

28/06/2018
C196

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

KIALLA PARK BOULEVARD PRECINCT

1.0

Design objectives

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To create a vibrant and active commercial and business precinct based around large buildings for bulky goods retailing, manufacturing and associated business services within a well-landscaped boulevard setting.

To encourage high quality built form that strengthens and enhances the existing 'big box' commercial character of the area, including the provision of front setbacks that can accommodate high quality landscape treatments and the display of goods.

To ensure landscape treatments and signage support and enhance the Goulburn Valley Highway as a key gateway to Shepparton, complement the existing Kialla Lakes Drive and Goulburn Valley Highway landscapes, and reinforce landscaped street edges.

To ensure new development provides clearly defined, legible and attractive gateways to residential areas, particularly at Kialla Lakes Drive, and an appropriate built form and landscape interface between commercial and residential areas.

To implement the design and development guidelines for the Kialla Park Boulevard along the Goulburn Valley Highway and Kialla Lakes Drive in accordance with the *Urban Design Framework – Shepparton North & South Business Areas 2006* and the *Addendum to the Urban Design Framework – Shepparton North & South Business Areas 2017*.

2.0

Buildings and works

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Permit requirements

A permit is required to:

- Construct a fence that exceeds 1.2m in height above natural ground level, where the fence is located along a boundary that has a street frontage, and has a transparency ratio of less than 50%, including piers, columns and bases.

Design Requirements

The following buildings and works requirements apply to an application to construct a building or to construct or carry out works, to the satisfaction of the responsible authority:

Building height

- Buildings should be a maximum height above natural ground level as specified in the table below.
- The street wall height of a building facade should not exceed the height above natural ground level specified in the table below.

Precinct (shown on Map 1)	Building height	Street wall height
Goulburn Valley Highway Precinct	14.5m maximum	8m or three storeys
Kialla Lakes Drive Precinct	11m maximum*	6.9m or two storeys*

Building setbacks

- Building setback should be 20 metres from the front boundary.

The building setback may be reduced to a minimum of 9 metres from the front boundary for the properties listed below for a dwelling in a residential zone.

- No. 2 Reserve Street Kialla (Lot No. 1 PS327036F Parish of Kialla)

- No. 4 Reserve Street Kialla (Lot No. 2 PS327036F Parish of Kialla)
- Nos 1/6 and 2/6 Reserve Street Kialla (Lot No. 3 LP63440 Parish of Kialla)
- No. 10 Reserve Street Kialla (Lot Nos. 4 and 5 LP63440 Parish of Kialla)
- No. 12 Reserve Street Kialla (Lot No. 6 LP63440 Parish of Kialla)
- No. 14 Reserve Street Kialla (Lot No. 7 LP63440 Parish of Kialla)
- No. 16 Reserve Street Kialla (Lot No. 8 LP63440 Parish of Kialla)
- No. 1 Raftery Road Kialla (Lot No. 7 LP115007 Parish of Kialla).

A lesser setback (not less than 9 metres) may be considered by the responsible authority for the properties listed below for buildings and works in a Commercial Zone or Industrial Zone.

- Lot 1 and Lot 2 PS433159.
- Lot 1, Lot 2 and Lot 3 PS439192.
- Lot 2 PS426100.
- Lot 1 and Lot 2 LP121036.

Parking and access

- Encourage vehicular access points and driveways to be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. All vehicles including those delivering to or servicing the site should be able to enter and exit the site in a forward direction.
- A vehicular access point across lot frontage is to be no more than 6.4 metres wide
- Driveways should be designed to minimise any conflict of vehicle movements with pedestrians including consideration of side fences and / or buildings that will impact on sight lines between pedestrians and vehicular traffic.

The following requirements apply to non-residential applications:

- 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.
- Encourage developers to consider planting trees throughout car parking areas.

Landscaping

- For interfaces between residential and non-residential properties, a minimum 3 metre landscape buffer must be provided along rear boundaries to ensure suitable interface to residential properties. Where a residential property abuts a side boundary of a non-residential property, a minimum 1.5m landscape buffer must be provided.
- For non-residential applications, a minimum of 15% of the area to the lot frontage must be landscaped to include a variety of shrubs and at least one significant tree with a mature height of 10 metres (except where the land is also affected by DDO2, when the maximum height should not exceed 7.5metres, except with a Permit issued pursuant to that Schedule). All plant species must be suitable to this area and to the Council's satisfaction.
- The front building setback should be landscaped to include a variety of shrubs and ground covers. Plant species should be suitable to this area, reflect streetscape planting schemes and be to the 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 solid paving such as grey cement or asphalt should be avoided.
- Incorporate small to medium sized trees wherever possible to provide scale, aesthetic relief and shade to front entrances.

