20/06/2013
C145

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

Shepparton South Village Precinct

1.0 Design objectives

29/05/2008
C79

- To implement the design and development guidelines for the Shepparton South – Village Precinct along Wyndham Street in accordance with the Urban Design Framework – Shepparton North & South Business Areas.
- To encourage a 'village' environment that complements the surrounding residential neighbourhood.
- To promote business activities those serve the residential neighbourhood and contribute to a local 'village' atmosphere.
- To ensure new business activities in this precinct contribute to the establishment of a 'village' that provides a vibrant and active local community centre and commercial developments and services cater principally to the needs of the immediate residential neighbourhood.
- To ensure that developments respect and maintain the existing residential environment and reinforce a local village character
- Ensure that building mass and bulk of new developments respect the existing domestic scale of the urban form.
- To ensure new developments maintain the low scale profile of the existing residential character.
- To avoid built forms of intrusive design or extravagant treatments that do not respect the prevalent residential character.
- To promote greater 'greenness' in commercial areas.
- To ensure front areas of new commercial developments are landscaped to contribute to the general streetscape character, and to assist with the integration of the built form along the Goulburn Valley Highway.
- To ensure front parking areas not dominate the streetscape.
- To ensure that new development has proper regard for the established streetscape and development pattern in terms of building height, scale, and siting.
- To ensure a sensitive and an appropriate interface is provided with adjoining streetscapes, buildings and residential areas
- To ensure safe and efficient parking and vehicular/pedestrian access is provided on the site.
- To encourage environmentally sustainable designs that incorporate solar orientation, natural ventilation, efficient use of energy and water.
- To ensure that signs do not dominate the streetscape and are of a low profile design and scale to minimise visual intrusion.
- To avoid signs, with colours and materials that interfere with the safety and efficiency of the Goulburn Valley Highway and local roads.

2.0 Building and works requirements

20/06/2013
C145

Height

- Buildings must be a maximum of two storeys (or 9 metres) above natural ground level.

The requirement cannot be varied with a permit.

- The height of a building frontage must not exceed 6.9 metres for pitched roofs and 8 metres for flat roofs above natural ground level.

Setbacks

- Building setback must be a minimum of 5 metres and a maximum of 10 metres from the front boundary of the lot.
- A minimum 14 metres rear building setback boundary must be provided to avoid a dominating built form interface with adjoining residential lots and to provide opportunities for long term parking.
- 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.

Landscaping

- A minimum 1.5 metre landscape buffer is to be established along rear boundaries and contain medium size trees (mature height 8 metres) that are appropriate for the site conditions and provide screening to adjoining residential properties.
- Small to medium sized trees should be planted where space permits.
- The front building setback should be landscaped to reduce visual mass of buildings and reinforce the local village character of the precinct.

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 should 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.

3.0 Design requirements

29/05/2008
C79

- New developments should consider upper building setbacks and varying the setbacks to provide some articulation and reduce the dominance of the built form on the streetscape and adjoining properties.
- Developments at the intersection of Wyndham Street and Wilmot Road should contain innovative landmark built form and landscape treatment and complement to the Shepparton South - Village Precinct character.
- Building design should incorporate features to achieve the small residential character of the precinct. This may include the use of pitched roof (gables, half gables and hipped roofs), verandas, balconies and awnings characteristic of residential developments.
- 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.
- Building facades must maintain door and window proportions that reflect the local residential character. The facades must be articulated to reduce the impact of its visual mass on the streetscape. Long continuous front facades must be avoided.
- Incorporate the following into building design so as to ensure a local village character is achieved:
  - Materials of all external surfaces of new developments should complement those used in existing buildings in the area, including brickwork and timber. Rendered concrete may be used where it is complemented by 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 and other neutral colours. Contrasting colours may be used to highlight architectural elements or façade definition.
  - Bright extravagant colour schemes must be avoided.
- 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.
- Plant species must be suitable to this area and environmental weeds and invasive tree species should be avoided to the satisfaction of the responsible authority.
- Paving materials that provide texture, patterns, subtle colour and permeability should be used. Large areas of grey concrete or asphalt should be avoided.

4.0 Parking and access requirements

29/05/2008
C79

- 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.
- A vehicular access point across lot frontage is to be no more than 6.4 metres wide.
- Access to the rear of development should provide passing or staging bays to ensure that vehicles do not cause traffic hazards in the street.
- Adequate on-site parking should be provided in accordance with the Greater Shepparton Planning Scheme and in a form and manner that will not reduce the amenity of the area, underground parking should be considered.

5.0 Landscaping requirements

29/05/2008
C79

- 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 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 to be a maximum height of 1.0 metre and a maximum width of 3.0 metres.
- Promotional signs should be avoided.
- All V-board signs, above verandah signs and advertising elements such as banners, flags and inflatable should be avoided.

