

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

21 April 2015

**Agenda Item 10.7 Amendment C92 (CBD Strategy & Activity Centre Zone)
- Consideration of Submissions & Adoption of the
Amendment**

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AMENDMENT C92

Amendment C92 is a proposal to change the Greater Shepparton Planning Scheme to better guide land use and development within the Shepparton Central Business District (CBD).

The Council has proposed to simplify planning controls within the CBD by applying one zone to replace the current variety of zones and overlays. The introduction of the **Activity Centre Zone** and supporting changes to local planning policy is intended to make the planning controls within the CBD clearer. The amendment will also provide greater certainty to all stakeholders with an interest in the CBD; be they developers, landowners, retailers or residents.

This will ensure the Shepparton CBD remains a key retail, commercial and community centre providing services and employment for northern Victoria.

WHY APPLY THE ACTIVITY CENTRE ZONE ?

The Shepparton CBD Strategy was adopted by the Council in October 2008 and aims to guide future land use, built form, transport and public spaces in the Shepparton CBD up to 2030. The strategy made a series of recommendations to strengthen the growth of the CBD and ensure that it was seen as a good place to do business, attracting further investment.

In July 2013, the State Government introduced new commercial zones across Victoria. These new zones automatically replaced the previous business zones within the Shepparton CBD, and have changed the way land in the CBD can be used and developed. However, the generic application of the commercial zones does not meet the specific needs of the Shepparton CBD.

The Activity Centre Zone is considered to be a better option for the CBD, consolidating the many zone and overlay controls into the one zone. The Council can include a 'Schedule' to the zone that can be tailored to designated precincts, where each of the uses and developments envisaged in the Shepparton CBD Strategy October 2008 can occur.

Council will be able to direct different uses into appropriate precincts, making it easier for business to set-up and operate. Council may also discourage or prohibit other uses from precincts where they are considered to have a negative effect.

Current Planning Zones and Overlays

- Commercial 1 Zone
- Mixed Use Zone
- Residential 1 Zone
- Public Use Zone
(PUZ1, PUZ2, PUZ3 and PUZ4)
- Design and Development Overlay

Amendment C92 proposes to replace all of the above controls with a single Activity Centre Zone.



WHAT'S CHANGING?

The Schedule to the Activity Centre Zone details the type of uses that will be allowed or not allowed in the CBD. These are the key features introduced with the Activity Centre Zone.

Encouraging major retail, office and entertainment uses into a compact CBD 'core'. Concentrating the shops, offices, entertainment and other commercial uses within the traditional CBD centre acts to reduce the access, vacancy and viability issues related to commercial 'sprawl'.

Increasing the amount of uses that are 'as of right' within the CBD core and other strategic locations. This will cut red tape and reduce start-up time and costs.

Generally prohibiting new non-residential uses such as offices and shops in established residential areas on the fringe of the CBD. Existing uses such as shops will be allowed to continue to operate, with the proposed changes ensuring that any new uses are encouraged within the central CBD where they are better suited.

Generally exempting applications to use or develop land within the CBD from public notice and review provided they comply with the conditions of the schedule; such as, maximum building heights.

The changes proposed by Amendment C92 take a broader strategic approach to use and development within Shepparton CBD. They aim to secure the long term viability of the CBD and reinforce it as a great place to shop, visit and invest.

GET INVOLVED!

We encourage all members of the public to look at the amendment material and make comment on how we can strengthen the CBD to make sure it serves the needs of all residents and visitors of Shepparton.



MORE INFO

This Fact Sheet provides a snapshot of the changes proposed by Amendment C92. The Schedule to the Activity Centre Zone and all other amendment documentation are available to view in the foyer of the Council's office and on the Council's website.

Council Office: 90 Welsford Street, Shepparton.
Council Website: www.greatershepparton.com.au.

For more information about Amendment C92 and the next steps involved, please contact the Council's Strategic Planning Team.

☎ 03 5832 9823
 ✉ council@shepparton.vic.gov.au

Precinct 1 – Retail Core

This precinct comprises the primary retail area of the CBD. It includes the key retail areas of Fryers Street, the Maude Street Mall and extends south to the Vaughan Street redevelopment area. The role of the CBD as the focal point of the City will be enhanced through a diversity of shops and entertainment options which are generally not found elsewhere in the region.



Use	Business 1 Zone (Previous)	Business 5 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of Right*	As of Right*	As of Right*	As of Right*
Accommodation (other than dwelling)	Permit required	Permit required	As of Right*	As of Right*
Shop	As of Right*	Prohibited	As of Right*	As of right
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	Permit required	As of right	As of right
Food and Drink	As of right (except hotel, restaurant and tavern)	Permit required	As of right	As of right (except hotel and tavern – permit required)
Trade supplies	As of Right*	Prohibited	As of Right	As of Right
Medical Centre	As of Right*	As of Right*	As of Right*	As of Right*
Office (except Medical centre)	As of Right*	As of Right*	As of Right*	As of Right*
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required

* Subject to Condition being met. If Condition is not met a permit is required.

Precinct 2 – Office

This precinct promotes a mix of ground floor offices with residential above. Buildings along Welsford Street would have the ability to increase their height and take advantage of views to the river reserve.



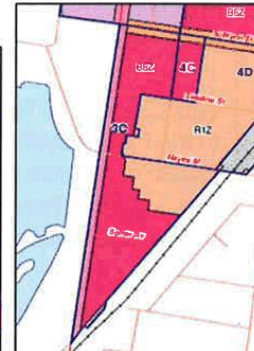
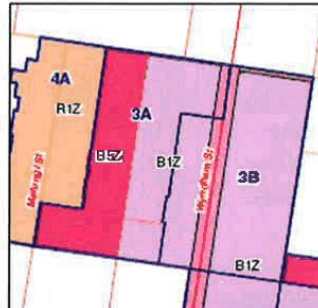
Use	Business 1 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of Right*	As of Right*	As of Right*
Accommodation (other than dwelling)	Permit required	As of Right*	As of Right*
Shop	As of Right*	As of Right*	As of right
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	As of right	As of right
Food and Drink	As of right (except hotel, restaurant and tavern)	As of right	As of right (except hotel and tavern)
Trade supplies	As of Right*	As of Right	As of Right
Medical Centre	As of Right*	As of Right*	As of right
Office (except Medical centre)	As of Right*	As of Right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Permit required	As of Right*
Industry (except a purpose listed in Clause 52.10)	Permit required	Permit required	Permit required

* Subject to Condition being met. If Condition is not met a permit is required.

Note – this precinct includes an area of Public Use Zone (PUZ3) which permits 'Health & Community' use.

Precinct 3 – Secondary Office / Retail

This precinct will accommodate a mix of medium-density residential, small office and secondary retail uses.

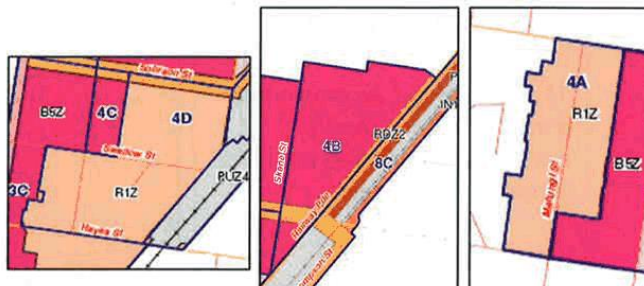


Use	Business 1 Zone (Previous)	Business 5 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)	
				3A and 3C As of right	3B As of Right*
Dwelling	As of Right*	As of Right*	As of Right*	3A and 3C As of right	3B As of Right*
Accommodation (other than dwelling)	Permit required	Permit required	As of Right*	As of Right*	
Shop	As of Right*	Prohibited	As of Right*	3B As of Right	3A and 3C Prohibited
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	Permit required	As of right	3B As of right	3A and 3C Permit required
Food and Drink	As of right (except hotel, restaurant and tavern)	Permit required	As of right	3B As of right (except hotel and tavern)	3A and 3C Permit required
Trade supplies	As of Right*	Prohibited	As of Right	3B Prohibited	3A and 3C As of Right
Medical Centre	As of Right*	As of Right*	As of Right*	As of right	
Office (except Medical centre)	As of Right*	As of Right*	As of Right*	As of right	
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	3B Permit required	3A and 3C Prohibited

* Subject to Condition being met. If Condition is not met a permit is required.

Precinct 4 – Peripheral Residential

This proximity of this precinct to the CBD makes it ideal for a variety of medium-density housing, integrated with the established residential area.

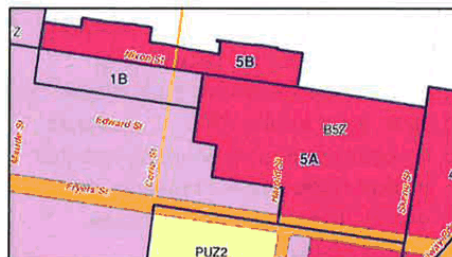


Use	Residential 1 Zone	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone	
	(Current)	(Previous)	(Current)	(Proposed)	
Dwelling	As of right	As of Right*	As of Right*	As of right	
Accommodation (other than dwelling)	Permit required	Permit required	As of Right*	As of Right*	
Shop	Prohibited	Prohibited	As of Right*	Prohibited	
Retail (except Shop, Food and Drink, Trade Supplies)	Prohibited (except for convenience shop)	Permit required	As of right	4C Permit required	4A, 4B and 4D Prohibited
Food and drink	Permit required	Permit required	As of right	Permit required	
Trade supplies	Prohibited	Prohibited	As of Right	Prohibited	
Medical Centre	Permit required	As of Right*	As of Right*	4C As of right	4A, 4B and 4D Permit required
Office (except Medical centre)	Prohibited	As of Right*	As of Right*	4C As of right	4A, 4B and 4D Prohibited
Warehouse (except a purpose listed in Clause 52.10)	Prohibited (except Store)	Prohibited	Permit required	Prohibited	
Industry (except a purpose listed in Clause 52.10)	Prohibited (except Car wash)	Prohibited	Permit required	Prohibited	

* Subject to Condition being met. If Condition is not met a permit is required.

Precinct 5 – Office and Higher Density Residential

This inner urban precinct promotes higher built form that comprises a mix of medium-density housing, ground-floor offices and secondary retail opportunities.

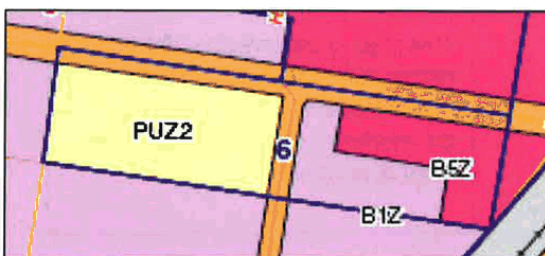


Use	Business 5 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of Right*	As of Right*	As of right
Accommodation (other than dwelling)	Permit required	As of Right*	As of Right*
Shop	Prohibited	As of Right*	Prohibited
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	As of right	Permit required
Food and Drink	Permit required	As of right	Permit required
Trade supplies	Prohibited	As of right	Prohibited
Medical Centre	As of Right*	As of Right*	As of right
Office (except Medical centre)	As of Right*	As of Right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Prohibited
Industry (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Prohibited

* Subject to Condition being met. If Condition is not met a permit is required.

