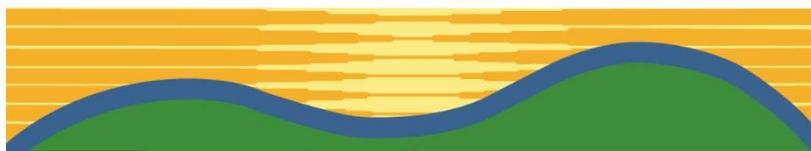


MITCHELL SHIRE COUNCIL



SPECIAL COUNCIL MEETING

AGENDA

MONDAY 29 JANUARY 2018

7.00pm

NOTICE IS HEREBY GIVEN that **Special Council Meeting** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High Street Broadford**, on **Monday 29 January 2018** commencing at **7.00pm**.

DAVID TURNBULL
CHIEF EXECUTIVE OFFICER

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1 GOVERNANCE DECLARATION

2 APOLOGIES AND LEAVE OF ABSENCE

3 DISCLOSURE OF CONFLICTS OF INTEREST

In accordance with section 79 of the Local Government Act 1989.

4 DEVELOPMENT AND INFRASTRUCTURE

4.1 COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE

Author: Justin Harding - Strategic Planner

File No: PL/05/224

Attachments:

1. [Planning Report and Planning Permit](#)
2. [Floor Plan](#)
3. [Planning Scheme Amendment Documentation](#)

SUMMARY

An application has been received for a combined planning scheme amendment to rezone land and a planning permit application for development of land in accordance with Section 96A of the *Planning and Environment Act 1987*.

The application proposes to develop the land for a neighbourhood activity centre. To facilitate this, the amendment proposes to rezone 80 Clarke Street and 109 Northern Highway, Kilmore, from Industrial 1 Zone to Commercial 1 Zone. The permit seeks to develop land for buildings and works for the construction of a supermarket with retail stores and a medical centre, use of the land for the sale of packaged liquor, alteration of access to a Road Zone Category 1 and removal of native vegetation.

The combined amendment/permit process allows Council, the community and referral agencies to consider the proposed rezoning and planning permit at the same time. If submissions are received which cannot be resolved, the application will be reviewed by an independent Planning Panel who will make recommendations for Council regarding both the amendment and permit application.

It is recommended to place the amendment and planning permit on public exhibition and seek the views of the community and relevant referral authorities regarding the proposed rezoning and development of the land for a neighbourhood activity centre.

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

RECOMMENDATION

THAT Council:

1. Agree to consider the application for the permit concurrently with the preparation of the proposed amendment in accordance with Section 96A of the *Planning and Environment Act 1987*.
2. Seek Ministerial Authorisation in accordance with Division 5 of the *Planning and Environment Act 1987* to prepare combined Planning Scheme Amendment C124 and Planning Permit PLP203/17, which applies to land at 80 Clarke Street and 109 Northern Highway, Kilmore, generally in accordance with the documents at Attachments 1, 2 and 3 of this report.
3. Subject to Ministerial Authorisation being granted, prepare and exhibit a Planning Scheme Amendment in accordance with the *Planning and Environment Act 1987*.

BACKGROUND

Subject Site and Planning Controls

A request for a combined planning permit and planning scheme amendment to the *Mitchell Planning Scheme* was received by Council on 2 June 2017. The request proposes rezoning land at 80 Clarke Street and 109 Northern Highway, Kilmore, from Industrial 1 Zone to Commercial 1 Zone. The request also proposes the construction of a neighbourhood activity centre which includes a supermarket and specialty stores.

The subject site is approximately 1.8 hectares in size and has frontages of approximately 96 metres to the Northern Highway and 144 metres to Clarke Street. Abutting the west of the site is a car dealer/motor wreckers and scrapyards (industrial land), east is a single dwelling, south is the Coles/Aldi supermarket activity centre and north is Kilmore Creek (Figure 1).

