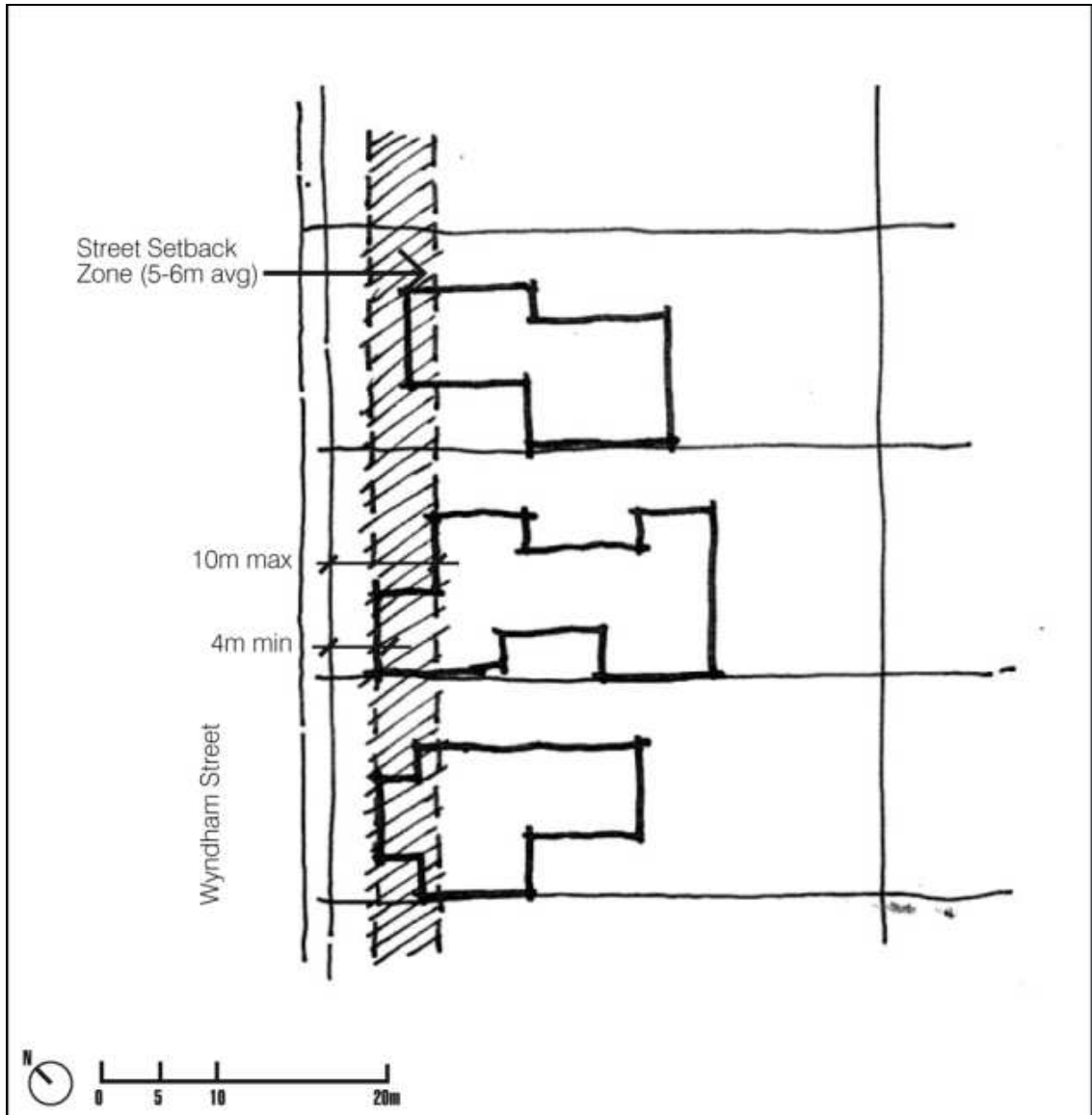
MASSING AND HEIGHT



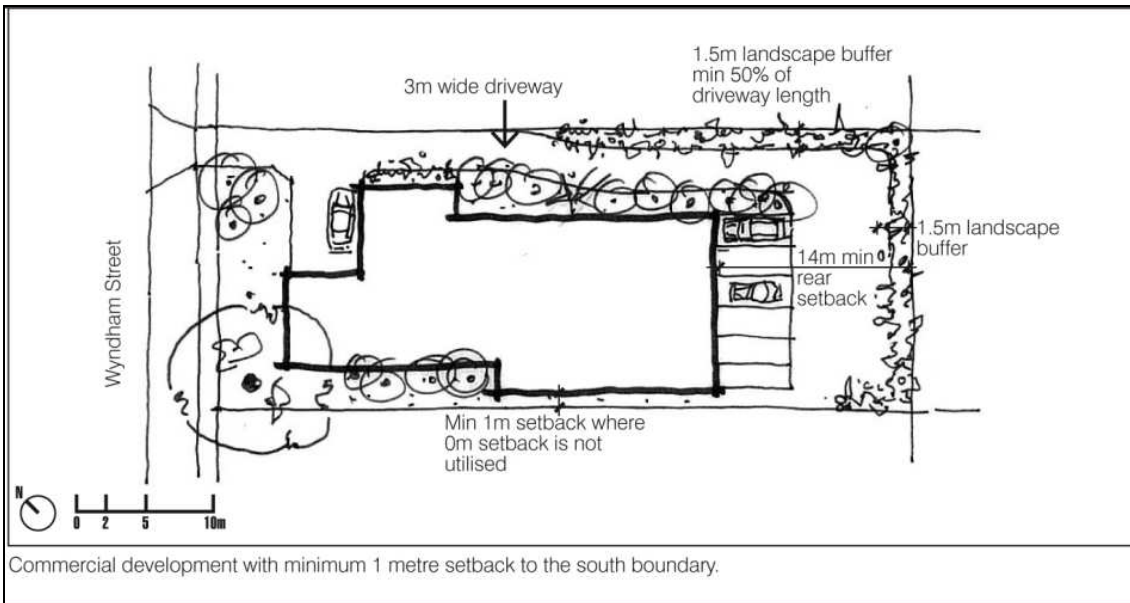