Precinct 6 – Shepparton Tertiary Education Precinct (STEP)

The Shepparton Tertiary Education Precinct (STEP) is expected to become an innovative and unique focal point for the CBD. It will act as a public community learning hub that incorporates student housing, high quality design and best practice sustainability elements.



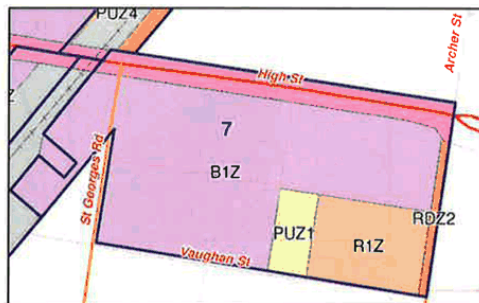
Use	Business 1 Zone (Previous)	Business 5 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of Right*	As of Right*	As of Right*	As of right
Accommodation (other than dwelling)	Permit required	Permit required	As of Right*	As of Right*
Shop	As of Right*	Prohibited	As of Right*	Permit required
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	Permit required	As of right	Permit required
Food and Drink	As of right (except hotel, restaurant and tavern)	Permit required	As of right	Permit required
Trade supplies	As of Right*	Prohibited	As of Right	Permit required
Medical Centre	As of Right*	As of Right*	As of Right*	As of right
Office (except Medical centre)	As of Right*	As of Right*	As of Right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Prohibited

* Subject to Condition being met. If Condition is not met a permit is required.

**includes area of Public Use Zone (PUZ2) which permits 'Education' use.

Precinct 7 – Rowe Street East Mixed Use

Redevelopment of the Shepparton Plaza is encouraged, with any redevelopment retaining a retail focus and incorporating architectural design to mark this important entrance into the CBD. Any underutilised land could be developed for a mix of commercial and residential uses.



Use	Residential 1 Zone (Current)	Business 1 Zone (Previous)	Commercial 1 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of right	As of Right*	As of Right*	As of right
Accommodation (other than dwelling)	Permit required	Permit required	As of Right*	As of Right*
Shop	Permit required	As of Right*	As of Right*	As of right
Retail (except Shop, Food and Drink, Trade Supplies)	Prohibited (except for convenience shop)	Permit required	As of right	As of right
Food and Drink	Permit required	As of right (except hotel, restaurant and tavern)	As of right	As of right (except hotel and tavern)
Trade supplies	Prohibited	As of Right*	As of Right	As of right
Medical Centre	Permit required	As of Right*	As of Right*	As of Right*
Office (except Medical centre)	Prohibited (except medical centre)	As of Right*	As of Right*	As of right*
Warehouse (except a purpose listed in Clause 52.10)	Prohibited (except Store- Permit required)	Permit required	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Permit required	Permit required

* Subject to Condition being met. If Condition is not met a permit is required.

**includes area of Public Use Zone (PUZ1) which permits 'Service & Utility' use.

Precinct 8 – Railway and Adjoining Land

Land alongside the railway line is currently underutilised, and is encouraged to be developed with commercial and residential buildings that address the public realm. Sites that back onto the railway provide potential for taller buildings.



Use	Business 1 Zone (Previous)	Residential 1 Zone (Current)	Mixed Use Zone (Current)	Industrial 3 Zone (Current)	Activity Centre Zone (Proposed)
Dwelling	As of Right*	As of right	As of right	Prohibited	As of Right*
Accommodation (other than dwelling)	Permit required	Permit required	Permit required	Prohibited	As of Right*
Shop	As of Right*	Permit required	As of Right*	Prohibited (some exceptions)	8B Permit required 8C Prohibited
Retail (except Shop, Food and Drink, Trade Supplies)	Permit required	Prohibited (except for convenience shop)	Permit required	Permit required	8B Permit required 8C Prohibited
Food and Drink	As of right (except hotel, restaurant and tavern)	Permit required	As of Right*	Permit required	8A As of right (except hotel and tavern) 8B, and 8C Permit required

Trade supplies	As of Right*	Prohibited	Permit required	Permit required	8A As of right	8B and 8C Prohibited
Medical Centre	As of Right*	Permit required	As of Right*	Permit required	8A As of right	8B and 8C Permit required
Office (except Medical centre)	As of Right*	Prohibited (except medical centre)	As of Right*	Permit required	8A As of right	8B Permit required and 8C Prohibited
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Permit required	Permit required	Permit required	8A and 8B Permit required	8C Prohibited
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required	8A Permit required	8B and 8C Prohibited

* Subject to Condition being met. If Condition is not met a permit is required.

**includes area of Public Use Zone (PUZ4) which permits 'Transport' use.

Permit Requirements

Permit Application	Residential 1 Zone (Current)	Business 1 Zone (Previous)	Business 5 Zone (Previous)	Commercial 1 Zone (Current)	Industrial 3 Zone (Current)	Mixed Use Zone (Current)	Proposed Activity Centre Zone (Proposed)
Buildings and Works	1 Dwelling	Permit required	Permit required	Permit required	Prohibited	As of Right*	As of Right*
	2 or more dwelling	Permit required	Permit required	Permit required	Prohibited	Permit required	Permit required
	Other	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required
Subdivision	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required
Notice and Review	Not Exempt	Exempt; except within 30m of R1Z, hospital or education centre	Exempt; except within 30m of R1Z, hospital or education centre	Exempt; except within 30m of R1Z, hospital or education centre	Exempt; except within 30m of R1Z, hospital or education centre	Subdivision Exempt; Works Not exempt	Exempt; subject to not exceeding height controls

Amendment C92 (ACZ)

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Sub No.	Organisation	Content of Submission	Recommendation
1	Goulburn Valley Water	No objection	No action required
2	VicRoads	No objection	No action required
3	Goulburn-Murray Water	No objection	No action required
4	Goulburn Broken Catchment Management Authority	No objection	No action required
5	Department of Transport, Planning and Local Government (Hume Region) - Transport Division	Objection: - Addressing the requirements and objectives of the <i>Transport Integration Act 2010</i> ; - VicTrack land being included within the Activity Centre Zone; and - Objectives included within the Planning Scheme Ordinance.	Minor changes to explanatory report Remove VicTrack land from the Activity Centre Zone.
6	Department of Environment and Primary Industries (Hume Region)	No objection	No action required
7	Dawson Planning Services Pty Ltd	Generally supports the proposed planning scheme amendment but raises some concerns regarding being too prescriptive in relation to building heights and setbacks.	Addition of new provisions to precinct 4 of the Activity Centre Zone.
8	Environment Protection Authority (Victoria) North East Region	No objection	No action required

**Greater Shepparton Planning Scheme
Activity Centre Zone Implementation**

Amendment C92

DTPLI-RCPFS-0113

Final Report

Submitted by:
John Keaney
Keaney Planning

December 2014

1 PROJECT DESCRIPTION

Keaney Planning was engaged by the Department of Transport, Planning and Local Infrastructure in October 2014 to assist in the implementation of the Activity Centre Zone (ACZ) by way of Amendment C92 to the Greater Shepparton Planning Scheme.

The project involves the consultation phase of the implementation of the 'Shepparton CBD Strategy (2008)'.

Amendment C92 was exhibited in October 2014 to introduce the Activity Centre Zone (ACZ) into the Greater Shepparton Planning Scheme. The project required that four (4) consultation sessions be conducted in Shepparton in November 2014.

Consultation was to take place with estate agents, valuers, developers, planning consultants, business groups, shopkeepers and landowners.

The consultant tasks included:

- Attend Inception Meeting.
- Consideration of all background material.
- Meeting with relevant Council staff.
- Inspection of the CBD area to be covered by the ACZ.
- Co-ordination of all presentations
- Preparation of all consultation material
- Conduct of the presentations at nominated venues
- Preparation of a report outlining the findings/feedback from each roadshow
- Meeting with Council officers to present the final report.

The consultant also liaised with Council so as to ensure:

- Advertising of the consultations.
- Arrange suitable locations to host the consultations.
- Arrange appropriate refreshment/catering facilities at each roadshow venue

Each consultation session provided a background on the ACZ amendment and documentation, why the amendment was taking place, and what the amendment seeks to achieve. The sessions also invited interested parties to make a formal representation to the amendment.

The agreed workshop details were as follows:

VALUERS, AGENTS AND DEVELOPERS	Thursday 6 November 10.00am – 12 noon
CONSULTANTS AND PLANNERS	Thursday 6 November 2.00pm – 4.00pm
BUSINESS GROUPS	Tuesday 11 November 10.00am – 12 noon
SHOPKEEPERS AND LANDLORDS	Tuesday 11 November 2.00pm – 4.00pm

The following is a brief overview of the outcomes of the information sessions.

2 SESSION 1 – VALUERS, AGENTS AND DEVELOPERS

Approximately 8 stakeholders attended at Shepparton on 6 November 2014 including Council planners, local agents and representatives of developers.

The consultant explained the background to the CBD Strategy, the provisions of the former and existing zones, the details of the ACZ, an overview of the eight precincts and the process to include the ACZ in the planning scheme.

Issues raised at this workshop included:

- The need to consider the CBD and the ACZ in the context of the wider Shepparton retail market especially in light of the introduction of the Commercial 2 Zone (C2Z) which encourages shops and offices in out-of-centre locations such as Benalla Road. This may have profound implications for the CBD in the future.
- Council noted that it is mindful of these C2Z changes and has recently commissioned a 'Commercial Centres Strategy' to address this issue.
- The concept of the minimum building height in the ACZ appears fine in theory but the practical reality is that it will not work given that someone wanting to redevelop a dwelling in a fringe area will not need to go to (say) three storeys.
- The side and rear setbacks in some of the precincts do not make sense and will make some of the sites impractical to redevelop.
- Area 3C for instance has side setbacks to residential properties of 14m on sites that might only be 16m wide. It is understood that this might be an inaccurate translation of an existing DDO.
- All developers look to the building envelope as providing the best clue to the development potential of a site. In that context, the suggested setback controls might make redevelopment prohibitive.

Comment [GD1]: Noted. ACZ attempts to achieve this objective. As noted in second bullet point, this is an issue for the Commercial Activity Centres Strategy to address as well.

Comment [GD2]: No change required. Building heights are all preferred, not mandatory. See guidelines in 4.4 (built form) for altering the preferred envelopes.

Comment [GD3]: As for previous bullet point.

Comment [GD4]: Change made to 5.3-3 to ensure correct translation of DDOs.

Comment [GD5]: No change required. Building heights are all preferred, not mandatory. See guidelines in 4.4 (built form) for altering the preferred envelopes.