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)



Figure 1: Aerial Photo of 80 Clarke and 109 Northern Highway, Kilmore

An amendment to the *Mitchell Planning Scheme* is necessary to allow the proposed commercial development of the site. Under the provisions of the current Industrial 1 Zone, the use of land for a neighbourhood activity centre including a supermarket is prohibited. No planning overlays apply to the subject site.

Neighbourhood Activity Centre Proposal

The proposed neighbourhood activity centre comprises:

- A full line supermarket of 3,600 square metres, setback in the north west of the site, with a loading dock located on the western boundary which will adjoin industrial land. The overall height of the neighbourhood activity centre is proposed to be 9 metres;
- A liquor retail store of 200 square metres associated with the supermarket;
- Twelve commercial stores totalling 1,047 square metres;
- A medical centre of 300 square metres which can accommodate up to six practitioners;
- The total footprint of all buildings is 5,347 square metres;
- Pedestrian footpaths fronting Kilmore Creek, Clarke Street and Northern Highway;
- 256 car parks, in accordance with car parking requirements;
- Left in and left out access to the Northern Highway and full access from Clarke Street;

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

- Signage is integrated into the centre with one additional 10-metre-high pylon sign fronting Clarke Street; and
- Associated landscaping, including along the Kilmore Creek.

A detailed floor plan can be viewed at Attachment 2.

Background Reports

The floor plan, elevation drawings, planning report and proposed permit conditions can be viewed in Attachments 1 and 2 to this report. The applicant has also prepared several background reports to support the proposal, including an Economic Impact Assessment, Water Management Plan, Traffic Engineering Assessment and Arboriculture Report.

The applicant submitted a Traffic Engineering Assessment as part of the application. Access to the neighbourhood activity centre is proposed by the applicant to be via left in, left out only from the Northern Highway and two full access points at Clarke Street, which is nominated by the Structure Plan as a connector road. Council engineers are currently reviewing proposed access arrangements and the views of VicRoads will be sought through the exhibition process. The neighbourhood activity centre is proposed to be serviced by 256 car parks, in accordance with statutory car parking requirements.

ISSUES AND DISCUSSION

Kilmore Structure Plan & Kilmore Infrastructure Funding Framework

The *Kilmore Structure Plan 2016* is Council's vision for the future of Kilmore. The Structure Plan identifies the Kilmore Town Centre as the township's principal activity centre. The Structure Plan identifies the subject site as a key gateway site appropriate for commercial development and recommends Council works collaboratively with the landholder regarding its future commercial development.

The associated *Kilmore Infrastructure Funding Framework 2017*, which nominates infrastructure required to service Kilmore's growth, recommends Clarke Street for an upgrade to a connector street and an upgrade to the intersection of Clarke Street and Murray Street.

Amendment C123 – Implementation of Kilmore Structure Plan

At its Ordinary Meeting held 21 August 2017 Council resolved to prepare and exhibit Amendment C123 which seeks to implement the Kilmore Structure Plan into the *Mitchell Planning Scheme*. Amendment C123 completed public exhibition on 17 November 2017.

Amendment C123 proposes to apply the Design and Development Overlay Schedule 4 (Kilmore Town Centre and Key Gateway Sites) to the site and local policy changes to Kilmore at Clause 21.11-3 (Kilmore/Local Areas) of the Mitchell Planning Scheme. The proposed Design and Development Overlay seeks to include provisions which relate to active street frontages, a high-quality design response for the site and consideration of Kilmore Creek in the future development of the area.

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

The proposed centre is generally in accordance with the proposed Design and Development Overlay as it provides active frontages to Clarke Street and the Northern Highway and improvements, including a pathway, to the Kilmore Creek corridor.

The proposed local policy changes support a full line supermarket on the subject site, provided the following can be demonstrated:

- No alternative sites are available;
- There is demonstrated demand for additional retail floor space;
- The proposal does not detrimentally affect the vitality of Sydney Street; and
- The proposal can integrate within the town centre and is accessible.