- Environmental weeds and invasive tree species should be avoided to the satisfaction of the responsible authority.

Application Requirements

An application for buildings and works must be accompanied by the following information, to the satisfaction of the responsible authority, as relevant:

- Applications within the Sub-Regional Centre (Riverside Plaza) should demonstrate how the proposal will support the site's ongoing function as a key component of the Kialla Lakes Boulevard Precinct.
- A landscaping 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.

Exemption from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

Subdivision

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None specified.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

Advertising signs

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Advertising sign requirements are at Clause 52.05. All land located within the Kialla Park Boulevard Precinct is in Category 1 – Commercial Areas.

In addition to the relevant requirements at Clause 52.05, an application for advertising signage should meet the following requirements, to the satisfaction of the responsible authority:

- 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 2 metres, and a maximum width of 1.5 metres. 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. Exemptions may be made for signs composed of individual letters that form an integral part of the building façade.
- Panel, Promotion and Major Promotion signs should be avoided.
- Above verandah signs including V-board signs and advertising elements such as banners, flags and inflatable should be avoided.
- Internally illuminated signs should be located below the main roofline and integrated into the building form/facade.
- Where floodlit signs are proposed, consideration should be given to the impact of glare, light spill and shadow cast.

- Signs that are electronic, animated, contain moving parts or have flashing elements are not encouraged.
- Colours, materials, animation and illumination that interfere with the safety or efficiency of traffic circulation, safety or function of the GVH as a major thoroughfare and Road Zone, Category 1 (RDZ1) must be avoided.
- The design of new buildings should take into account the likely need for signage by future occupants, and incorporate sign panels that meet these guidelines.
- Refer to Clause 52.05 of the Shepparton Planning Scheme for general requirements relating to signage.

5.0

Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal provides for a vibrant and active commercial development that reinforce the character of the area with consistent front setbacks for the display of goods in a well landscaped boulevard setting.
- Whether the height of a proposed building accords with the scale of the local environment and the type of surrounding buildings.
- The effect of the development of proposed buildings on the amenity of abutting buildings.
- Whether the proposed landscape treatment contributes to the character of Kialla Lakes Drive or the Goulburn Valley Highway landscape gateways.
- Whether the design, siting and appearance of buildings improves visual presentation of the frontages at the town entrance.
- The architectural quality and innovative response of the building design.
- Whether building setbacks provided along Kialla Lakes Drive or Goulburn Valley Highway 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.
- The inclusion of design elements which protect the amenity of abutting residents.
- Whether the development provides for a robust, suitably scaled landscape treatment that integrates the built form, provides an appropriate scale, reduces its visual impact and provides a suitable interface between the commercial and the residential areas.
- Whether the development provides landscape treatment that visually integrates the commercial areas and contributes to a pleasing streetscape, while also partially screening the buildings when viewed from the road.
- Whether the proposed development contributes to the significance of the Sub-Regional Centre providing specialty services to surrounding residential and business areas.
- Whether the proposed development on land abutting a residential zone complies with the overlooking and overshadowing provisions set out at Clause 54 or Clause 55, as appropriate.
- Whether the design considered energy and resource efficient and sustainable design principles.
- Whether the proposal is in accordance with the design and development guidelines set out in the *Urban Design Framework - Shepparton North & South Business Areas*, July 2006 and the *Addendum to the Urban Design Framework* (Planisphere, 2017).

- Whether the proposal complies with the provisions of DDO2 of this planning scheme to the satisfaction of the Responsible Authority.