- The extensive side setbacks will drive down land prices and will encourage land aggregation which will take a long time to come to fruition.
- There was discussion and some confusion as to the differences in definition between a 'shop' and 'retail premises'.
- There was support for allowing 'food processing industries' in Precinct 7 as there is a long established existing use in this area.
- There are many underutilised sites in the CBD which should be targeted by Council's economic development unit for development.
- The only place for a cinema or cinema based entertainment should be in Precinct 1 and not Precinct 7.

Comment [GD6]: See previous bullet point.

Comment [GD7]: Noted. No change required.

Comment [GD8]: Noted. No change required.

Comment [GD9]: Noted.

Comment [GD10]: Noted. Change made to 3.0 in Schedule.

3 SESSION 2 – CONSULTANTS AND PLANNERS

Approximately 8 stakeholders attended Shepparton on 6 November 2014 including Council planners, consultants and representatives of developers.

The consultant explained the background to the CBD Strategy, the provisions of the former and existing zones, the details of the ACZ, an overview of the eight precincts and the process to include the ACZ in the planning scheme.

Issues raised at this workshop included:

- The restriction on office frontages to 2m in Precinct 1 may be counter-productive as some offices should have ground floor exposure in such a wide 'core' precinct.
- A number of the heritage precincts and sites depicted on the ACZ schedule maps appear to be incorrect.
- There is some confusion in language in the document with 'preferred' being interchanged with 'must' and as one suggests a discretion and the other a mandate, then clarification will be required.
- Sub Precinct 3B has no design guidelines unlike 3A and 3C. This is likely to be an omission.
- There are extensive opportunities near the rail line which should be aggressively explored as there are few interface problems in this area.
- The ACZ should be extended further north along Wyndham Street at least to Balaclava Road as this is part of the CBD.
- While Area 2 is supported, it is presently too small and there is great scope to extend it along the western side of the CBD.
- By contrast, Area 1 is too large for a 'retail' core and needs to be reduced to provide more focus.

Comment [GD11]: No change required. This is a well-understood VPP and is consistent with the provisions of the Commercial 1 Zone.

Comment [GD12]: HCs should not be shown on the precinct. This has been changed.

Comment [GD13]: Noted and Schedule amended accordingly.

Comment [GD14]: No change required – 3B is a former commercial area.

Comment [GD15]: Noted.

Comment [GD16]: Noted. To be addressed through the Commercial Activity Centre Strategy.

Comment [GD17]: Noted. No change required. Boundaries can be reviewed as part of the Commercial Activity Centre Strategy.

Comment [GD18]: As for previous bullet point.

4 SESSION 3 – BUSINESS GROUPS

Approximately 6 stakeholders attended Shepparton on 11 November 2014 including Council planners, consultants, a local agent and shopkeeper.

The consultant explained the background to the CBD Strategy, the provisions of the former and existing zones, the details of the ACZ, an overview of the eight precincts and the process to include the ACZ in the planning scheme.

Issues raised at this workshop included:

- There should be no prospects at all for retailing in Precinct 4 whereas sub precinct 4C provides some discretion. Retailing is contrary to the objectives of this precinct.
- There are some heritage precincts that will inhibit the realisation of the ACZ objectives.
- Parking is unaffected by the amendment but it is an important ingredient in the development potential of any site.
- While the strategy and the ACZ support higher density housing, the market is simply not ready for this sort of development.
- Higher densities do not suit the aging population who tend to locate away from the CBD with the elderly increasingly moving into single story retirement villages for ease of access. This means that there may not be the demand for the higher densities in the CBD especially as there is not much of a student population and there is very little employment for the younger age groups.
- The strategy is a very ‘metropolitan’ approach which is nice in theory but not in practice – who will live in these higher density units?
- There is not the critical mass of older or younger people to be housed in and around the CBD. There is no employment, no students and a poor train service access to the city.
- Retailers, shoppers and workers all park in the residential fringe areas on an all-day basis.
- If you want the CBD to be dynamic you must have abundant car parking.

Comment [GD19]: This is a ‘permit required’ use in the Schedule.

Comment [GD20]: Heritage Overlays are a separate provision in the scheme. They are now removed from the ACZ precinct mapping.

Comment [GD21]: Noted. No changes required.

Comment [GD22]: Noted. No change required.

Comment [GD23]: Noted. No change required.

Comment [GD24]: Noted. No change required.

Comment [GD25]: Noted. No change required.

Comment [GD26]: Noted. No change required. To be addressed through separate car parking strategy.

Comment [GD27]: Noted. No change required. To be addressed through separate car parking strategy.

5 SESSION 4 – SHOPKEEPERS AND LANDLORDS

No parties attended the final session on 11 November 2014 although there had been a good spread of representations at other sessions. All target groups were represented for at least one session.

6 SUMMARY

Four ACZ information sessions were conducted in Shepparton in November 2014, attracting about twenty persons in total.

The agent and consultant sessions were well attended but the landowner and shopkeeper sessions were more disappointing with no one attending the last session.

However, there was a good spread of representation among the target groups and the sessions raised some interesting and very important issues of detail.

In particular, it was apparent that the ‘devil is in the detail’ in the amendment. While there were some concerns about ‘use’ (cinema in Precinct 7, retail in Precinct 4), most of the concerns related to the built form provisions including unrealistic height requirements and some problematic setback provisions.

Overall, there was support for the fact that Council had at least provided stakeholders with an overview of the amendment and an opportunity for some discussions.

It is expected that a number of submissions will arise and quite a few improvements will be suggested to the amendment.

The consultant appreciates the assistance of all Council staff in the conduct and preparation of the sessions and this report particularly Mr. Ian Boyle, Mr. Colin Kalms and Ms. Grace Docker. The consultant also thanks Mr. James Mant of the department ‘Flying Squad’ program for his on-going assistance.

GREATER SHEPPARTON PLANNING SCHEME

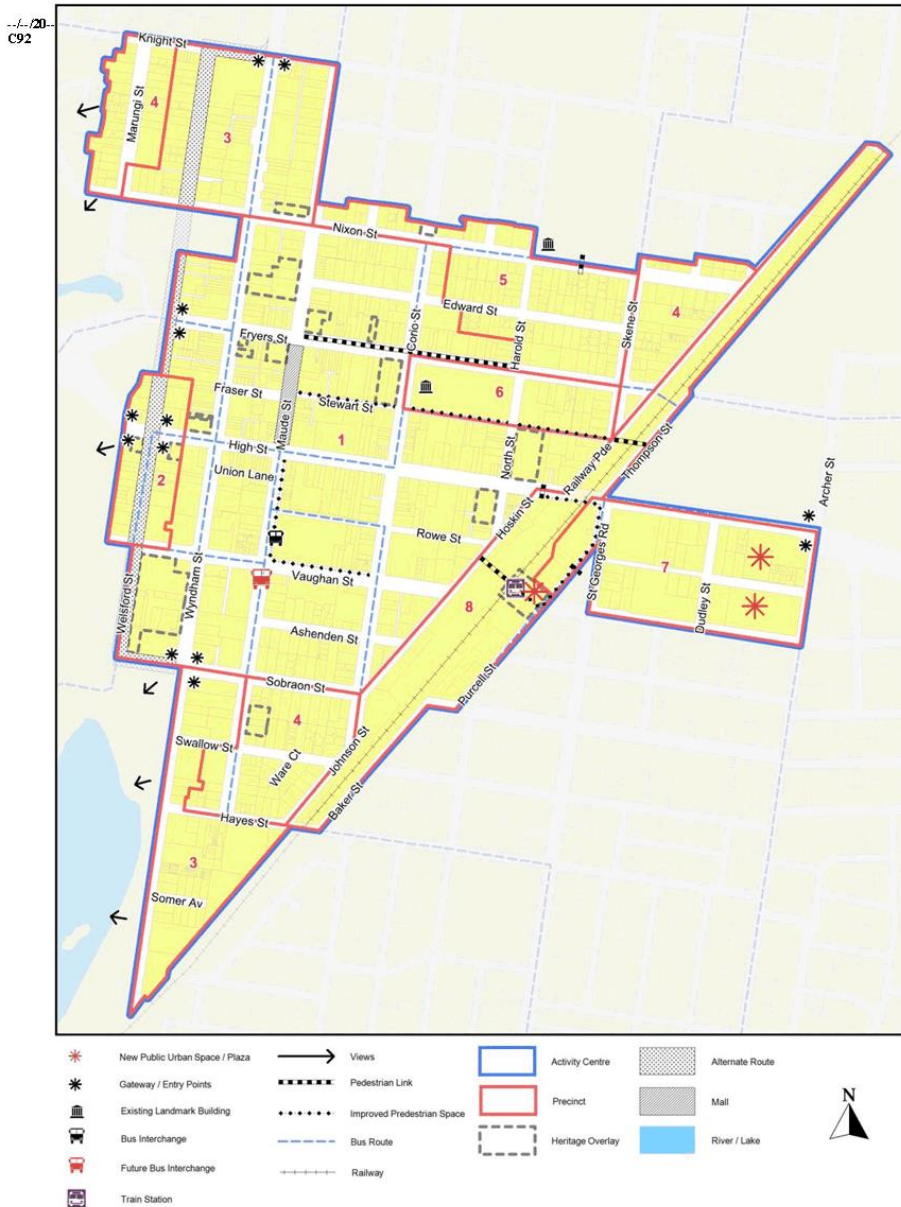
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SCHEDULE 1 TO THE ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

SHEPPARTON CENTRAL BUSINESS DISTRICT (CBD) ACTIVITY CENTRE

1.0 Shepparton CBD Framework Plan



GREATER SHEPPARTON PLANNING SCHEME

2.0 Land use and development objectives to be achieved-/-/20-
C92**Land use**

- To reinforce the Shepparton CBD as the principal retail centre in the region.
- To consolidate the traditional retail core including a continued focus of providing specialty retailing and entertainment.
- To strengthen the Shepparton CBD's role as an office and commercial location.
- To strengthen the image of Shepparton CBD as a regional community and cultural hub.
- To attract more people to live in the Shepparton CBD as a means of providing a greater range of housing choices and supporting the vibrancy and economy of the CBD.
- To enhance the role of the Shepparton CBD as a 'university city' by creating an attractive CBD in which to study and live.
- To strengthen links with the indigenous and cultural communities in Shepparton through expanding cultural-related activity in the CBD and working with the River Connect project.
- To strengthen the attraction of the Shepparton CBD as a tourist destination.

Built form

- To encourage innovative and sustainable contemporary design.
- To promote the principles of environmentally sustainable design.
- To make better use of available land by allowing higher scale built form in appropriate locations.
- To protect the amenity of residential areas and significance of heritage sites.

Public realm

- To enhance outdoor life in the city through the quality of its open spaces, within and immediately surrounding the CBD.
- To integrate the CBD and river spaces through improved visual connections and linkages to attract pedestrians, cyclists and tourists to the riverine areas.
- To improve the amenity and image of the CBD through the quality of its streetscape design.
- To design buildings and spaces to improve the level of actual and perceived safety throughout the CBD.
- To support public art in the CBD that projects the character and uniqueness of Shepparton, enlivens public spaces and raises awareness of the indigenous and post-settlement history of Shepparton.