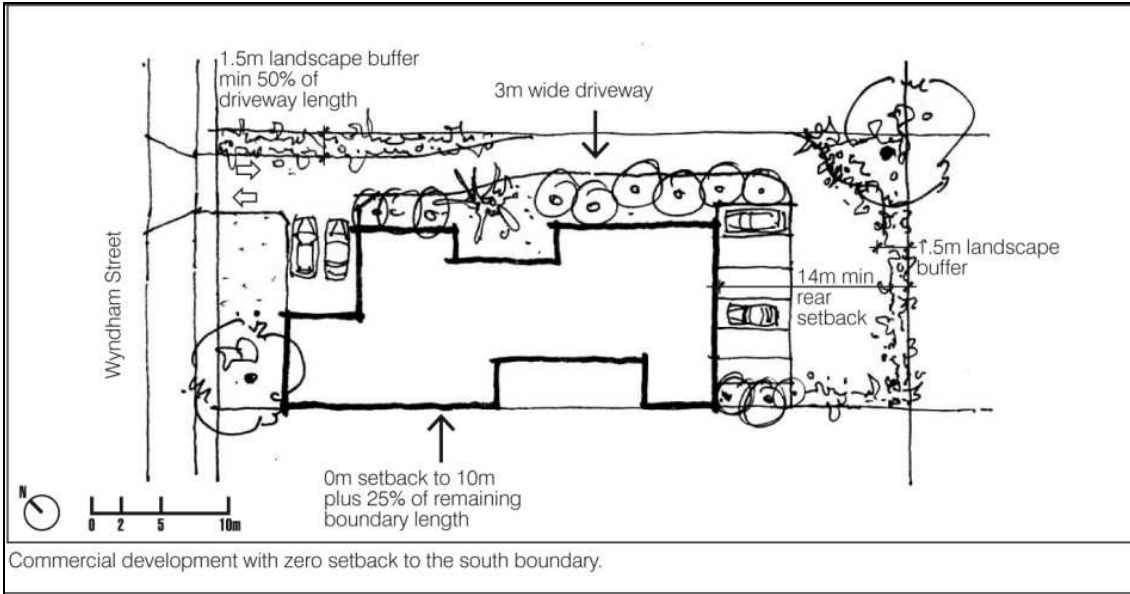
STREET WALL HEIGHT & UPPER BUILDING SETBACKS