To support the amendment and permit application, the applicant has submitted an Economic Impact Assessment. The Assessment identifies that Kilmore is a growing township and fulfils a role as a commercial centre to several surrounding townships including Broadford and Wandong-Heathcote Junction.

Based on existing and forecast population growth in the area, the Assessment concludes that Kilmore can support an additional full line supermarket and additional retail space. The Assessment also noted there are other similar sized regional townships (including Seymour and Wonthaggi) that support multiple major supermarket operators.

The Assessment examines available commercial land within Kilmore and identifies that there are several vacant commercial sites within the town centre. However, none are large enough to accommodate a full line supermarket.

Kilmore's Sydney Street includes several heritage listed buildings and a heritage precinct. This further restricts development opportunities of the scale being proposed, especially when significant hard-stand areas including car parking and accessways are required.

Kilmore Creek

Setback to Kilmore Creek

The proposed neighbourhood activity centre shares a 70-metre northern boundary with Kilmore Creek.

The Mitchell Shire Planning Scheme identifies that Goulburn Broken Catchment Management Authority (GBCMA) are a recommending authority for the site. This authority has reviewed the proposal and has recommended an undeveloped 30-metre setback from the creek be provided as part of the permit conditions. This position is based on adopting the Melbourne Water Guidelines for greenfield development. This recommendation is considered excessive for the site as it is likely to impact on the commercial viability of the proposal due to the reduced floor space of the development.

The current proposal allows for a five-metre creek setback however, this is not considered sufficient enough to accommodate a usable and meaningful space that can be used as a linear open space corridor as described within the Kilmore Structure Plan. Some minor alterations to the plans submitted for consideration, discussed later in this

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

report, will also serve to enhance outcomes for this component of the proposed development.

Interface with Kilmore Creek

It is intended the proposal will assist in improving the creek corridor with built form addressing the creek environment and additional improvements within the setback, which will include a passive open space area with pathways and seating. The improvements to the Kilmore Creek, as identified in the Structure Plan, would not be possible without development occurring on this site. Improving landscape amenity and providing treatments to Kilmore Creek will improve the usability and amenity for the community.

Pedestrian connectivity across Kilmore Creek

The applicant is currently in negotiations with Council officers regarding a potential contribution towards the construction of the pedestrian bridge across the Kilmore Creek. The bridge is required to service the existing employment land, caravan park and future residential neighbourhood to the north. A pedestrian bridge in this location will significantly boost pedestrian access into Sydney Street and the proposed development.

Drainage

Development of the site for an activity centre will increase non-permeable surfaces. To limit off site stormwater flows an onsite underground stormwater detention tank is proposed. A Biofilta system is proposed to treat storm water which will remove pollutants prior to discharge to the Northern Highway. The detention tanks will also provide water for maintaining the activity centres landscaping.

Urban Design

The design and layout of the proposed development is considered appropriate for the Northern Key Gateway Site as identified by the Kilmore Structure Plan. Abutting the existing industrial land uses to the west, the supermarket and specialty stores will be setback to the rear of the site. Additional retail stores will front Clarke Street and the Northern Highway which allows opportunity for new built form to address street frontages and provides. The proposed development also provides an opportunity to enhance the landscape environment and to improve the Kilmore Creek corridor.

High quality exterior finishes and cladding are proposed for all buildings. A mixture of aluminium, textured stone, timber and green walls will ensure all building exteriors are visually interesting and contribute positively to the overall aesthetic of Kilmore's town centre.

Condition 1 Plans

Officers consider minor changes to the plans will improve the operation of the neighbourhood activity centre, particularly at the Kilmore Creek interface. It is proposed to apply permit conditions that will require the plans to be amended generally as described below:

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

- Revised vehicle access to the site from Clarke Street in the south west corner to align with Murray Street as identified in the Kilmore Structure Plan to provide for improved connectivity to future residential areas to the south;
- Detailed plans for the creek interface;
- The medical centre component is to be realigned or relocated to remove the part of the building projecting east to increase the building setback from the top of the creek;
- The north-eastern corner of the supermarket is to be tapered to remove the blind corner from the shared path to improve safety.