Access

- To refocus the Shepparton CBD as a place for pedestrians and local traffic.
- To manage the operation of the CBD road network to redirect freight and through traffic to alternative routes prior to development of the Shepparton bypass.
- To improve access to and within the Shepparton CBD by a variety of sustainable transport modes including foot, bicycle and public transport.
- To create a high-quality pedestrian environment in the Shepparton CBD.
- To encourage safe and convenient access to the river and public spaces.

GREATER SHEPPARTON PLANNING SCHEME

3.0 Table of uses

Section 1 - Permit not required

C92

USE	CONDITION
Accommodation (other than Corrective institution and Dwelling)	Must not be located at ground floor level, except for entry foyers.
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	In Precincts 1, 2, or 7 or Sub-precinct 3B any frontage at ground floor level must not exceed two metres. No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Bus terminal	Must be in Precincts 1, 7 or 8.
Child care centre	Must be in Precincts 1, 2, 6, or 7 or Sub-precincts 3B, or 8A. Any frontage at ground floor level must not exceed 2 metres.
Cinema	Must not be in Precinct 4. In Sub-precincts 3A and 3C the site must adjoin, or have access to, a road in a Road Zone. In Precincts 1 or 7 must not front a road at ground floor level, except for entry foyers.
Cinema based entertainment facility	Must be in located in Precincts 1, 2, 7, or Sub-precincts 3B or 8A.
Display home	Must be located in Precincts 4 or 5.
Dwelling (other than Bed and breakfast)	In Precincts 1, 2 or 8 or Sub-precinct 3B any frontage at ground floor level must not exceed two metres.
Education centre (other than Primary school or Secondary school)	Must be in Precincts 1, 2, 6, 7 or 8 or Sub-precinct 3B. If located in Precincts 1, 2 or 7 or Sub-precinct 3B any frontage at ground floor level must not exceed 10 metres and access must not be shared with a Dwelling (other than a Caretaker's house).
Home occupation	
Informal outdoor recreation	

GREATER SHEPPARTON PLANNING SCHEME

Minor utility installation	
Office	<p>Must not be in Sub-precincts 4A, 4B, 4D, 8B or 8C.</p> <p>In Precincts 1 or 7, any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker's house), unless the office is a Bank, Electoral office, Real estate agency, Travel agency, or any other Office where the floor space adjoining the frontage is a customer service area accessible to the public.</p>
Place of worship	<p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
Railway station	
Retail premises (other than Adult sex book shop, Hotel and Tavern)	Must be in Precincts 1, 2 or 7 or Sub-precincts 3B or 8A.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

USE	CONDITION
Adult sex book shop	<p>Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.</p> <p>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Activity Centre Zone Precincts 4 or 5, or Sub-precinct 3C, land used for a Hospital, Primary school or Secondary school or land in a Public Acquisition Overlay to be acquired for a Hospital, Primary school or Secondary school.</p>
Amusement parlour	Must not be in Precinct 4.
Animal keeping (other than Animal boarding)	Must be less than 5 animals.
Cinema based entertainment facility – if section 1 condition is not met	Must not be located in Precinct 4.
Community market	
Convenience restaurant	Must not be in Precinct 4.
Convenience shop	In Sub-precincts 4A, 4B, 4D or 8C the Leasable floor area must not exceed 80 square metres.

GREATER SHEPPARTON PLANNING SCHEME

Emergency services facility	Must not be located in Precinct 4.
Food and drink premises (other than Convenience restaurant, and Take away food premises) – if Section 1 condition for Retail premises is not met	
Industry	Must be in Precincts 1, 2, 7 or Sub-precincts 3B or 8A. Must not be a purpose listed in the table to Clause 52.10 (with the exception of food and beverage production in Precinct 7).
Landscape gardening supplies (other than Plant nursery)	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mail centre	Must not be located in Precinct 4 or Sub-precincts 8B or 8C.
Medical centre – if Section 1 condition for Office is not met	
Motor vehicle, boat or caravan sales	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.
Nightclub	Must not be in Precinct 4.
Office (other than Medical centre) – if section 1 condition is not met	Must not be in Sub-precincts 4A, 4B, 4D, or 8C.
Place of assembly (other than Amusement parlour, Cinema, Nightclub and Place of worship)	
Plant nursery	
Retail premises (other than Community market, Food and drink premises, Landscape gardening supplies, Motor vehicle, boat or caravan sales, Shop, and Trade supplies) – if the Section 1 condition is not met	Must not be in Sub-precincts 4A, 4B, 4D or 8C.
Service station	The site must either: <ul style="list-style-type: none"> • Be in Precincts 1, 2, or Sub-precinct 3B, or • Have direct access to a road in a Road Zone.
Shop (other than Adult sex book shop and Convenience shop) – if the Section 1 condition is not met	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C or 9C.
Take away food premises	Must not be in Sub-precincts 4A, 4B, 4D or 8C.
Trade supplies	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.

GREATER SHEPPARTON PLANNING SCHEME

Transport terminal (other than Bus terminal, and Railway station)	Must not be located in Precincts 4 or 5.
Utility installation (other than Minor utility installation)	
Warehouse (other than Mail centre)	Must not be in Precincts 4 or 5 or Sub-precinct 8C. Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE

- Agriculture (other than Animal keeping)**
- Animal boarding**
- Brothel**
- Cemetery**
- Corrective institution**
- Crematorium**
- Saleyard**
- Stone extraction**

4.0

Centre-wide provisions

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4.1

Use of Land

A permit is not required to use land for the public purpose of Health and Community, Local Government, Service and Utility, Transport or Education providing the use is carried out by, or on behalf of, the relevant public land manager.

4.2

Subdivision

Applications for subdivision that do not support the objectives of this schedule are discouraged.

The consolidation of land to facilitate the creation of viable development sites is encouraged.

4.3

Buildings and works

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C92

A permit is not required for:

- The installation of an automatic teller machine.

GREATER SHEPPARTON PLANNING SCHEME

- Buildings and works 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 facade at ground floor level is maintained as an entry or window with clear glazing.
- The construction of an awning that projects over a road if it is authorised by the relevant public land manager.

No permit is required to:

- Construct or extend a dwelling on a lot of more than 300 metres. This exemption does not apply to:
 - Construction of a dwelling if there is at least one dwelling existing on the lot;
 - Extension of a dwelling if there are two or more dwellings on the lot;
 - Construction or extension of a dwelling if it is on common property;
 - Construction or extension of a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2;
 - The development of a caretaker's house or a bed and breakfast.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level;
- Construct one dependent person's unit on a lot.
- Construct a building or to construct or carry out works for the public purpose of Health and Community, Local Government, Service and utility, Transport or Education providing the building or works is carried out by, or on behalf of, the relevant public land manager.

4.4 **Design and development**

Dwellings

- On a lot of less than 300 square metres, an application must meet the requirements of Clause 54 if it proposes to:
 - Construct or extend one dwelling; or
 - Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.
- An application must meet the requirements of Clause 55 if it proposes to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Construct two or more dwellings on a lot.
 - Extend a dwelling if there are two or more dwellings on the lot.
 - Construct or extend a dwelling if it is on common property.
 - Construct or extend a residential building.
 - Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.

GREATER SHEPPARTON PLANNING SCHEME

This does not apply to a development of four or more storeys, excluding a basement.

Built form

- The height and setbacks of buildings should be designed in accordance with requirements and guidelines specified in the precinct provisions in this schedule.
- The Preferred Maximum Building Heights does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:
 - No more than 50% of the roof area is occupied by the equipment;
 - The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces;
 - The equipment does not extend higher than 3.6 metres above the Preferred Maximum Building Height as specified in the precinct provisions of this Schedule; and
 - The equipment is designed and screened to the satisfaction of the responsible authority.
- Any application which is not in accordance with the preferred building height and setback requirements specified in the precinct provisions to this schedule will be subject to specific performance requirements under each of a number of assessment criteria, including:
 - Demonstrate compliance with the design objectives of this schedule;
 - Implementing environmentally sustainable principles;
 - Achieving heritage restoration and adaptive re-use;
 - Enhancing public and private amenity; and
 - Protecting the development potential of adjoining sites.
- Minor buildings and works such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the setback areas specified in the precinct provisions of this Schedule provided they are designed and located to the satisfaction of the responsible authority.
- New buildings on landmark (Maude Street Mall and around the station) and gateway sites should be designed to allow higher scale buildings achieving innovative, distinctive architectural designs.
- New buildings should promote architectural excellence throughout the CBD by encouraging contemporary building styles for new developments that create a unique identity for the CBD and to improve its image as a regional centre.
- New buildings should be designed using the principles of Ecological Sustainable Design (ESD) in new buildings and encourage the retrofitting of existing buildings including:
 - Orientation and shading of windows to maximise heat gain in winter and minimise in summer;
 - Optimum thermal performance to reduce heating and cooling demands; and
 - Choice of energy-efficient and water-saving appliances.
- New development should incorporate best practice, environmentally sustainable design, including passive solar design and maximisation of northern orientation. Opportunities for achieving reductions of impervious surfaces, re-use of grey water and collection and re-use of stormwater should be utilised.
- New buildings should create good 'street architecture' with articulated façades, fenestration, parapet treatment, other detailing and materials that give a sense of human scale and interest to the streetscape.

GREATER SHEPPARTON PLANNING SCHEME

- New buildings should avoid expanses of blank walls on all street frontages and pedestrian spaces. Provide visual interest through a range of colours or textures, installing displays or through variations in the form of the building and on all sides of buildings.
- Buildings on sites adjacent to a heritage place should provide a transition in height to the heritage building, and complement the front setbacks of adjacent heritage buildings.
- Service and utility areas should be integrated into the design of new buildings.
- Advertising signs should contribute to a consistent and coordinated suite of signage for the CBD that is designed to serve a range of purposes, such as way finding, marking historical locations or announcing entry points.

Vistas

- New development on sites adjacent to or with views towards the Goulburn River should maximise this orientation by means of balconies, verandahs, upper building setbacks, fenestration and other architectural features.

Movement networks, transport and access

- To manage car parking demand and supply to support the economic competitiveness of the Shepparton CBD through the use of the Schedule to the Parking Overlay.
- New proposals should minimise the width of driveway entrances and the visual impact of garage doors on building frontages and provide access from rear laneways wherever possible.
- Laneways must provide safe and efficient access to the site and be constructed and sealed.
- New development must provide a high level of accessibility at the principal front entry for any development.