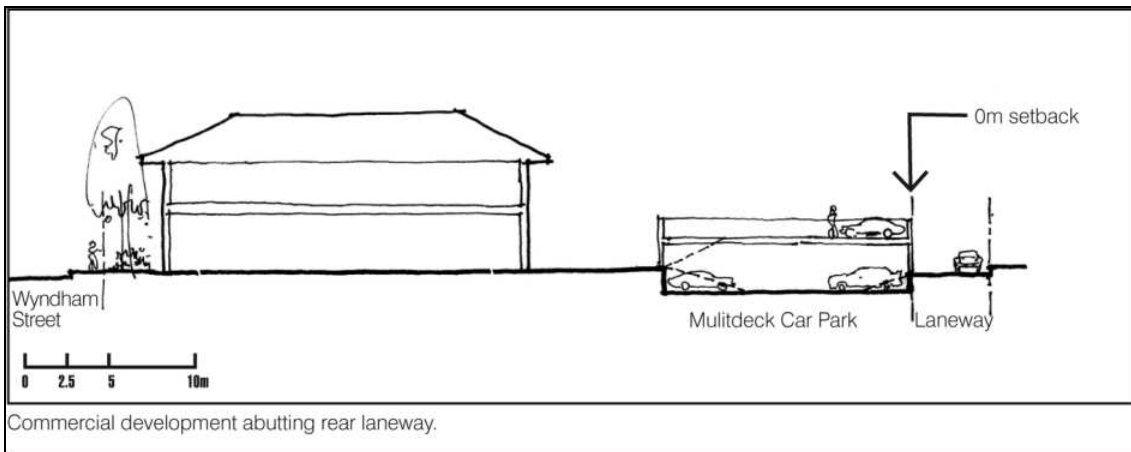
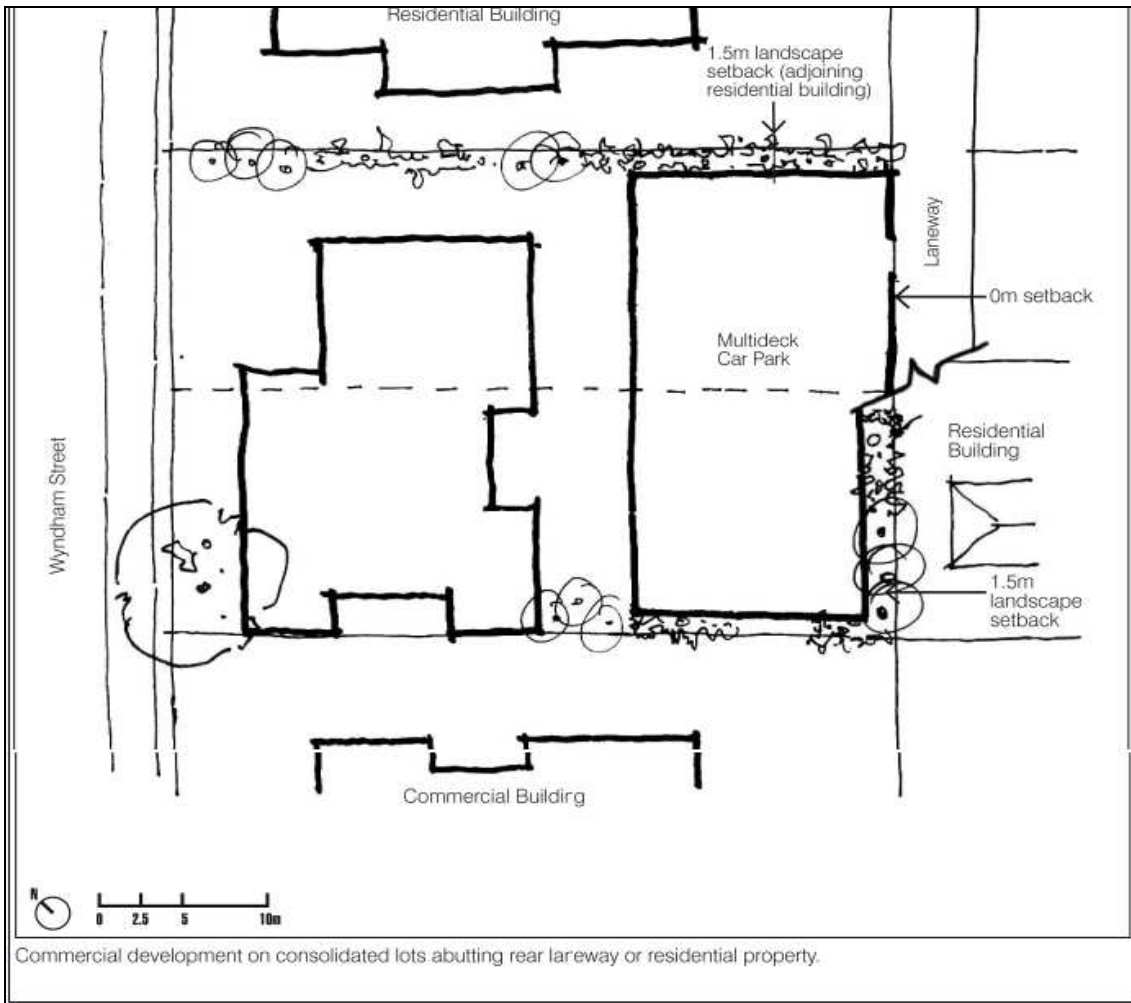
STREET SETBACKS