Figure 2 details the areas that will be affected by the Condition 1 Plans. Additional plans will also be required, including a detailed landscaping masterplan for the entire site. Attachment 1 includes all proposed permit conditions.



Figure 2: The proposed neighbourhood activity centre. Outlined in red are areas that are proposed to be amended via Condition 1 Plans.

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

CONSULTATION

The views of relevant referral agencies, landowners and the community will be considered through exhibition of proposed Amendment C124, in accordance with the provision of Section 96C(1) of the *Planning and Environment Act 1987*. The amendment will be placed on exhibition for one calendar month.

Public exhibition will include sending notices to the land owners / occupiers for surrounding properties. Public exhibition will also include advertising within the local newspapers and via Council's website, as well as hard copies of the Amendment being made available for public inspection during opening hours at the Kilmore Library, Broadford Customer Service Centre and the Wallan Planning Office.

Following completion of the exhibition period a report will be provided to Council which outlines the exhibition process and any submissions received.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are minimal financial implications for Council to progress the combined amendment and permit process, as this is a proponent-led amendment. The applicant will bear the costs associated with processing this amendment, including application fees and costs associated with public exhibition and an Independent Planning Panel should a hearing be required.

Council Officers have scheduled with Planning Panels Victoria a combined hearing for current amendments which affect land in Kilmore. This will reduce the resource impacts for Council in terms of cost and officer time.

POLICY AND LEGISLATIVE IMPLICATIONS

The proposed development is consistent with the *Mitchell Shire Council Plan 2017-2021*. Key Strategy 3.1 of the Council Plan states that Council should "*Plan for growth and change through best practice design of services, infrastructure, open space and recreation facilities*".

The proposed amendment has been prepared in accordance with the provisions of the *Planning and Environment Act 1987*.

SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)

Social

Kilmore is a growing township that is currently adding approximately 300 residents per year, based on the recent Census data. Kilmore's town centre services surrounding townships including Wandong-Heathcote Junction, Pyalong and Broadford. The proposed neighbourhood activity centre will provide the broader community with additional retail choices.

The supermarket and liquor store is estimated to generate 160 jobs while the 12 speciality stores could provide a further 43 jobs, based on commercial floor area of the proposed development. The medical centre can accommodate up to six practitioners

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

and two administration staff. An additional 36 direct construction jobs are estimated to be generated for the construction period.

Environment

The subject site is undeveloped vacant land located at the northern end of Kilmore's town centre. Currently the land is zoned for industrial use which can facilitate a variety of industrial uses through the planning permit process.

If the site is rezoned for commercial use, more appropriate land uses that will have a reduced impact on the surrounding physical environment will be accommodated on the land. The rezoning of the land will also result in a higher level of architectural design when compared to industrial style developments.

As the site is located on a prominent corner location at the northern entrance to Kilmore, the built form, amenity and physical outcomes for the site is a critical consideration.

The proposed development improves part of the Kilmore Creek corridor and will encourage public use and interaction in this space. These types of opportunities are unlikely to be provided if the land was to remain industrial.

CHARTER OF HUMAN RIGHTS IMPLICATIONS

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

This proposal is generally in accordance with the Kilmore Structure Plan and Amendment C123 to the *Mitchell Planning Scheme*. The proposed rezoning and development of the site for commercial purposes will uplift the Kilmore town centre, particularly the northern gateway and will facilitate significant investment into the local community.

It is recommended that Council request authorisation from the Minister for Planning to prepare Planning Scheme Amendment C124 to the *Mitchell Planning Scheme* and upon receipt of authorisation it is recommended that Council exhibit Planning Scheme Amendment C124 for a period of one calendar month.