7.0 Application requirements

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

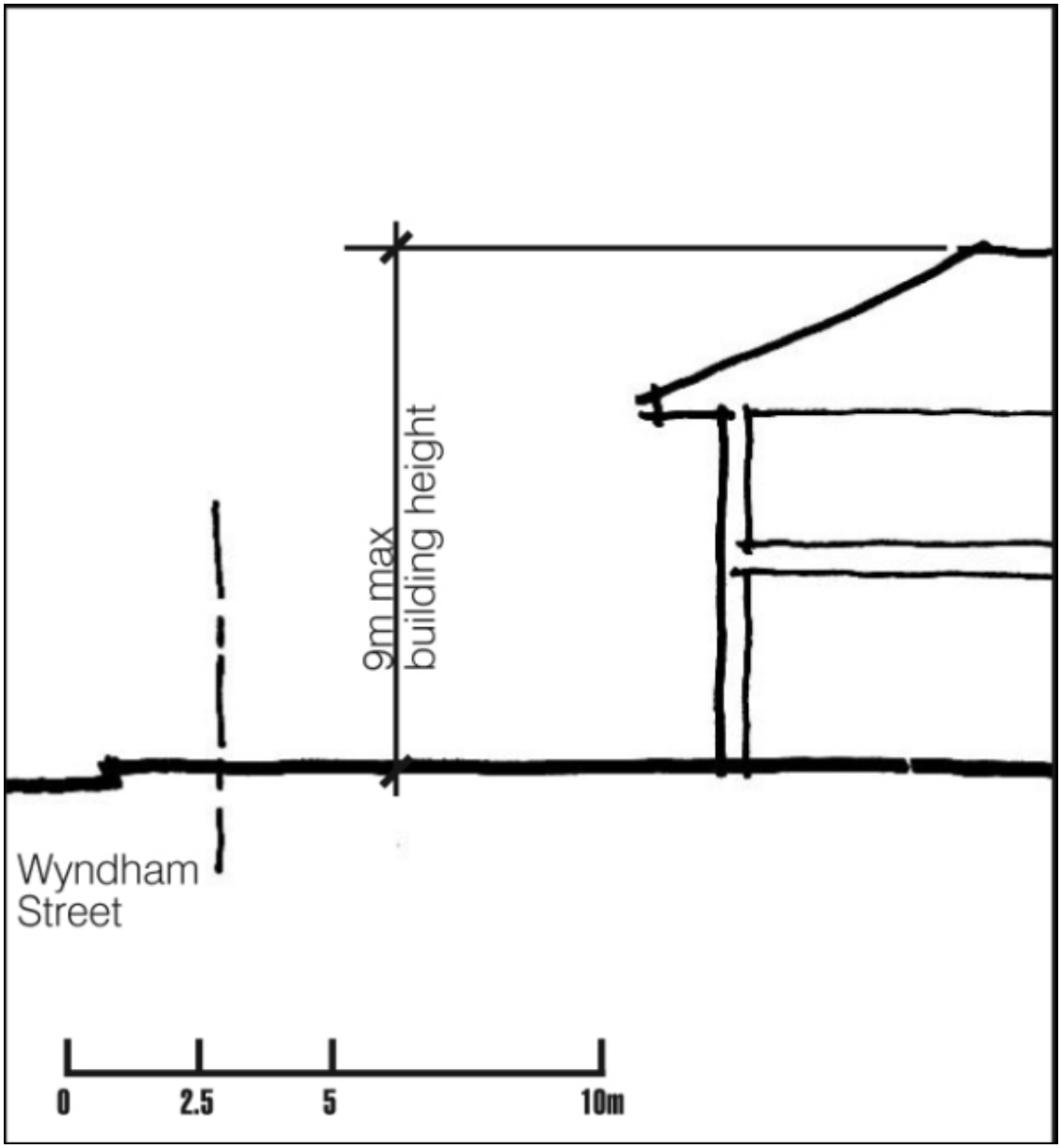
Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect of the development of proposed buildings on the amenity of abutting residents.

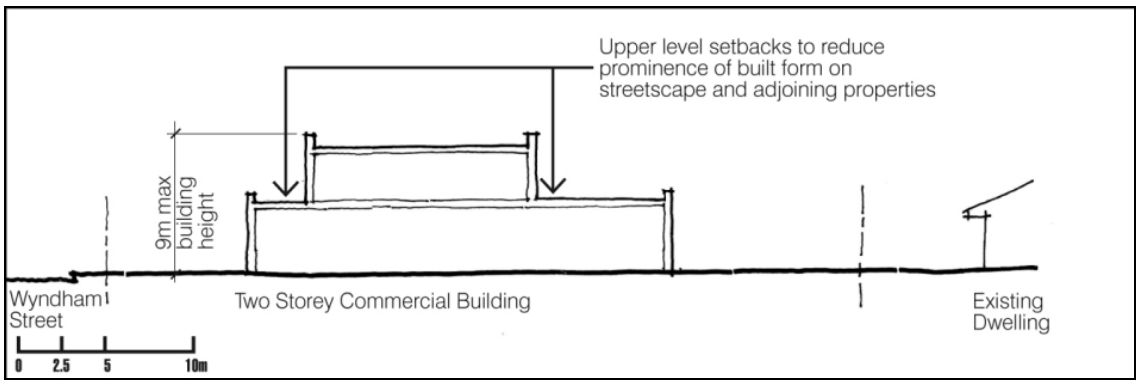
- The character of the area as a whole including a design that is responsive to the streetscape and the neighbouring residential dwellings.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings.
- Any loss of privacy caused by overlooking of developments to residential dwellings
- Whether building setbacks provided along Wyndham Street demonstrate appropriate consideration of the streetscape and the residential interface.
- 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.