Amenity

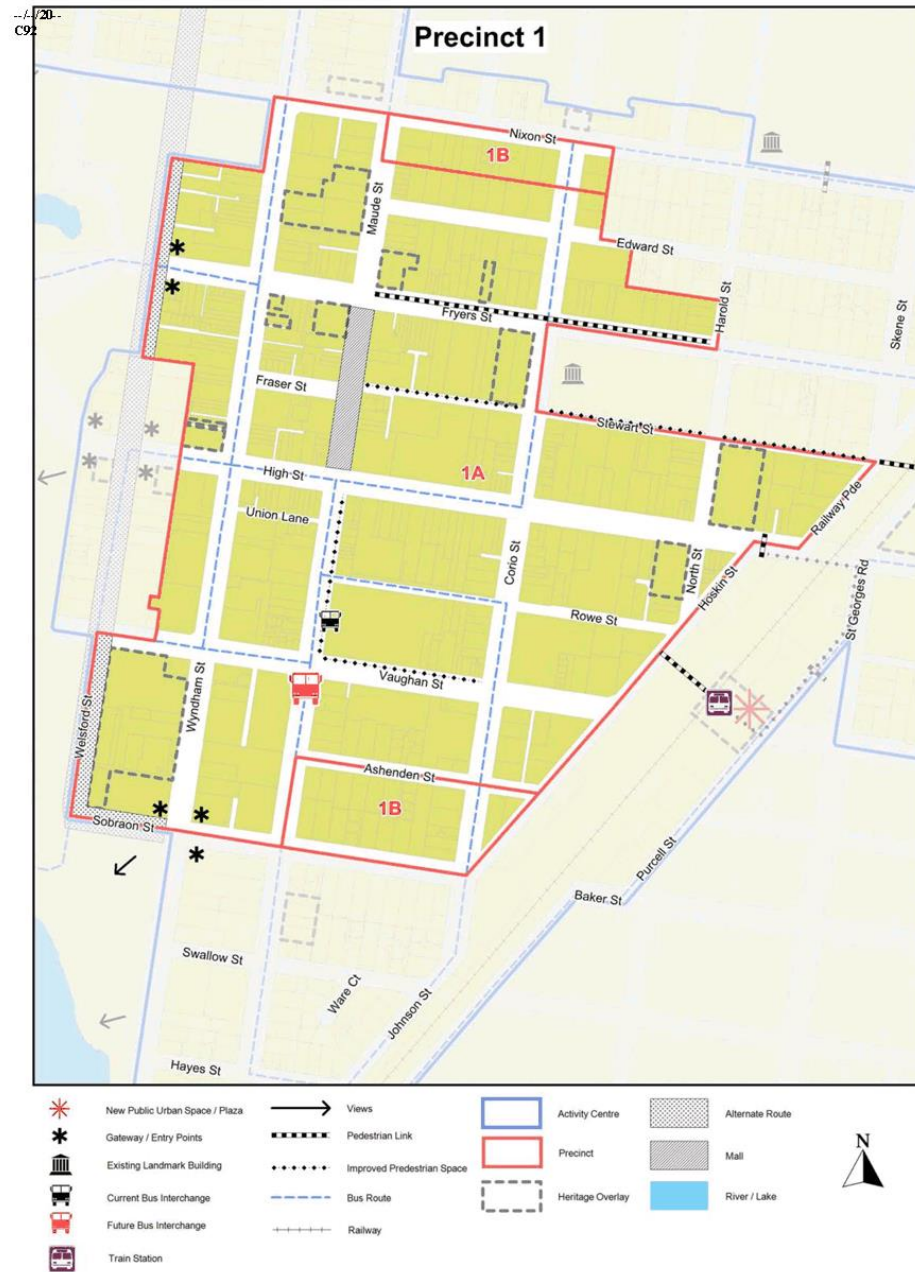
- New multi-deck car parking buildings should be constructed to the rear of lots to reduce the visual impact.
- Street planting and private landscaping should where possible enhance the visual appearance of the streetscape in the CBD.
- New development should where possible include public art on or nearby to the site.

GREATER SHEPPARTON PLANNING SCHEME

5.0 Precinct provisions

5.1.1 Precinct 1 – Retail core

5.1.1.1 Precinct Map



GREATER SHEPPARTON PLANNING SCHEME

5.1-2 Precinct objectives

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C92

- To provide a range of shops and entertainment options that cannot be found elsewhere in the city.
- To encourage major anchor stores, cinemas, entertainment, clothing and national brand retailers to locate within the core retail area.
- To encourage the mall to function as a true ‘centre’ of town with higher built forms around to denote its significance.
- To develop Fryers Street with a focus for food and dining activities.
- To encourage redevelopment of vacant or underused sites with buildings that create a well-defined street edge. Specifically, this includes:
 - improving the function and appearance of Vaughan Street through a stronger built form and architectural quality to define the streetscape and improve pedestrian amenity.
 - encouraging a higher density of building around the mall, including the vacant sites or surface car parks of Stewart Street, to improve its appearance and safety.
- To ensure heritage buildings are integrated into new development.
- To encourage the location of cafes and dining, food outlets, entertainment, and residential (above ground level) in Fryers Street and the Maude Street Mall.
- To improve the function and appearance of the mall as the principal open space of the CBD’s retail core and the heart of CBD activity.
- To facilitate higher scale, mixed-use development that includes residential to bring more people to the mall and activity on the street.
- To conserve or reveal views that contributes to the heritage significance of the precinct and individual places.
- To ensure that when buildings of cultural/heritage significance are re-developed, that the new development does not become the visually dominant element as a result of its scale, form or siting.
- To encourage the location of services and other features such as air conditioning units and solar hot water units in locations that is not highly visible from the street.
- In the case of subdivision, encourage the retention of the significant features of buildings of cultural and heritage significance on one lot.

5.1-3 Precinct requirements

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Sub-precinct	Preferred maximum building height	Preferred setbacks
1A (retail core)	11.5 metres (3 storey) street wall height. No maximum building height.	No front or side setbacks, except the site on the north-west corner of Sobraon and Wyndham Streets may have a setback to locate dining adjacent to the street frontages. Any additional levels above 3 storeys to be recessed 5 metres from façade edge.
1B	7 metres (2 storey)	Maintain current setbacks however potential for reduced side setbacks.

GREATER SHEPPARTON PLANNING SCHEME

5.1-4 Precinct guidelines-1-20-
C92

- Core retail activities, particularly anchor department stores and entertainment uses in the retail core, should be consolidated and clustered.
- Building frontages in the core retail areas and along main pedestrian streets should be designed to have 75 per cent 'active' frontage to add to the activity and vitality of the streets. This can be achieved through clear glazing, locating entrances off principal street spaces and providing balconies or terraces at the upper levels.

Maude Street Mall

- Uses that operate outside normal business hours (such as restaurants, bookshops and convenience stores) should be located in the Maude Street Mall.
- Higher buildings accommodating office or residential uses above ground level and ground level active retail frontages should be constructed adjacent to the Maude Street Mall.
- Existing blank walls should be converted to active retail frontages or include windows.
- A consistent paving treatment and materials should be used in the Maude Street Mall.
- Tower Arcade should be opened as a key pedestrian link.

Stewart Street

- Stewart Street should be upgraded as a key pedestrian link.
- The multi deck car park should be upgraded to improve access, presence, appearance and safety.
- Pedestrian access to Target Arcade should be upgraded to include active retail frontages, public art and lighting.
- Mixed use retail, office and residential uses should be constructed on vacant land north of Stewart Street.
- Three storey buildings should be located north and south of Stewart Street.

Telstra Tower and Fraser Park

- The viewing platform of the Telstra Tower should be upgraded to improve access provision of information.
- Fraser Park should be upgraded with improved landscaping.

Vaughan Street

- Improve the function and appearance of Vaughan Street through a stronger built form and architectural quality to define the streetscape and improve pedestrian amenity.
- Redevelopment of the Kmart site should include a new bus exchange.
- Any new development should include ground level active retail frontage and rear parking especially on key corner sites.
- On and off street parking should be reviewed to improve pedestrian access and safety.

Fryers Street

- New development should include a three storey street wall height with additional levels recessed from facades.
- A range of café, restaurants uses and specialty food retailing (deli & bakery) should be located in Fryers Street.

GREATER SHEPPARTON PLANNING SCHEME

Wyndham Street

- Wyndham Walk should be upgraded with active frontages, lighting, consistent materials, signage and public art to promote pedestrian use and increase safety.
- New pedestrian links to Welsford Street should be created.
- The relocation of the CBD through traffic from Wyndham Street to Welsford Street would enable a number of improvements to the streetscape.

5.2 Precinct 2 – Office

5.2.1 Precinct Map



GREATER SHEPPARTON PLANNING SCHEME

5.2-2 Precinct objectives

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C92

- To consolidate the precinct’s office role enlivened with above ground residential uses.
- To encourage development with a mix of office, cafe and residential uses (on upper levels) on land in the riverine environment between Welsford Street and the river’s open space.
- To encourage active frontages along the riverfront and on Welsford Street.
- To encourage zero setbacks and higher built form along Welsford Street.

5.2-3 Precinct requirements

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C92

Sub -precinct	Preferred maximum building height	Preferred setbacks
2	11.5 metres (3 storey) street wall height. No maximum building height.	Above 3 storeys, any additional storeys recessed 5 metres from façade edge. No front or side setbacks.

5.2-4 Precinct guidelines

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C92

- New development on the west side of Welsford Street should be sited to ensure views are available between buildings and public pedestrian access is provided for to the open space beyond.