COMBINED PLANNING SCHEME AMENDMENT C124 AND PLANNING PERMIT APPLICATION PLP203/17 FOR DEVELOPMENT OF A SUPERMARKET, LIQUOR STORE, SPECIALTY RETAIL AND MEDICAL CENTRE. (CONT.)

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

29 JANUARY 2018

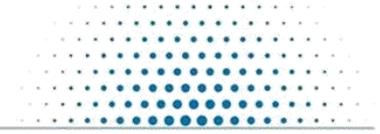
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**COMBINED PLANNING SCHEME
AMENDMENT C124 AND PLANNING PERMIT
APPLICATION PLP203/17 FOR
DEVELOPMENT OF A SUPERMARKET,
LIQUOR STORE, SPECIALTY RETAIL AND
MEDICAL CENTRE.**

Attachment No: 1

Planning Report and Planning Permit

MITCHELL SHIRE COUNCIL.



Attachment 1

Drawings, Town Planning Report and Proposed Planning Permit

Contact us:
t: (03) 5734 6200
e: mitchell@mitchellshire.vic.gov.au

**MITCHELL
SHIRE COUNCIL**

Attachment 1: Drawings, Town Planning Report and Proposed Planning Permit, December 2017

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Kilmore Town Centre Town Planning Report

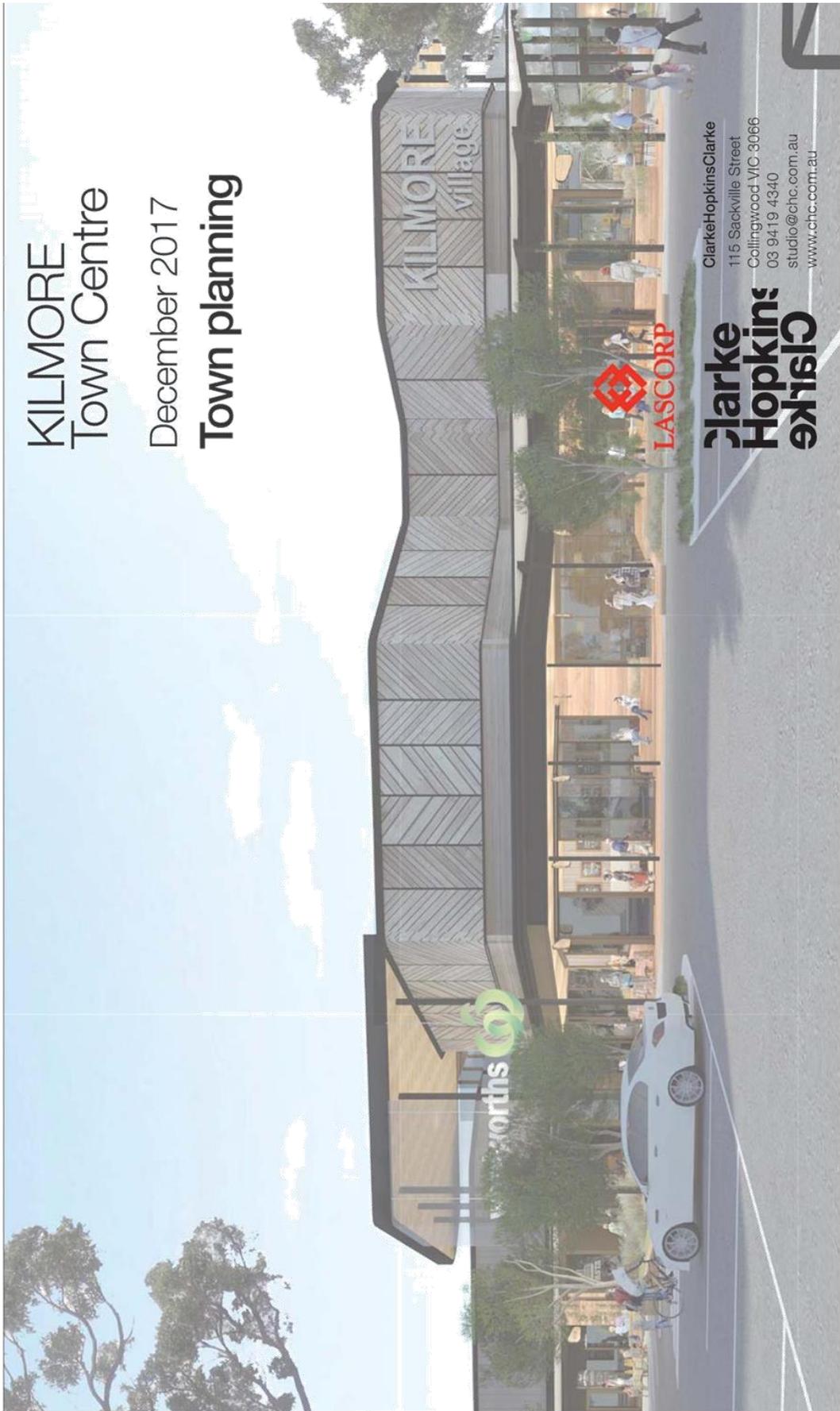
Landscape Plan

Combined Amendment and Permit Report

Proposed Planning Permit

Attachment 1: Drawings, Town Planning Report and Proposed Planning Permit, December 2017

Kilmore Town Centre Town Planning Report



KILMORE Town Centre

December 2017
Town planning

ClarkeHopkinsClarke
115 Sackville Street
Collingwood VIC 3066
03 9419 4340
studio@chc.com.au
www.chc.com.au

**Clarke
Hopkins
Clarke**



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Context

The Team
Location Plan
Precinct Environment Considerations
Materiality

01

The Team



LASCORP
BUILDER
DEVELOPER

Lascorp Development Group, is a specialist retail developer primarily involved in the development of supermarkets and supermarket based shopping centres.

Respected as a prolific supplier of new site locations for Woolworths Ltd and Coles Group Ltd, Lascorp has a proven track record of identifying development opportunities and delivering complex projects.

