

11/02/2016
C179**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO7**.**Kialla Park Boulevard Precinct****1.0**29/05/2008
C79**Design objectives**

- To implement the design and development guidelines for the Kialla Park Boulevard along the Goulburn Valley Highway in accordance with the *Urban Design Framework – Shepparton North & South Business Areas*.
- To create a vibrant and active principal commercial and business precinct based around large buildings for bulky goods retailing, manufacturing and associated business services within a well landscaped boulevard setting.
- To ensure that the Neighbourhood Centre functions as a key component of the precinct.
- To encourage proposal for a Neighbourhood Centre at the former Drive-in site that cater the needs of the neighbouring businesses and residential areas.
- To accept and promote the existing built form character of large ‘big box’ commercial activities with display setbacks. And to ensure new developments maintain and reinforce the inherent ‘big box’ character of large regular buildings with consistent front setbacks for display of goods.
- Encourage landscape treatment to complement the Goulburn Valley Highway landscape gateway.
- To ensure developments provide front landscapes that complements the existing Goulburn Valley Highway landscape, and reinforces the landscaped street edges.
- To provide robust, suitably scaled landscape treatments to integrate the built form, provide an appropriate scale, reduce its visual impact and provide a suitable interface between the commercial and the residential areas.
- To ensure developments provide landscape treatment that would visually integrate the commercial areas and contribute to a pleasing streetscape and help in partially screening the buildings when viewed from the highway.
- To ensure a landscaped rear setback is provided to reduce the visual impact of large buildings on the adjoining residential neighbourhoods.
- To provide clearly defined, legible and attractive gateways to the residential areas behind the commercial activity areas.
- To ensure access from the Goulburn Valley Highway to the new residential areas clearly defined by appropriate gateway treatments.
- To encourage a significant Neighbourhood Centre providing specialty services to surrounding residential and business areas.
- To ensure safe and efficient parking and vehicular/pedestrian access are provided on the site.
- To ensure appropriate interfaces between the commercial and residential areas are provided.
- To encourage environmentally sustainable designs that incorporate solar orientation, natural ventilation, efficient use of energy and water.

2.0

09/10/2014
C173

Buildings and works

Height

- Buildings should be a maximum height of 14.5 metres above natural ground level.
- The street wall height of a building frontage should not exceed three storeys (or 8 metres) above natural ground level.

Setbacks

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

A lesser setback (not less than 9 metres) may be considered by the responsible authority for the properties listed below for a single dwelling in a General Residential Zone, Neighbourhood Residential Zone or a Residential Growth 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).

Fences

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

Landscaping

- A minimum 3 metre landscape buffer must be provided along rear boundaries to ensure suitable interface to residential properties.
- 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.

3.0

11/02/2016
C179

Design requirements

- Developments at gateway sites should contain innovative landmark built form and landscape treatment or urban art that signify entrances to the residential areas.
- Encourage a lower administration/reception/sales area or a veranda to the street frontage with the larger storage or manufacturing building to the rear of the site.
- Building facades should incorporate architectural features to the building frontage to address the street, provide legibility for customers, and reduce the visual impact of the large building mass. Extensive blank facades should be avoided.

- Roof design should be consistent with building design and bulky roof forms should be avoided.
- Provide 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.
- Encourage exterior walls to be of brick, concrete, steel or glass.
- Encourage all external surfaces to be painted or finished with a quality textured coating.
- Ensure tilt slab buildings display a trowel finish or render in non-reflective earthy tones with a texture to avoid large bland areas.
- Discourage bright, extravagant colour schemes that are reflective of franchise industries and create visual chaos.
- Encourage neutral colours, with greater attention to signage, as a more effective display of the advertiser's message.
- Encourage black metal picket fences.
- The landscape treatment should serve to soften and partially screen 'big box' retail and manufacturing buildings. Landscaping should be designed to enhance the appearance of the overall development and the streetscape.
- Encourage paving materials that provide texture, patterns, subtle colour and permeability to the lot frontage.
- Discourage large expanses of harsh grey cement or asphalt.
- 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.

4.0

29/05/2008
C79

Parking and access requirements

- 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.
- 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.

5.0

29/05/2008
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 ground covers. 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 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.
- Promotional signs should be avoided.
- Above verandah signs including V-boards 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 requirements

29/05/2008
C79

- Where appropriate 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.

8.0 Decision guidelines

29/05/2008
C79

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

- 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 the Goulburn Valley Highway landscape gateway.
- 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 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 design considered 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 complies with the provisions of DDO2 of this planning scheme to the satisfaction of the Responsible Authority.

EXPLANATORY DIAGRAM

BUILDING HEIGHT AND SETBACK