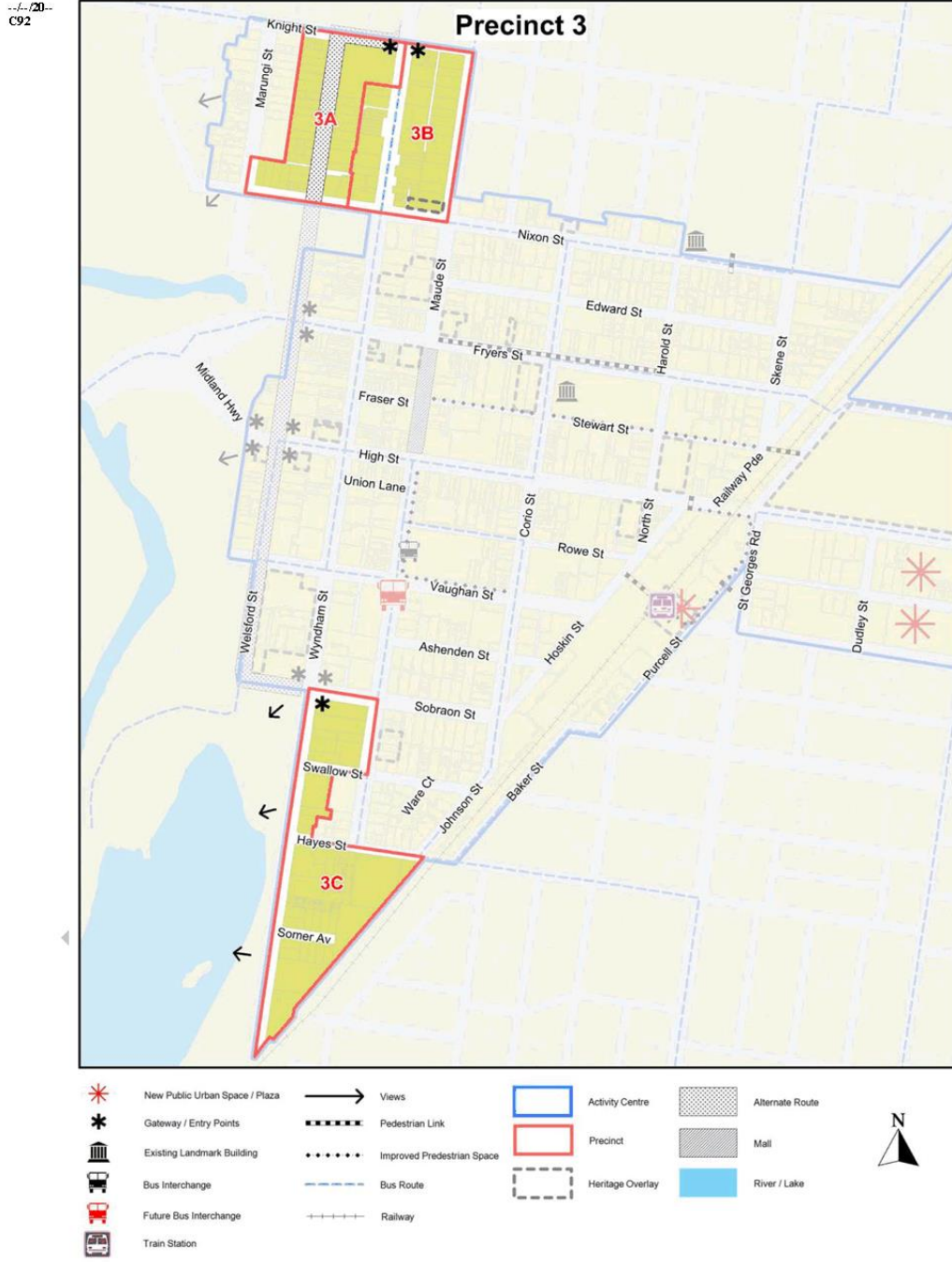
POST-EXHIBITION CHANGES

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5.3 Precinct 3 – **Secondary Office / Retail Office, Retail and Residential**

5.3.1 Precinct Map

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GREATER SHEPPARTON PLANNING SCHEME

5.3-2 Precinct objectives

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C92

- To encourage a compatible mix of medium-density residential and commercial/office uses that do not directly compete with or duplicate the retail and commercial use in the retail and office precincts.
- To encourage a lower-scale-storey built form with office/commercial uses incorporating a small landscaped setback to complement the setback of residential uses in the area.

5.3-3 Precinct requirements

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C92

Sub- precinct	Preferred building height	Preferred setbacks
3A	Minimum of two storeys (7m) and maximum of three storeys (11.5m).	Minimum of 1 metre and maximum of 3 metres from the front lot boundary with an average setback of 1.5 metres. Minimum of 14 metres from the rear boundary. A zero setback to the south boundary to 10 metres plus 25% of the remaining boundary length. If a zero setback is not used to the south boundary a minimum 1 metre side setback is required to north and south boundaries. Where vehicular access is provided to the rear of the site, there should be a minimum of 1.5 metres for landscaping and pedestrian refuges. The setback may be transferred to the building side of the laneway for a maximum of 50% of the laneway length.
3B	11.5 metres (3 storey) street wall height. No maximum building height.	Any additional levels above 3 storeys to be recessed 5 metres from façade edge. No front or side setbacks to Wyndham Street. Maintain current setbacks to Nixon Street and Maude Street however potential for reduced side setbacks.
3C	Minimum 11.5 metres (3 storey) and maximum 20.5 metres (6 storey)	Minimum of 5 metres and a maximum of 10 metres from the front boundary with an average of 6-7 metres over the width of the building frontage Upper level setback must be a minimum of 3 metres. Where new developments have a

GREATER SHEPPARTON PLANNING SCHEME

		<p>boundary with a residential lot, a minimum building setback of 14 metres must be provided.</p> <p>A zero setback to the south boundary to 10 metres plus 25% of the remaining boundary length. For the remainder of the south boundary length, a minimum of 1 metre side setback is required.</p> <p>If a zero setback is not used to the south boundary a minimum 1 metre side setback is required to north and south boundaries.</p> <p>Where vehicular access is provided to the rear of the site, there should be a minimum of 1.5 metres for landscaping and pedestrian refuges. The setback may be transferred to the building side of the laneway for a maximum of 50% of the laneway length.</p>
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5.3-4

Precinct guidelines

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- A mix of medium density residential, small office and peripheral retail uses should be located in the precinct.
- New development should reflect the gateway role of the precinct as the southern and northern entry points to the CBD.
- New uses should not duplicate or compete with the retail and commercial use sought in the retail and office precincts.
- In Sub-precinct 3A:
 - New developments should consider overlooking and overshadowing, so as not to impact on the amenity of neighbouring buildings.
 - Upper building setbacks should provide opportunities for increased environmental efficiencies, such as solar access, natural ventilation and passive winter heating.
 - Building design should reflect a civic and community character. This may include the use of flat roofs or parapets etc which are characteristic of the area.
 - New developments should incorporate 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.
 - New developments should incorporate the following into building design so as to ensure a cohesive streetscape character is achieved:
 - External walls of developments should display materials and finishes such as quality textured paint coating, timber or metal cladding, and glass. The use of 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.

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- External walls of buildings may consist of large expanses of glass at ground floor levels. The glass must be clear or lightly tinted, and non-reflective.
 - Colour schemes of all external surfaces of new developments must be coordinated and consistent with the building design intention. Bright extravagant colour schemes that do not contribute to an integrated streetscape 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.
- In Sub-precinct 3C:
 - new development should promote mixed commercial / residential uses, protect the large trees along the east side of Victoria Park Lake and sensitively deal with residential interface areas;
 - Multi deck car parking may be constructed to the rear boundary of lots if there is laneway access or setback 1.5m if there is a residential property adjacent.
 - Developments should contain innovative built form and landscape treatment that is reflective of their location.
 - Development should provide design feature entries to buildings that are easily visible and identifiable from streets and other public places.
 - Buildings should be orientated towards the Victoria Park Lake and express a prestigious boulevard character through the use of appropriate architectural features such as balconies, verandas, porticos, 'book ends' and upper building setbacks.
 - Flat or innovative roof forms that are proportional to the building should be provided.
 - Building facades of large developments should be modulated and articulated by horizontal and vertical elements. The facade should allow for some interaction between the public streetscape and the building interior.
 - Incorporate the following into building design so as to ensure a cohesive boulevard character is achieved:
 - Building materials should include steel-and-glass structures, masonry, concrete, and timber.
 - External walls of developments should display materials and finishes such as quality textured paint coating, timber or metal cladding, steel structures, and glass. Rendered concrete may be used where it is complemented by the 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 should be avoided.
 - External walls of buildings may consist of large expanses of glass, though the glass must be clear or lightly tinted, and non-reflective.
 - Colour schemes of all external surfaces of new developments must be coordinated and consistent with the building design intention.
 - Bright extravagant colour schemes that do not contribute to an integrated streetscape must be avoided.
 - New developments must consider overlooking and overshadowing, so as not to impact on the amenity of neighbouring buildings.
 - All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc must be designed and located to minimise potential impact on the amenity of the adjacent residential areas.

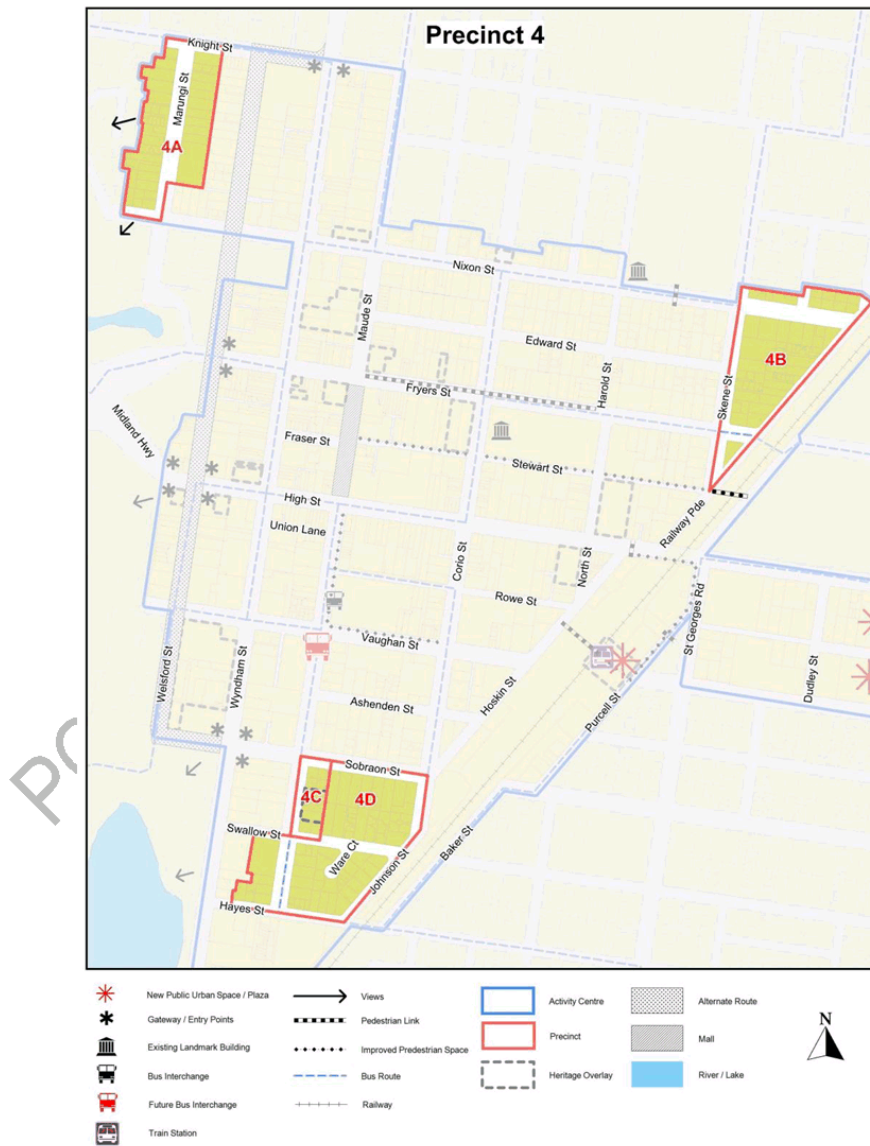
GREATER SHEPPARTON PLANNING SCHEME

- 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.
- Large trees should be planted within car parks.
- Encourage paving materials that provide texture, patterns and subtle colour to the building frontage should be used.

5.4 **Precinct 4 – *Peripheral Residential / Redevelopment***

5.4-1 **Precinct Map**

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GREATER SHEPPARTON PLANNING SCHEME

5.4-2 Precinct objectives

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C92

- To retain the high level of amenity of established residential areas surrounding the CBD.
- To encourage medium-density housing in the peripheral residential areas.
- To encourage higher built form in Marungi Street.
- Preferred future function of precincts 4C and 4D is to accommodate higher density residential development along Maude Street.