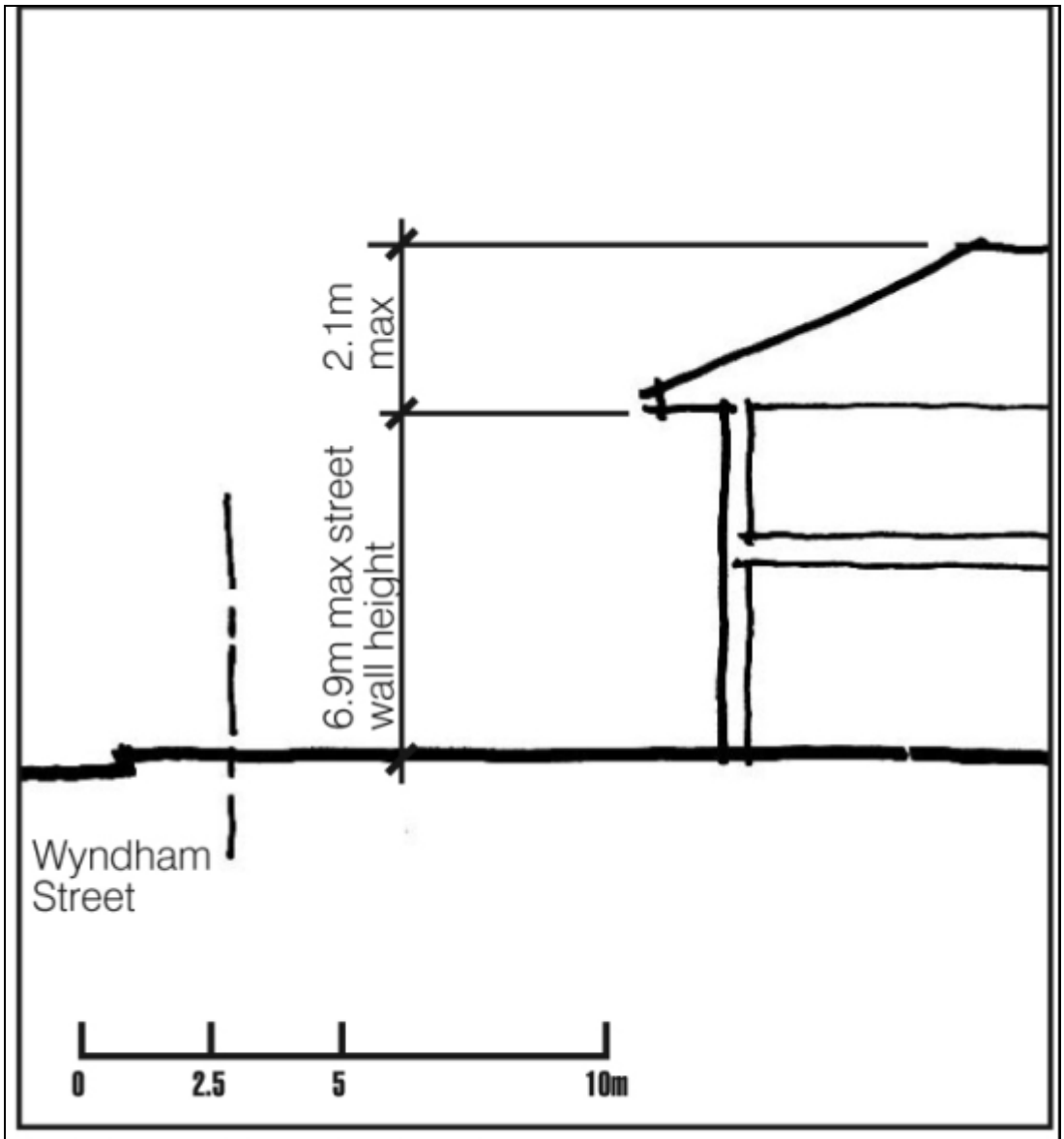
EXPLANATORY DIAGRAMS

MASSING AND HEIGHT

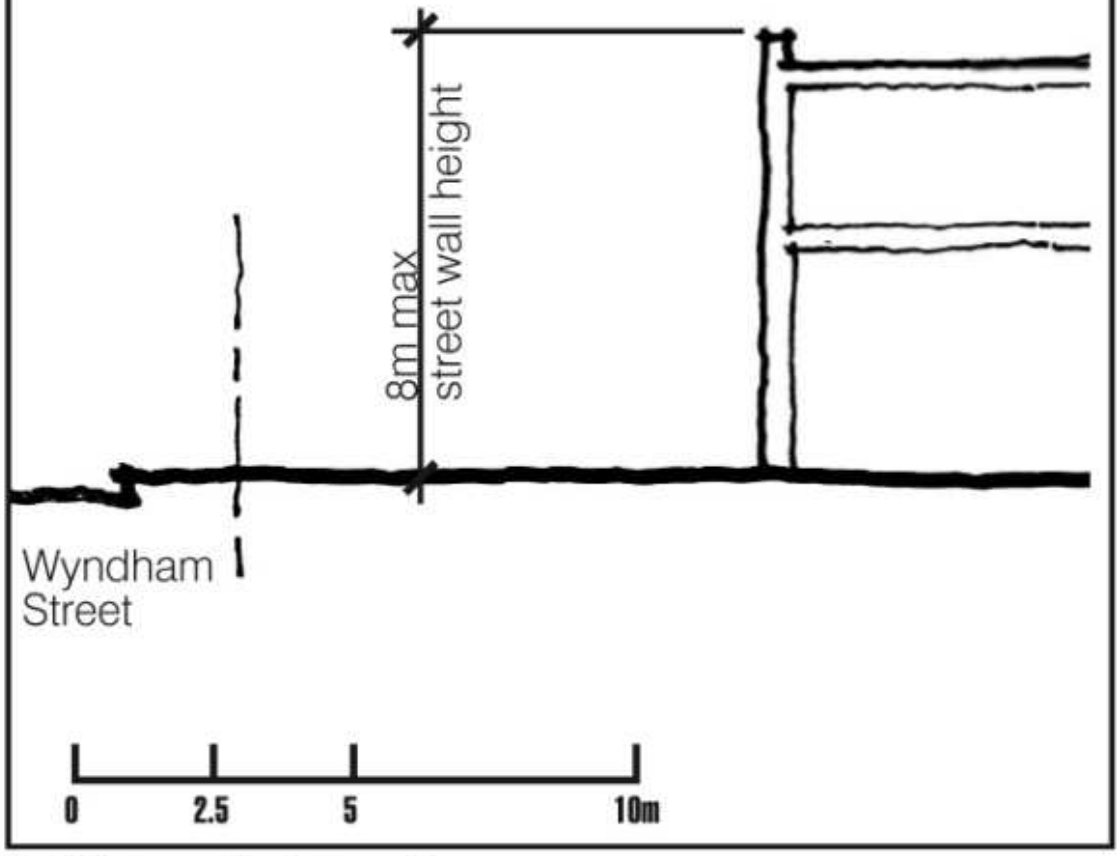


