

19/06/2014
C126**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO16**.

KILSYTH TOWN CENTRE**1.0 Character statement**19/06/2014
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The existing Kilsyth town centre is disjointed, comprising two separate supermarket developments with a generally unattractive presentation to adjoining public spaces. New development will contribute to the integration of the two supermarket sites and other commercial developments to form a single centre that provides strong links to the adjoining parklands and an attractive interface with surrounding streets.

2.0 Design objectives19/06/2014
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- To create a cohesive and attractive town centre.
- To encourage additional outdoor pedestrian activity in the town centre.
- To improve linkages between the town centre and the adjoining parkland.
- To protect and enhance the amenity of public places and residential areas within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

3.0 Buildings and works not requiring a permit19/06/2014
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A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.0 Design requirements19/06/2014
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All buildings and works requiring a permit should be constructed in accordance with the following design requirements.

Town centre character

- Any future redevelopment of the lots located between the two supermarket complexes should contribute to improved access and integration between those complexes.
- New development that is likely to generate significant pedestrian movement should abut Mount Dandenong Road or be designed to provide a pedestrian connection with that road.

- Building heights should not exceed two storeys (7.5 metres). A third level may be permitted where this will not interrupt views of the hills or the vegetated backdrop from the main public areas of the centre.

For the purpose of this schedule 'Building height' means the vertical distance between the highest point of the building and the natural ground level immediately below that point. It does not include architectural features and building services.

- Views from the town centre to surrounding hills, trees and other landscape elements should be retained.
- Verandahs should be provided on the frontage of buildings to provide continuous weather protection for pedestrians.
- Building facades should be articulated by incorporating a variety of materials, textures and colours.
- The facades of new development on corner lots should be detailed to provide visual interest from both streets.
- Long blank walls facing street frontages should be avoided by incorporating, wherever possible, retail premises that abut the blank sides of such structures.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Contemporary design that incorporates a scale and external detailing that encourages outdoor pedestrian activity in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

Landscaping

- Landscaping should be integrated with the design of the development and complement the landscaping of adjoining public places.
- Established canopy trees should be retained, protected and incorporated into the landscaping of the site.
- Additional canopy trees should be planted along the Mount Dandenong Road frontage and within open car parking areas, wherever practical, to provide shade and visual interest.

Interface with public places and residential areas

- Buildings should provide an active interface with Mount Dandenong Road and Colchester Road and passive surveillance to all abutting streets using techniques such as clear glazed windows.
- New buildings along the Mount Dandenong Road frontage should be setback a sufficient distance to provide for the planting and healthy growth of canopy trees.
- New development abutting the Kilsyth Recreation Reserve should, wherever practicable, be designed to provide passive surveillance and improved pedestrian access to the adjoining parkland.
- Reflective and opaque glazing is discouraged particularly on street frontages.
- Buildings should avoid large expanses of blank walls particularly at street level.
- New crossovers and car parking between a building and its frontage are discouraged.
- New buildings abutting a residential property should meet the side and rear setback objectives in Clauses 54.04-1 and 55.04-1, and the overshadowing open space objectives in Clauses 54.04-5 and 55.04-5 of this planning scheme.

- Pedestrian access to buildings should be located at the same level of the footpath, be well lit and clearly visible from the street, and provide for mobility impaired access.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.
- Where fences are necessary for safety or security they should avoid creating imposing or bland structures that detract from the safety and appearance of abutting public places.

Car park design

- Car parking should be designed as an integral part of a development.
- On site parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces. Parking between the front of the building and the street should generally be avoided.
- The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.
- On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the town centre.
- Basement car parks should be naturally ventilated wherever possible.
- Views of cars on upper level car parks should be screened from the public realm.
- Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.
- All car parks should provide for safe and convenient pedestrian access from parked vehicles to adjoining areas.
- All car parks, including entry and exit points, should be well lit and clearly identified with signage.
- Lighting should be unobtrusive, with more low rather than few high-mast poles used. Light spill beyond the car park should not occur.
- Loading facilities should be screened from the public realm.
- Trees should be used to provide shade in open lot car parks.
- Water sensitive urban design treatments should be adopted in the design of car park areas and associated landscaping.

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Subdivision

No content

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Advertising signs

All signs requiring a permit under any other provision of this planning scheme must be constructed in accordance with the following:

- External facades, windows or walls of buildings should not be painted or coloured in a way that creates a form of advertising.
- Larger sky signs, pole signs, panel signs and promotional signs are discouraged.
- Signs should be designed to form an integrated part of the building and not dominate the architecture of the building.
- Signs should not be located on the roof of a building or extend above the parapet of the building.

- Animated signs are discouraged.
- Visual clutter associated with signs should be avoided.

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Application requirements

A development application must be accompanied by a report explaining how the proposal responds to the design objectives and requirements of this overlay. The report should include:

- A description of the predominant town centre character and an explanation of how this character has influenced the siting, form, massing and design of the proposed building.
- Details of any effect the proposed building may have on views to the surrounding landscape features.
- Details of any effect a building or works may have on the amenity and safety of adjoining residential properties or public places.
- If the proposed development exceeds a floor area of more than 1500 square metres, a management plan is required which shows how the proposed development adopts environmentally sustainable design principles.
- If in the opinion of the responsible authority the need to provide the above information is not relevant to the evaluation of an application, it may waive or reduce the requirement.

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Decision guidelines

Before deciding on an application, the responsible authority must consider in addition to the matters set out in Clause 65, as appropriate:

- The design objectives of this schedule;
- Whether the proposal meets the design requirements of this schedule.

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Reference document

Vision 2020 by Design – Shire of Yarra Ranges (May 2008)