5.4-3 Precinct requirements

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C92

Sub-precinct	Preferred building height	Preferred setbacks
4A	11.5 metres (3 storeys)	Maintain current setbacks however potential for reduced side setbacks.
4B	11.5 metres (3 storey) street wall height. No maximum building height.	Any additional levels above 3 storeys to be recessed 5 metres from façade edge. Maintain current setbacks however potential for reduced side setbacks
4C	Minimum 11.5 metres (3 storeys) and maximum 20.5 metres (6 storeys)	Any additional levels above 3 storeys to be recessed 5 metres from façade edge. Maintain current setbacks however potential for reduced side setbacks
4D	<u>Maximum 15m (4 storeys)</u> <u>2 storeys maximum 7 metres wall height</u>	Maintain current setbacks for residential amenity

5.4-4 Precinct guidelines

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C92

- Medium density housing should be designed appropriately to ensure ongoing residential amenity.
- In Sub-precinct 4A:
 - New development on Marungi Street should include a higher built form (up to 3 storeys) to maximise views to the river.
- In Sub-precincts 4C and 4D:
 - Building heights should be related to lot size, using the 'podium principle' to ensure adequate upper level setbacks are achieved.
 - Built form should be setback from the street to preserve the existing street character.
 - Maude Street should be prioritised as a wide 'boulevard' for future residential growth.
 - Larger front setbacks should be encouraged to allow for landscaping and street trees of suitable and consistent species.

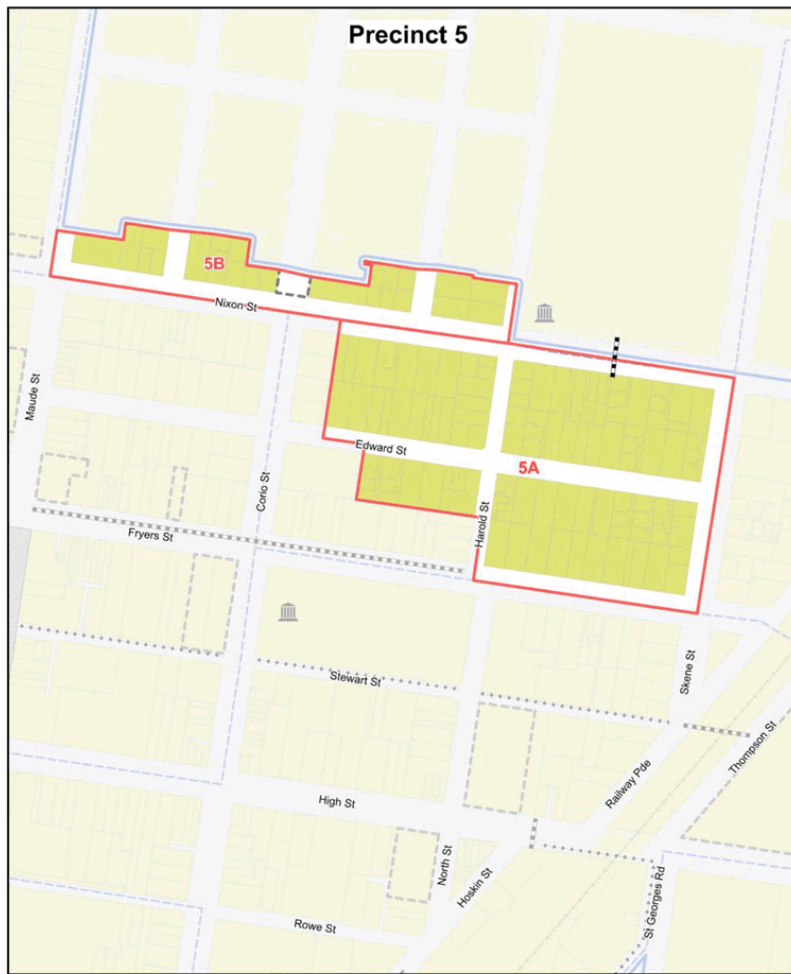
GREATER SHEPPARTON PLANNING SCHEME

- [Tree lined streets and boulevards with high quality and appropriate long-term planting should be encouraged.](#)
- [Bicycle and pedestrian linkages, amenity and access should be strengthened and improved where possible.](#)
- [Higher density development with a high level of residential amenity should be prioritised, particularly along Maude Street.](#)

5.5 **Precinct 5 – Office and Higher Density Residential**

5.5-1 **Precinct Map**

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C92



GREATER SHEPPARTON PLANNING SCHEME

5.5-2 Precinct objectives

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C92

- To encourage a compatible mix of small offices, higher density residential, service businesses and small peripheral retail uses.
- To support higher built form including office or secondary retail uses at ground floor and residential uses at upper levels.
- To improve pedestrian links across Nixon Street to Deakin Reserve.

5.5-3 Precinct requirements

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
5A	11.5 metres (3 storeys) street wall height. No maximum building height.	Small landscape front setbacks (3-5m) and reduced side setbacks.
5B	7 metres (2 storeys)	Maintain current setbacks however potential for reduced side setbacks.

5.5-4 Precinct guidelines

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C92

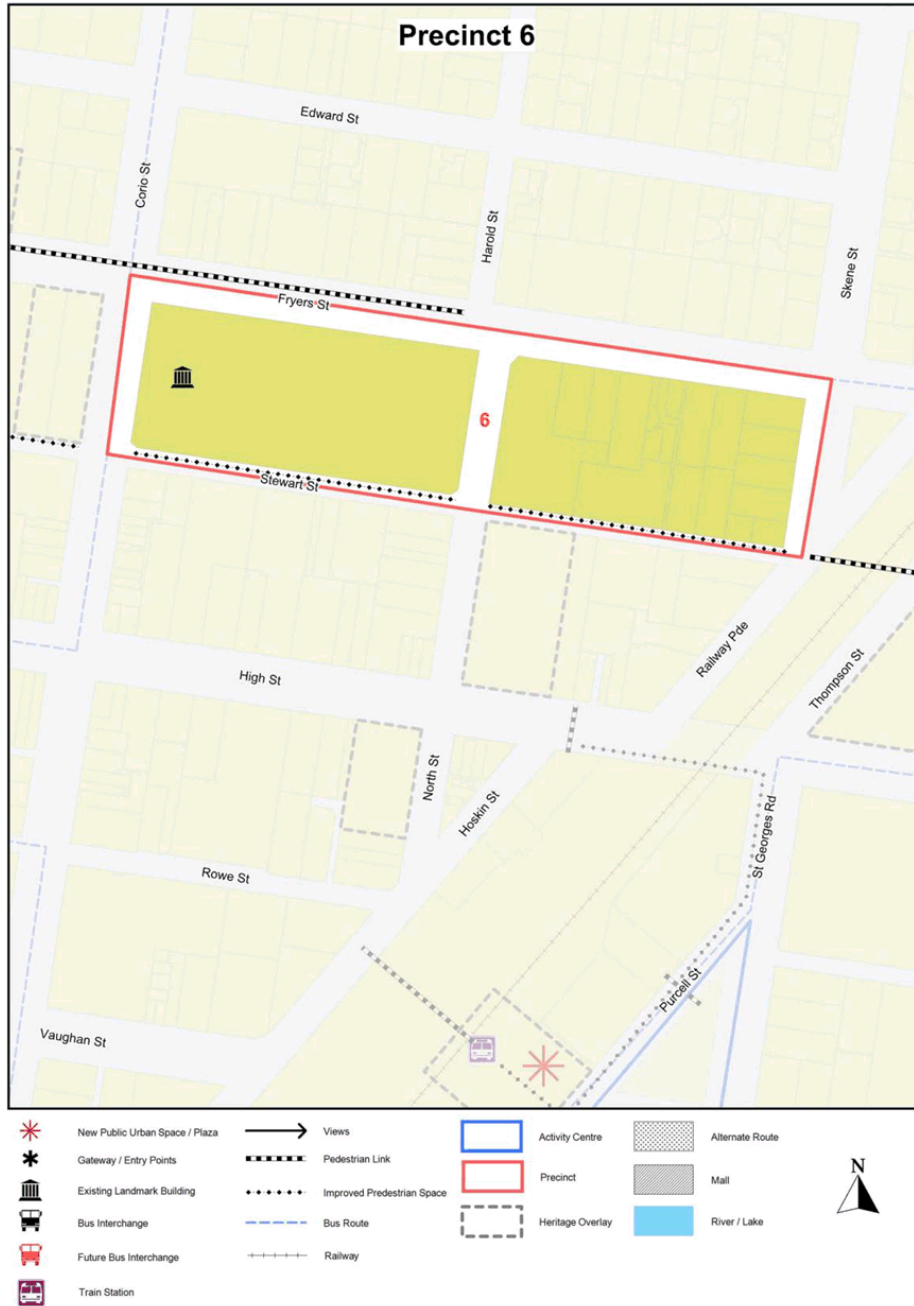
- New medium density residential development should be located within 400m to 600m from the CBD.

GREATER SHEPPARTON PLANNING SCHEME

5.6 Precinct 6 – Shepparton Tertiary Education Precinct (STEP)

5.6.1 Precinct Map

C92
C92



GREATER SHEPPARTON PLANNING SCHEME

5.6-2 Precinct objectives

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C92

- To establish the Shepparton Tertiary Education Precinct (STEP) as the preferred precinct for the development of post-secondary and tertiary education facilities.
- To create a vibrant education precinct within and around the STEP site that revitalises the eastern end of the CBD and provides opportunities for educational, community, high-density residential and student-related activities.
- To prioritise pedestrian movement and access around the STEP site.
- To ensure bicycle and pedestrian routes link STEP to the activity nodes, public transport services and existing bicycle network throughout the CBD.
- To encourage redevelopment of sites with buildings that creates a well-defined street edge. This includes introducing higher scale buildings of a range of architectural treatments to this area, with Stewart Street developed as a campus boulevard space.

5.6-3 Precinct requirements

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
6	15m (4 storeys)	Maintain current setbacks however potential for reduced side setbacks.