STREET WALL HEIGHT & UPPER BUILDING SETBACKS

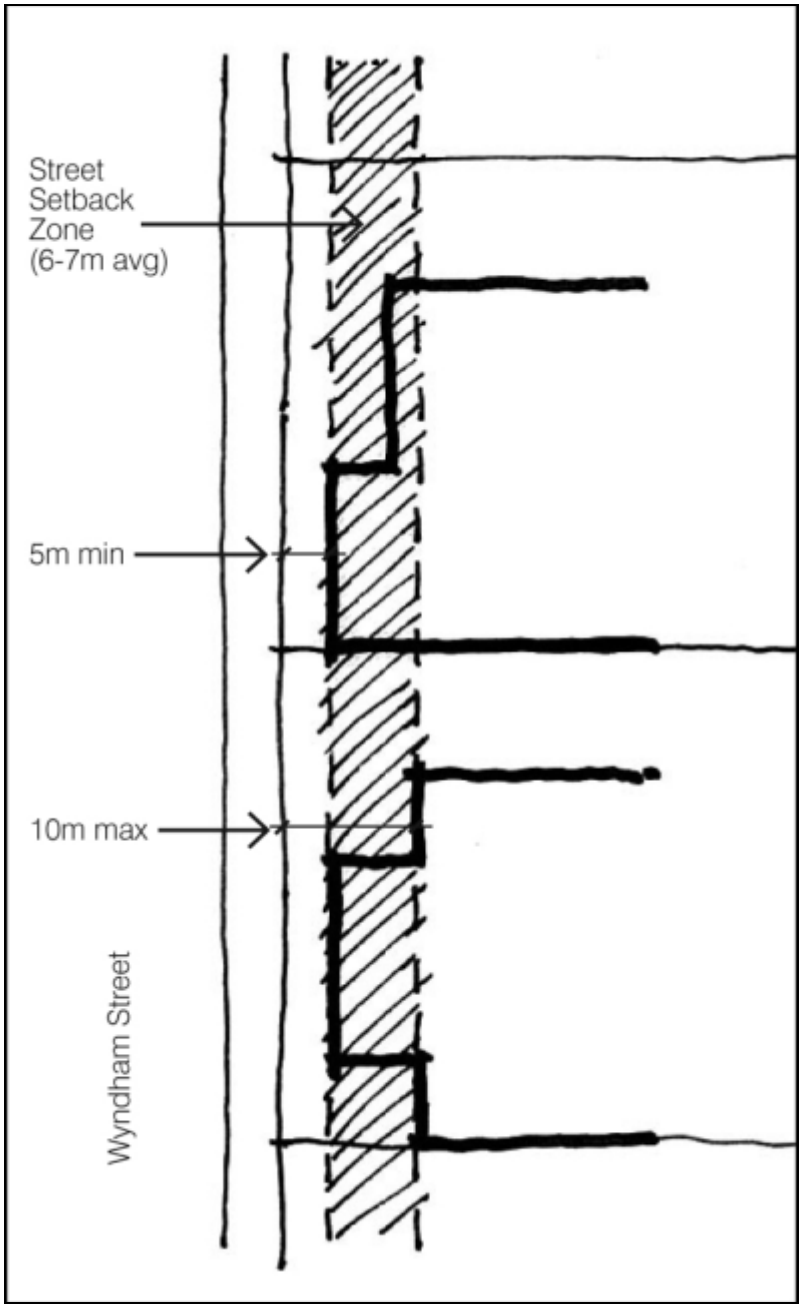




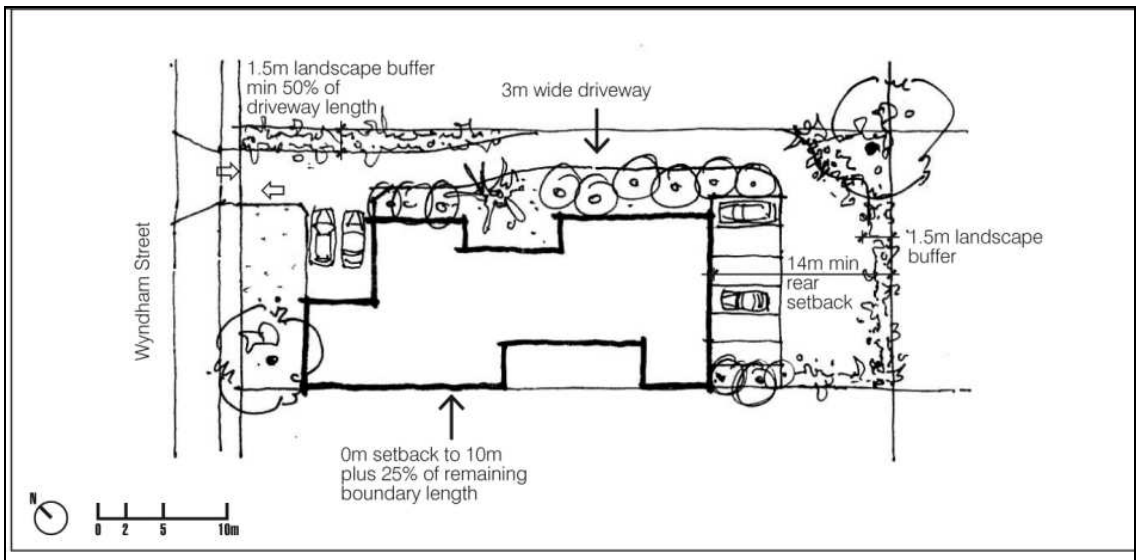
