SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

KILMORE TOWN CENTRE AND KEY GATEWAY SITES

1.0

Design objectives

To ensure that development within the town centre is of appropriate scale and form and has regard to the underlying heritage character, is of architectural interest and respects but does not mock or replicate the heritage features of the town centre.

To improve the appearance of Sydney Street and Patrick Street by encouraging development of vacant or under-utilised sites and active street fronts, including al-fresco dining on Sydney Street and Patrick Street and shop top dwellings.

To improve the pedestrian experience in the Kilmore town centre and discourage off street car parking from visually dominating the public realm and facilitate the role of Kilmore Creek as a continuous recreation and habitat corridor that provides the primary pedestrian and cycle access into the town centre.

To encourage high quality development outcomes along Melbourne Street which has regard to its residential interface and supporting role to Sydney Street.

To promote well designed key gateway sites that mark entry into the town centre.

2.0

Buildings and works

A permit is not required to:

- Install an automatic teller machine.
- Alter an existing building facade.
- Construct a fence.
- Carry out works that are not visible from the public realm.

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.

This provision does not exempt works for buildings that are affected by Clause 43.01, Heritage Overlay.

The following buildings and works requirements apply to an application to construct a building or carry out works:

General requirements

- Buildings and works should meet the preferred minimum and maximum heights in Table 1 to this schedule.
- Buildings must be located/oriented towards street frontages and setback in accordance with Table 1.
- Buildings on prominent corner sites are to be designed to define and connect the corners location through distinctive architectural treatments and features which wrap around the street frontages.
- Buildings are to activate the street edge at the ground floor level and provide interest for pedestrians by:
  - Logical placement of visible building entries, windows and openings.
  - Avoiding the presentation of blank walls to the public realm.
  - Providing opportunities for outdoor dining/congregation.
Street walls are to be activated by residential or commercial entries and include sufficient possibilities for passive surveillance.

Public spaces at ground level should be:
- Designed and landscaped to create attractive, accessible, inclusive and functional spaces;
- Open and inviting;
- Well lit and provide opportunities for passive surveillance opportunities.

**Pedestrian, Vehicle Access and Car Parking Requirements**

- Additional crossovers along street frontages must be avoided unless there are no existing crossovers.
- Vehicle access is to be created from side streets or rear laneways, except where alternative access is not available or reasonably practical.
- Vehicle parking spaces are to be located to the rear and side of buildings, or undercroft spaces where viable.
- Vehicle parking spaces and associated structures including garages, car ports, open spaces should not dominate the street frontage or front facades of buildings.
- Where lots have two frontages pedestrian access to both frontages should be provided and sites with two frontages are to be partially developed, development should not preclude providing a future active frontage.
- Carparks should not dominate Melbourne Street frontages.
- Pedestrian access between Sydney Street and Patrick Street and Melbourne Street is strongly encouraged.
- For land within the gateway precincts, access points to arterial roads should be minimised where possible and converted to left in, left out only.
- Loading and unloading of commercial vehicles should be undertaken on the land and not on the road reserve. Loading and service vehicle access should be located and designed to avoid conflict with pedestrians and other vehicles, and to minimise visibility from the street.

**Precinct Guidelines**

**Table 1**

<table>
<thead>
<tr>
<th>Preferred Building Height and Form</th>
<th>Preferred Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area 1: Sydney Road East</strong></td>
<td>Buildings fronting Sydney Road to be built to the title boundary. Buildings fronting Patrick Street to be built to the footpath or provide landscaping that fits the natural creek environment of the area.</td>
</tr>
<tr>
<td>For buildings fronting Sydney Road, development of two storeys. Where lots front both Sydney and Patrick Streets, active frontage is to be provided for both streets. Single storey frontages to Patrick Street. Where buildings front both Patrick Street and Sydney Street, a second storey setback to the Patrick Street frontage should be provided.</td>
<td></td>
</tr>
<tr>
<td><strong>Area 2: Sydney Road West</strong></td>
<td>Buildings fronting Sydney Road to be built to the title boundary.</td>
</tr>
<tr>
<td>For buildings fronting Sydney Road, development of two storeys or higher. For buildings fronting Melbourne Street single storey.</td>
<td></td>
</tr>
<tr>
<td><strong>Gateway Precinct</strong></td>
<td></td>
</tr>
</tbody>
</table>
Preferred Building Height and Form | Preferred Setbacks
---|---
Active street frontages. |  

Refer to Maps 1 and 2 for precincts. Refer to Figure 1 for a cross section of preferred building heights.

### 3.0
28/03/2019
C123

**Subdivision**
None specified.

### 4.0
27/05/2019
C141smith

**Signs**
None specified.

### 5.0
27/05/2019
C141smith

**Application requirements**
The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An urban design report which provides the following, as relevant:
  - A detailed description of the site context including; site shape, size, orientation, levels and contours, location and height of existing buildings on the site and surrounding land, use of surrounding buildings, views to and from the site, movement systems through and around the site and any other notable feature or characteristics of the site and how the design responds to site context.
  - An assessment of how the proposal responds to the design strategies, structural elements and design objectives within the *Kilmore Structure Plan, August 2016*.

- For land located within the Gateway Precincts a Traffic Impact Assessment Report prepared by a suitability qualified person which considers how the development will affect the local and regional road networks and vehicle and pedestrian circulation, access, loading and car parking.

### 6.0
27/05/2019
C141smith

**Decision guidelines**
The following decisions 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:

- That development is consistent with and delivers the key design strategies and public realm improvements of the *Kilmore Structure Plan, August 2016*.

- That development has regard to the public realm works set out in the *Kilmore 3764 Town Centre Revitalisation, August 2016*.

- The architectural merit and design response.

- The contribution the development makes to the preferred public realm along Sydney Street and Patrick Street.

- The contribution the development makes to the walkability, accessibility and streetscapes of the area.

- The design objectives of this schedule.
Map 1 to the Schedule to Clause 43.02: Kilmore Town Centre Precincts
Map 2 to the Schedule to Clause 43.02: Gateway Precinct

Figure 1: Town Centre Cross Section Example