5.6-4 Precinct guidelines

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C92

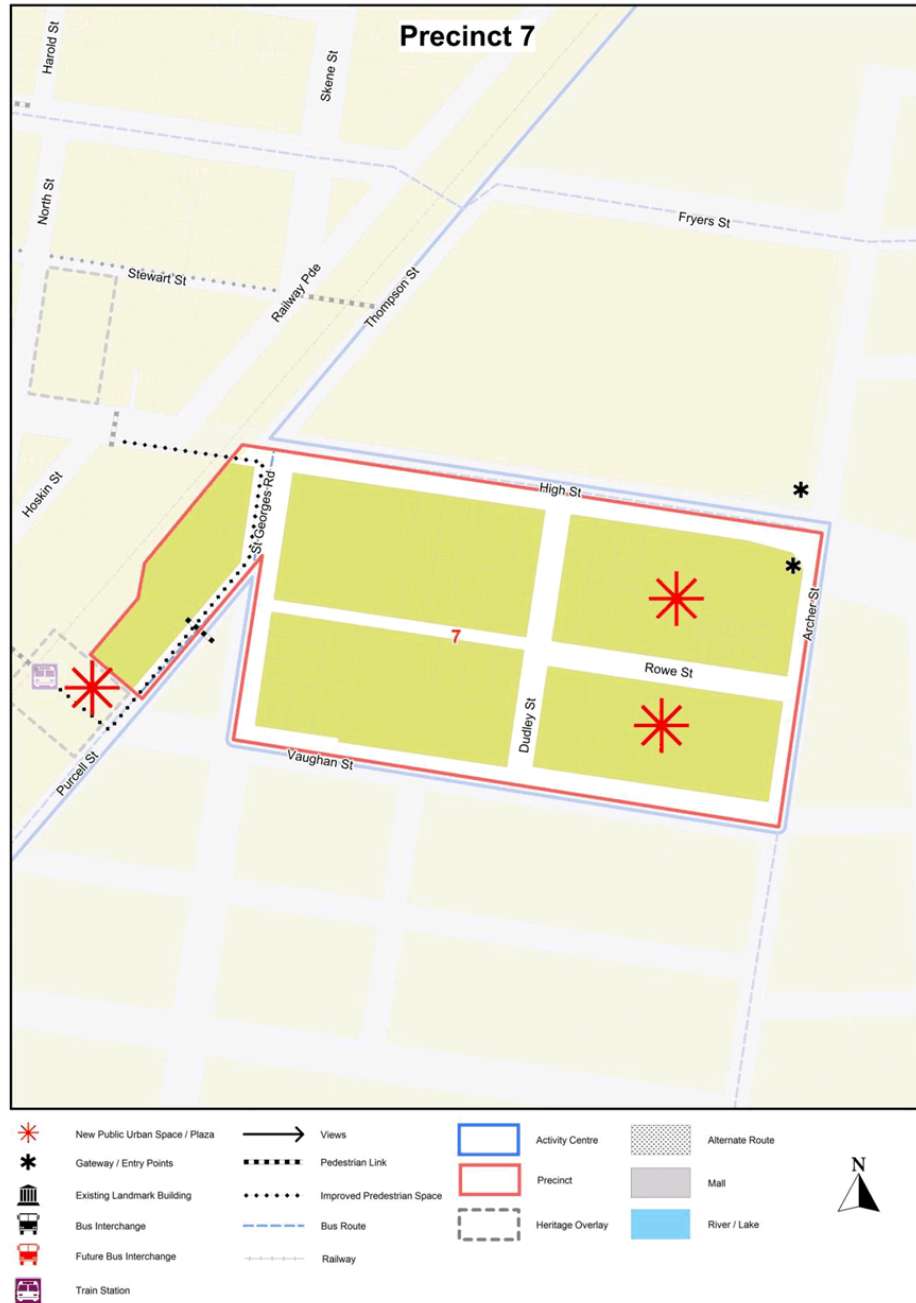
- New development should enhance the educational opportunities provided by Goulburn Ovens TAFE and La Trobe University.
- A pedestrian link should be provided to the railway station.

GREATER SHEPPARTON PLANNING SCHEME

5.7 **Precinct 7 – Rowe Street East Mixed Use**

5.7-1 **Precinct Map**

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C92



GREATER SHEPPARTON PLANNING SCHEME

5.7-2 Precinct Objectives

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C92

- To develop Shepparton Plaza to address street frontages and mark the entrance to the CBD.
- To encourage redevelopment of the Shepparton Plaza with buildings that create a well-defined street edge.
- To facilitate the redevelopment with uses that will take advantage of the precinct's location next to the railway station and with buildings that provide active frontages to the street.
- To upgrade Purcell Street as a key pedestrian link between the CBD and the railway station.
- To ensure that buildings provide improved interfaces to open spaces and surrounding residential uses.
- Karibok Park should be upgraded with a focus on pedestrian access to Shepparton Plaza.

5.7-3 Precinct requirements

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
7	11.5 metres (3 storey) street wall height.	No front or side setbacks.

5.7-4 Precinct guidelines

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C92

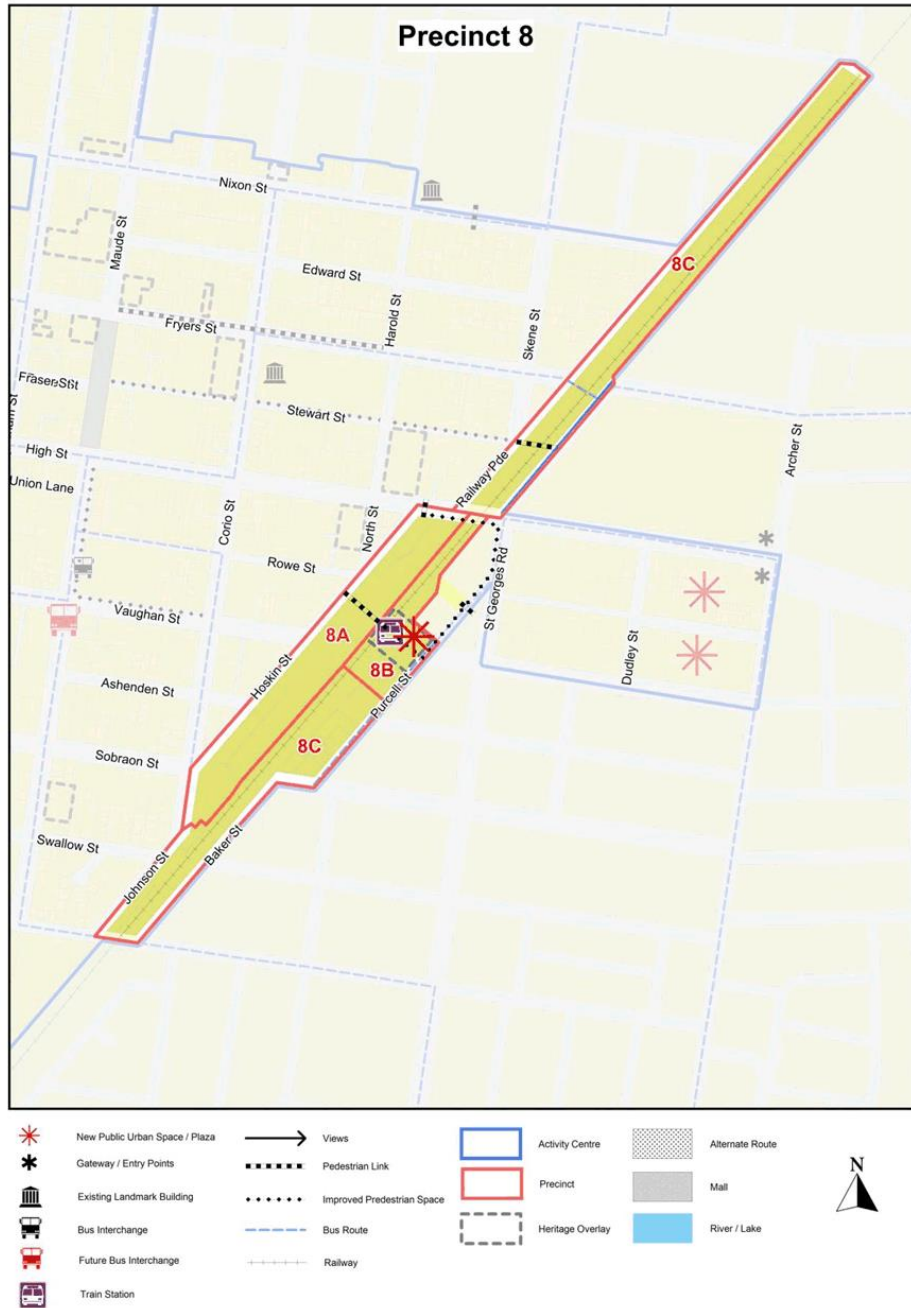
- New development at the Shepparton Plaza site should include active retail frontages to High Street and parking to the rear. New buildings should provide improved interfaces to open spaces and surrounding residential uses.

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5.8 **Precinct 8 – Railway and adjoining land**

5.8-1 **Precinct Map**

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C92



GREATER SHEPPARTON PLANNING SCHEME

5.8-2 Precinct Objectives

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C92

- To provide for commercial and residential buildings that address street spaces.
- To provide for higher scale built form adjacent to the railway line.
- To improve pedestrian access and amenity to the station and bus terminal, including:
 - From the west including the CBD, STEP etc.
 - Along Purcell Street from High Street.
 - From Hayes Street to Purcell Street.
- To develop angle car parking along Railway Parade between High Street and Fryers Street to provide long-stay parking for event goers, students, workers and CBD traders.
- To create a new pedestrian rail crossing connection linking the showgrounds (Thompson Street) with Stewart Street.

5.8-3 Precinct requirements

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
8A	11.5 metres (3 storey) street wall height. No maximum building height.	Additional levels recessed from facades. No front or side setbacks.
8B and 8C	2 storeys	

6.0 Notice and review

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C92

An application to construct a building that exceeds the maximum preferred building height is not exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.05 for advertising signs is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.06 or the schedule to Clause 52.06 to reduce or waive the required car parking spaces or vary the design requirements is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.07 to waive or vary loading and unloading provisions is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.29 to alter or create a new access to a Road Zone is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

GREATER SHEPPARTON PLANNING SCHEME

7.0 Decision guidelines

~~7.1/20.1~~
C92 Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

Use

Whether the proposal:

- Contributes to an appropriate mix of uses within the CBD to complement and support the strategic role of the Shepparton CBD.
- Contributes to the achievement of residential population targets as set out in the *Greater Shepparton 2030 Strategy Plan*.
- Creates active uses and pedestrian generating activity at ground level that contribute to a vibrant public realm.

Buildings and works

Whether the proposal:

- Creates a strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable development.
- Provides overhead weather protection adjoining key pedestrian walkways and nodal points.
- Complements, where relevant, the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site.
- Incorporates provisions for pedestrians, cyclists and people with a disability demonstrating how access needs are accommodated.
- Limits the number of vehicle crossings to each development.

Subdivision

Whether the subdivision is associated with a development proposal that supports the objectives promoted by this Schedule and does not result in the fragmentation of sites.

How the subdivision assists in the consolidation of land to facilitate the creation of viable development sites.

Whether the subdivision will facilitate the retention of significant features of buildings with cultural heritage significance on one lot.

8.0 Advertising signs

~~7.1/20.1~~
C92 Advertising sign requirements are at Clause 52.05. All land within Precincts 1 or 7 or Sub-precincts 3B or 8A is in Category 1. All other land is in Category 3.

9.0 Reference documents

~~7.1/20.1~~
C92 *Shepparton CBD Strategy October 2008*

Urban Design Framework – Shepparton North and South Business Areas

Greater Shepparton 2030 Strategy Plan