Buildings with pitched roofs.



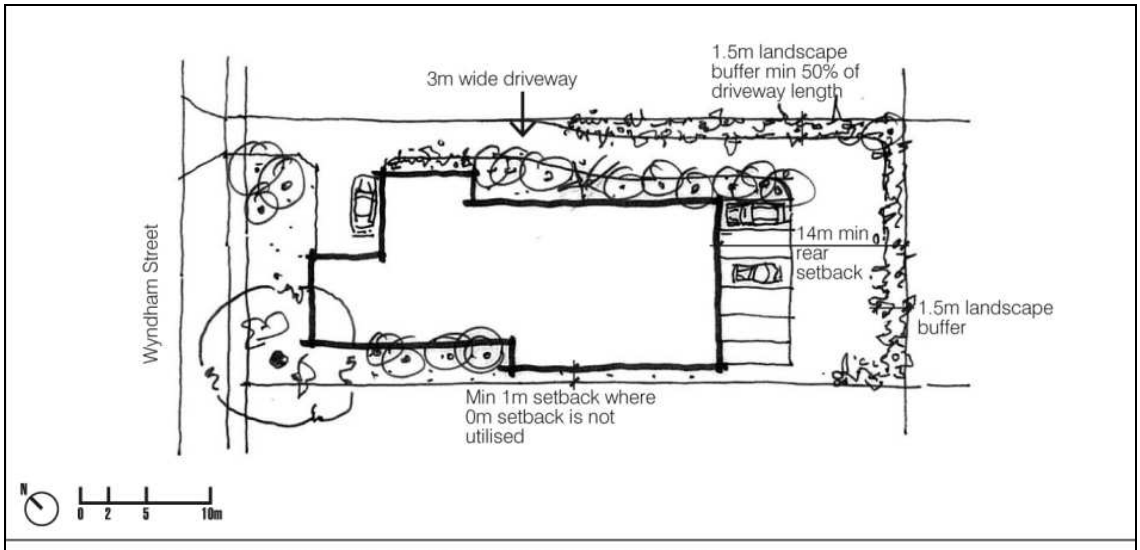
Buildings with flat roofs.