Diagram 1: Building Height and Setback in Kialla Lakes Drive Precinct

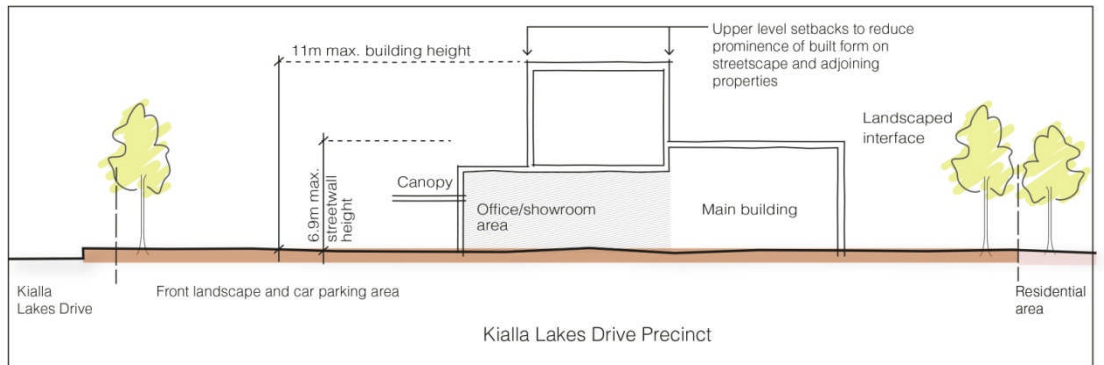


Diagram 2: Building Height and Setback in Goulburn Valley Highway Precinct

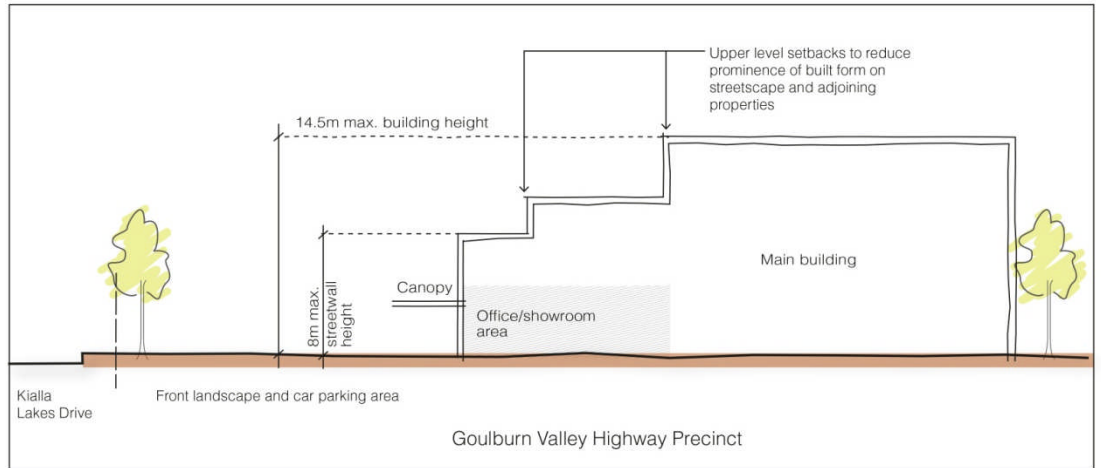


Diagram 3: Freestanding Business Identification Sign Envelope