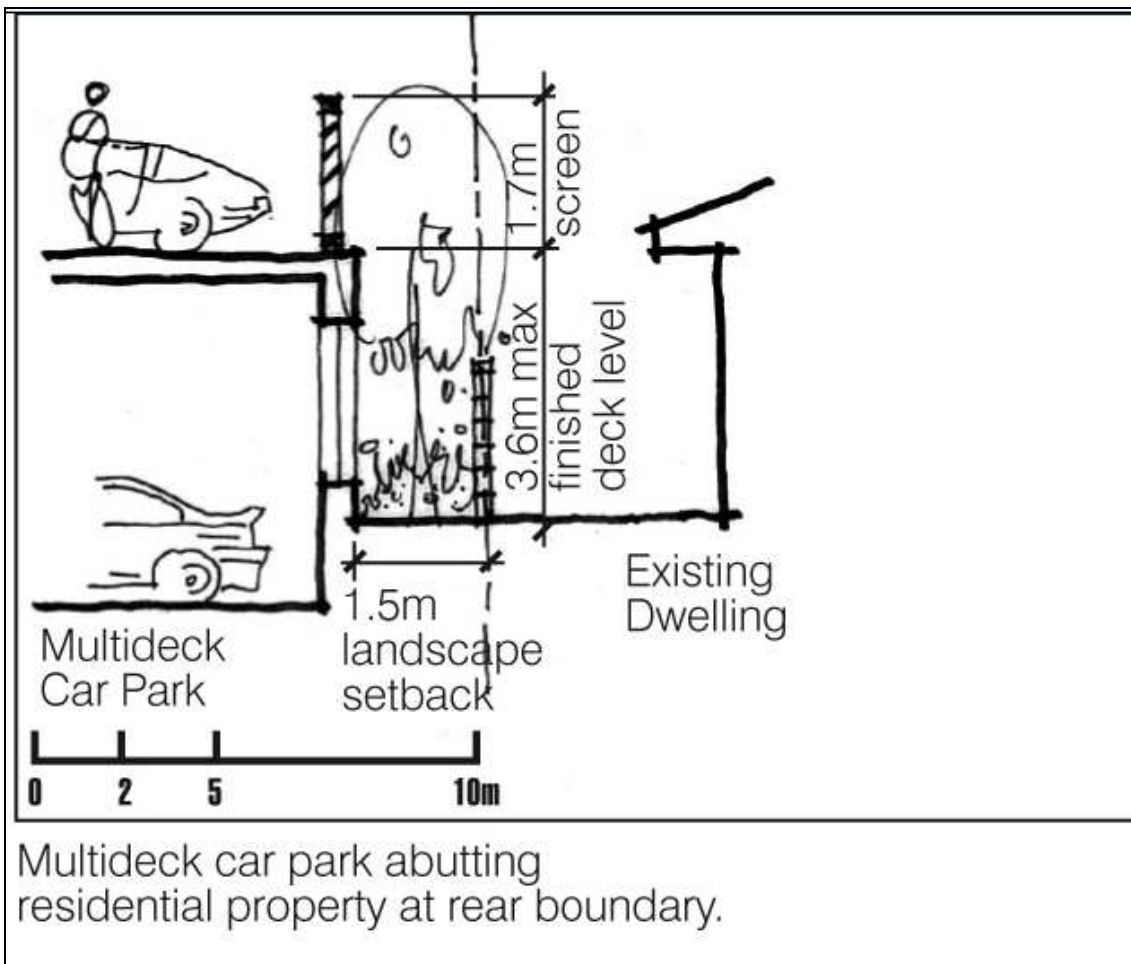
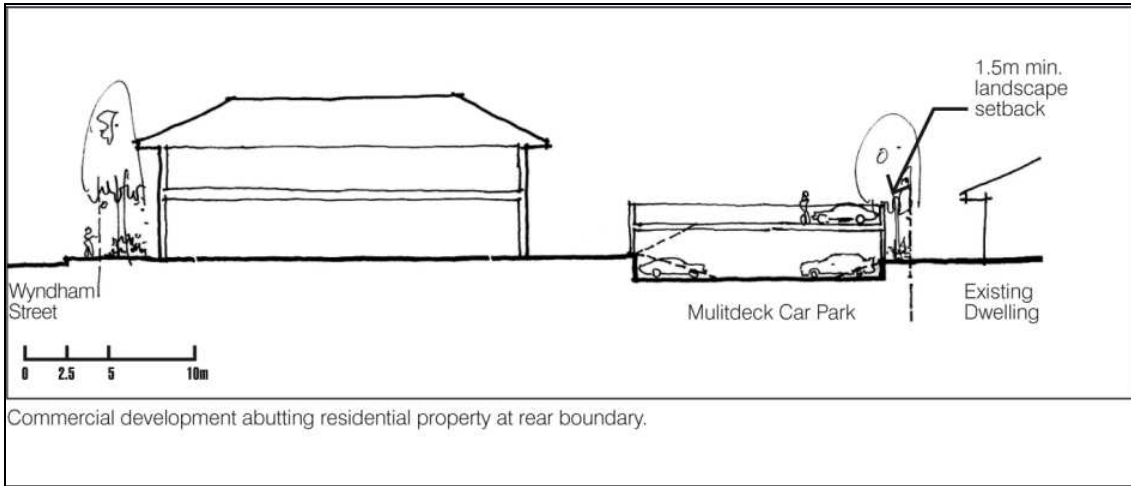


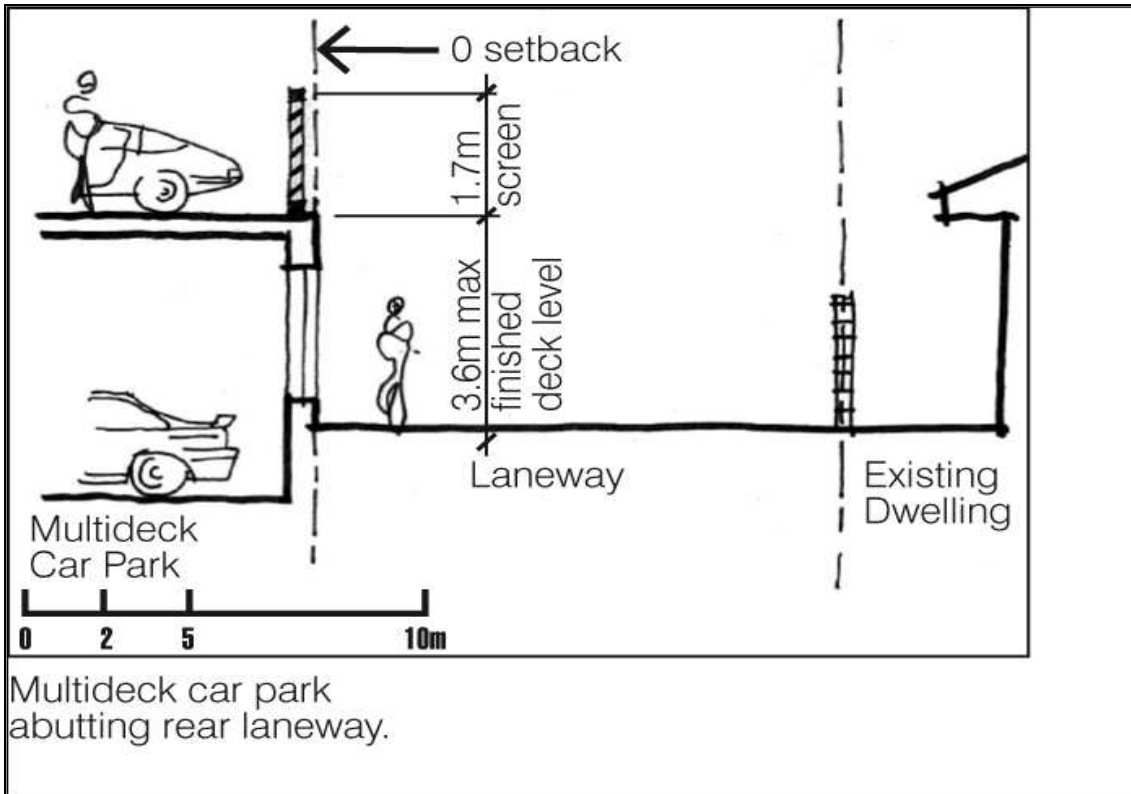
SIDE AND REAR SETBACKS



MULTIDECK CAR PARK







FREESTANDING ADVERTISING SIGN ENVELOPE