Street
Setback
Zone
(6-7m avg)
5m min
10m max
Wyndham Street

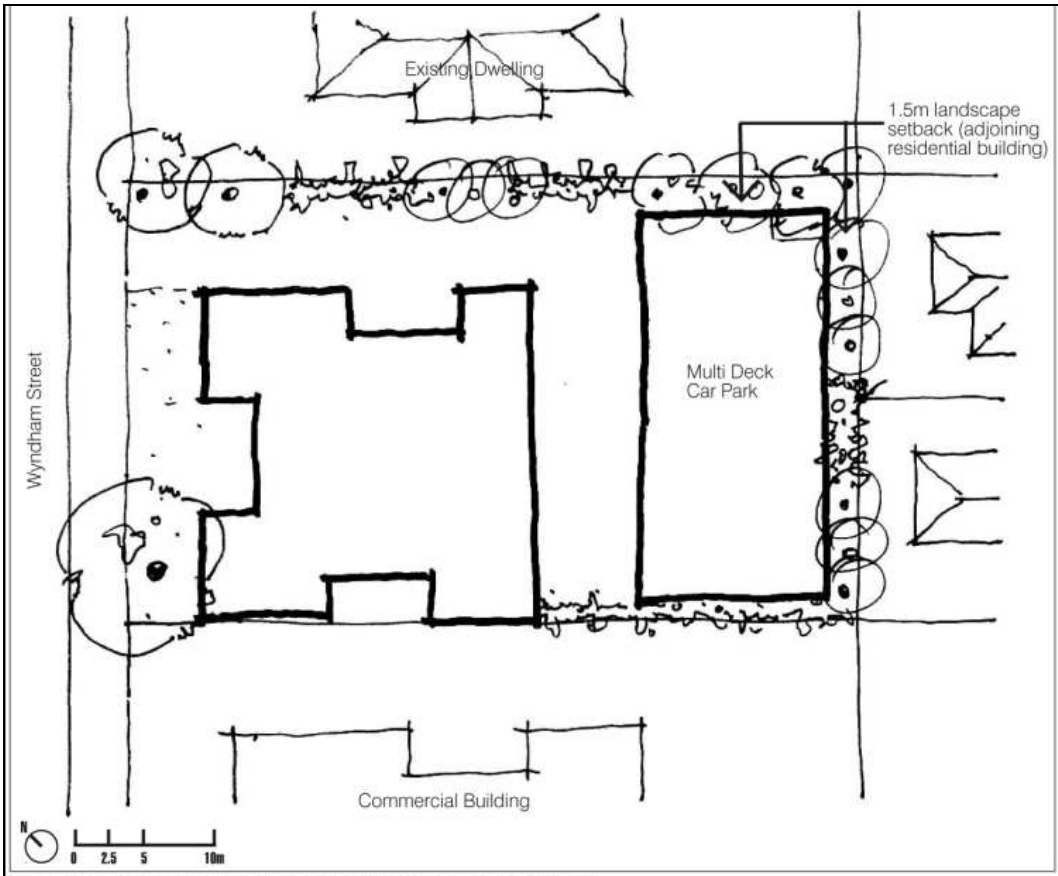
SIDE AND REAR SETBACKS



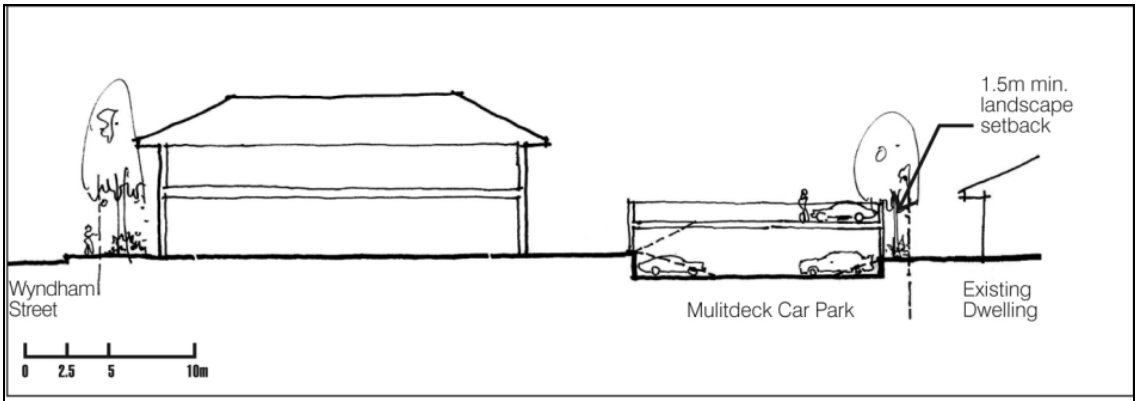
Commercial development with zero setback to the south boundary.