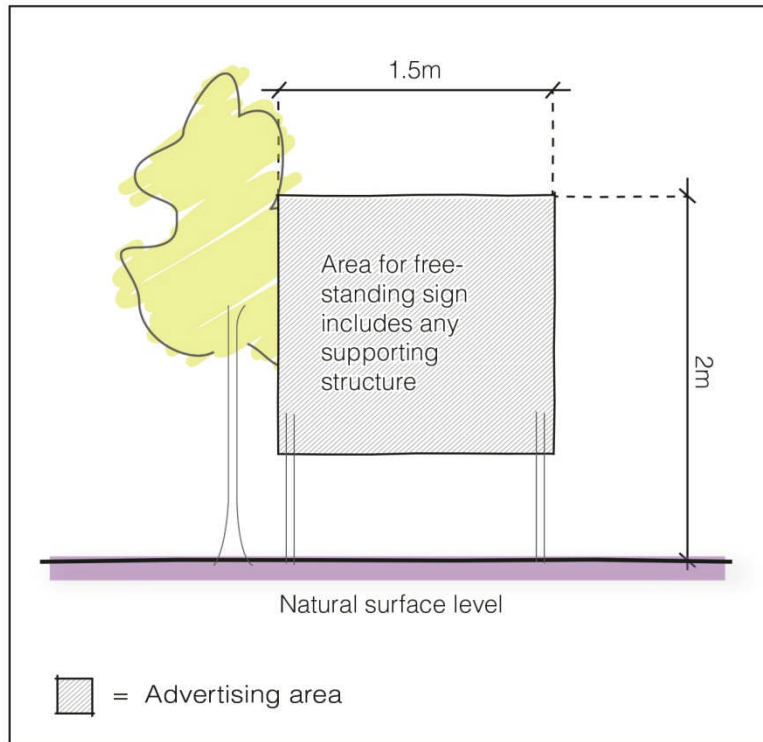
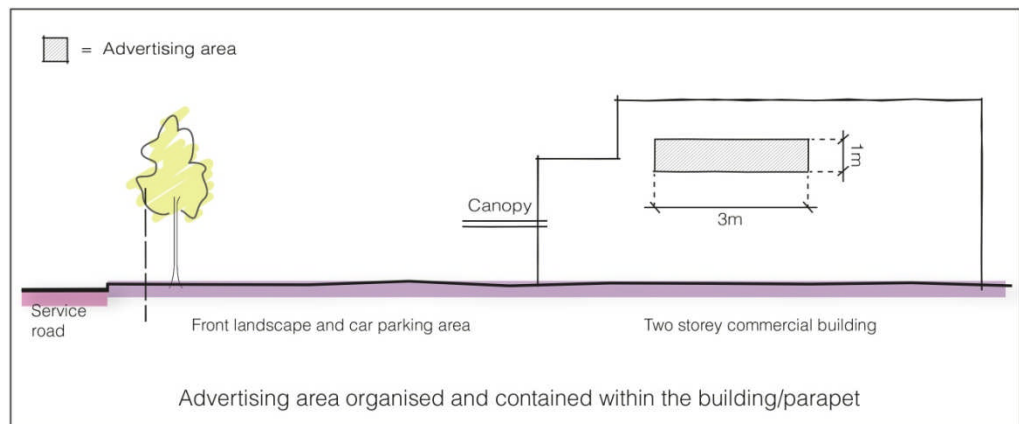
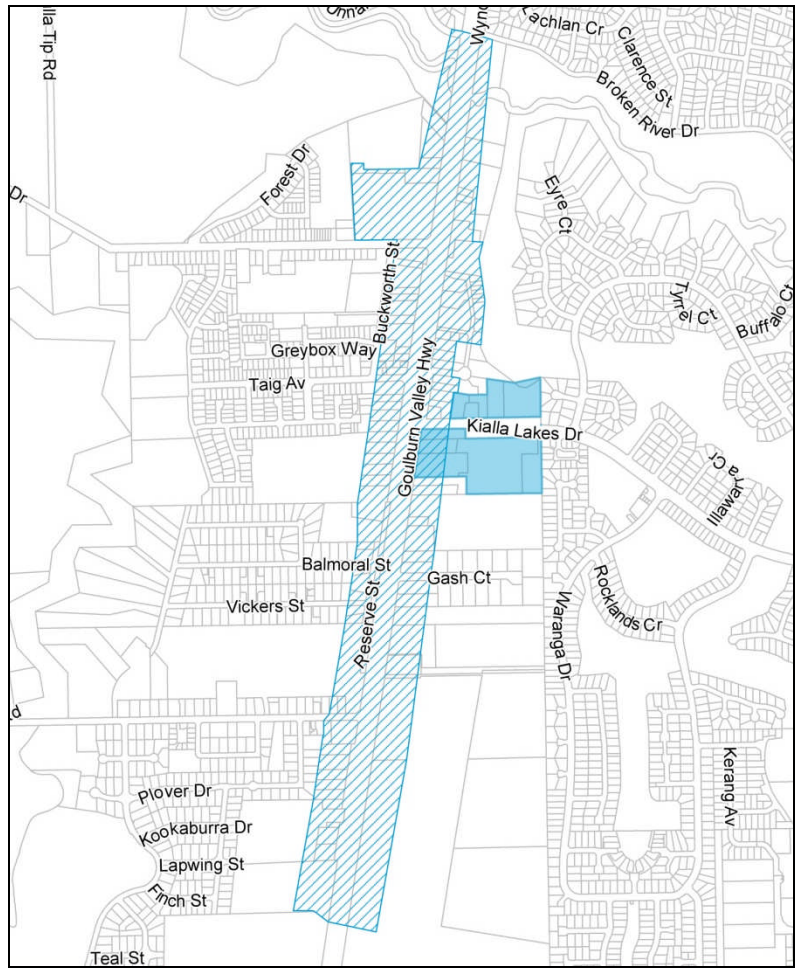


Diagram 4: Signs Attached to BUILDINGS



Map 1: Precincts



Goulburn Valley Highway Precinct



Kialla Lakes Drive Precinct