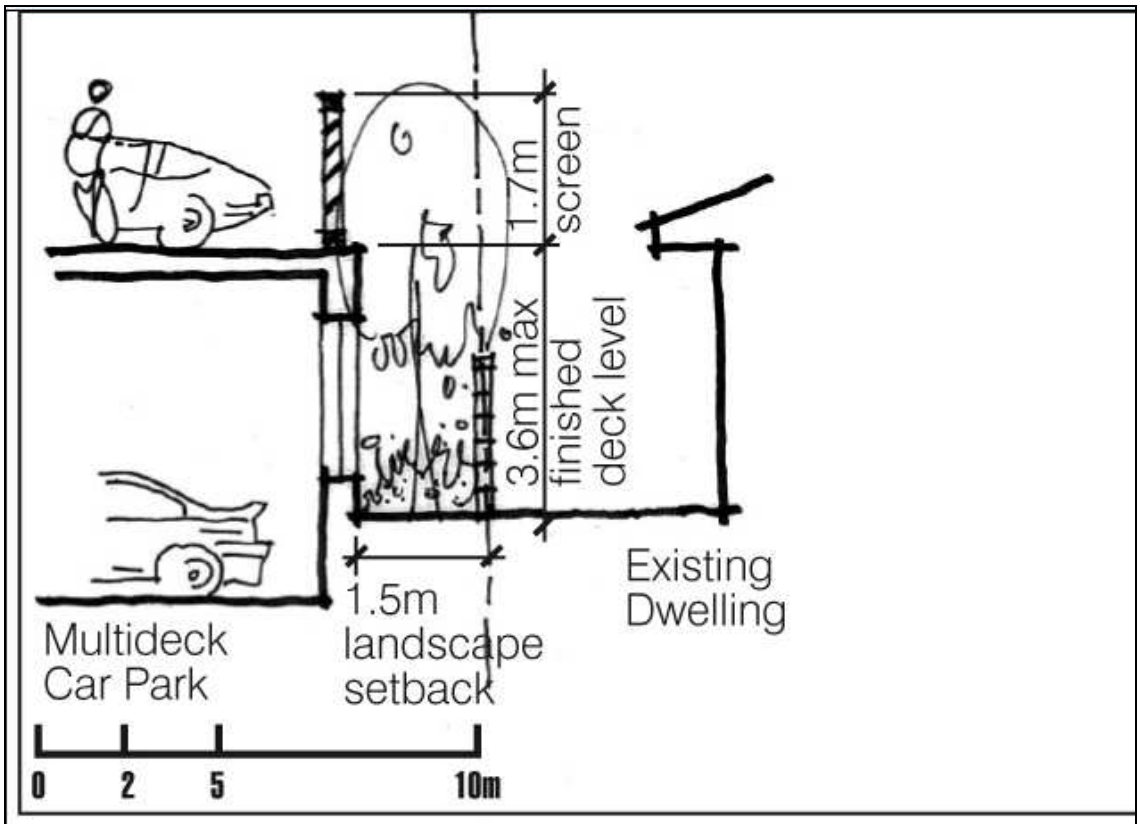
Commercial development with minimum 1 metre setback to the south boundary.



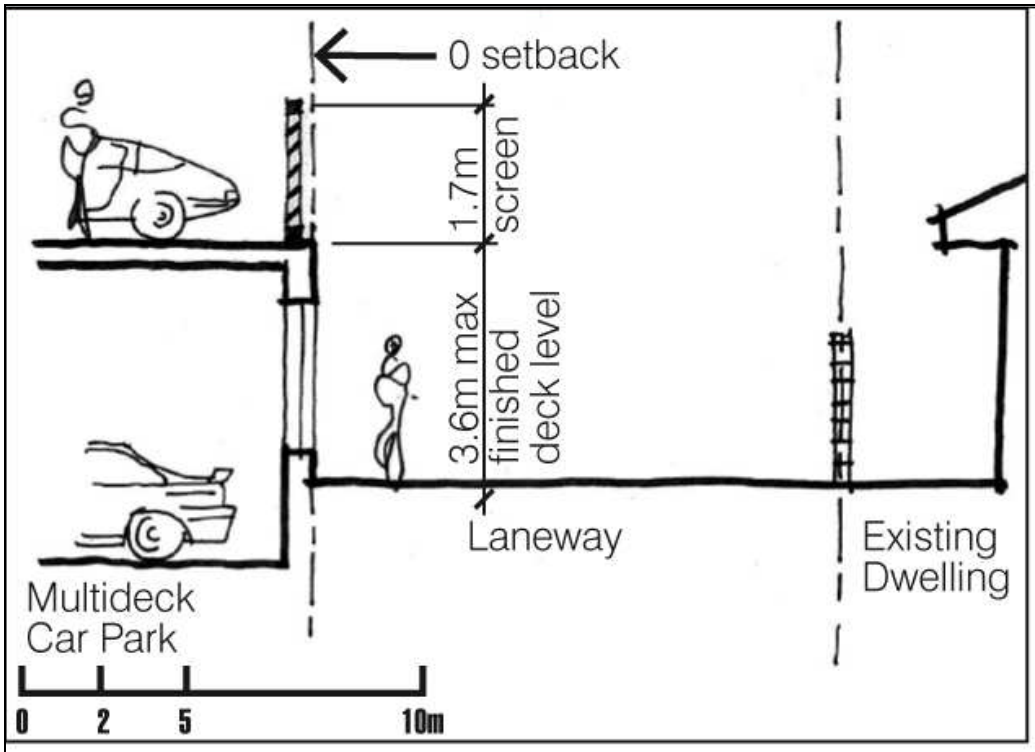
Commercial development abutting residential property at rear boundary.

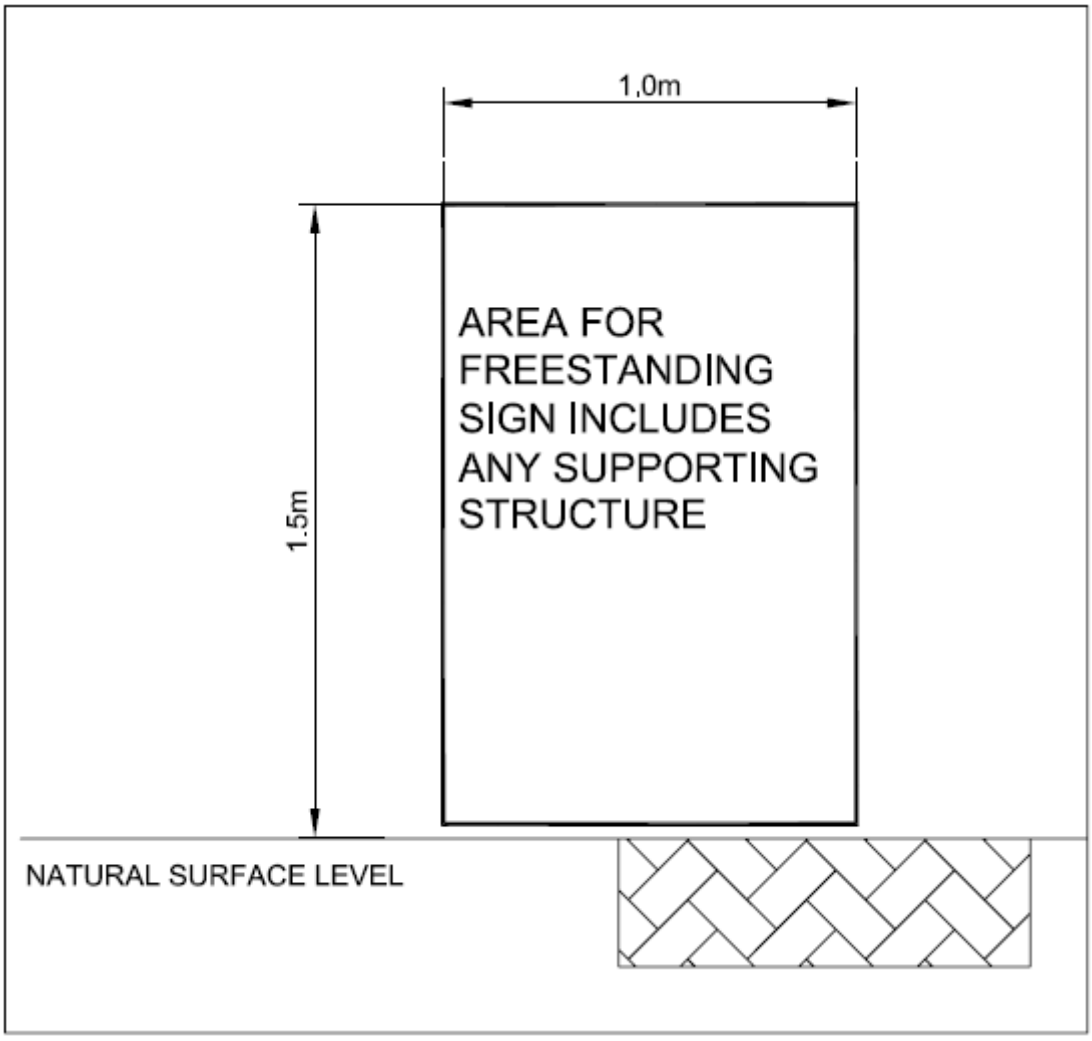


Commercial development abutting residential property at rear boundary.



Multideck car park abutting residential property at rear boundary.



Multideck car park abutting rear laneway.

FREESTANDING ADVERTISING SIGN ENVELOPE