Lascorp is also an important supplier of completed products to the funds management industry and through this has developed strong ongoing relations with a number of major participants in the retail investment sector.



ARCHITECT/
URBAN DESIGN

At ClarkeHopkinsClarke, we believe in creating vibrant communities. We recognise that each project we work on contributes to the creation and development of the urban environment. We take this responsibly seriously and strive to respond sensitively to the needs of local communities and the existing urban context to develop spaces and places that have positive social, economic and environmental outcomes.

Our team is driven by a deep concern not only for these macro outcomes but also by the shaping of positive experiences for the users of the spaces and places we design. We strive to create engaging places and spaces that have a strong sense of identity and are a pleasure to visit and inhabit.



LANDSCAPE

John Patrick Pty Ltd comprises a highly qualified and experienced professional team of landscape architects and staff with experience in landscape architecture, urban design and planning, ecology and horticulture.

They have undertaken landscape conservation and management studies, heritage assessments and management plans including Yarralumla and Old Parliament House.



TRAFFIC

Trafix Group is one of Melbourne's leading specialist traffic engineering and transport planning consultancies.

The company offers a broad spectrum of traffic engineering services to private sector, Local Government and State Government clients.

They pride themselves on developing innovative, practical and effective solutions to complex problems and are highly regarded for sound planning of transport related works.



biofilta
ESD/WASTE

Biofilta Pty Ltd is an Australian company based in Port Melbourne, Victoria, that undertakes Water Sensitive Urban Design (WSUD) and installation at the household, streetscape, municipal and precinct level. Biofilta has developed innovative methods to harvest and treat stormwater in a spatially efficient manner.

Urban food production is a key part of their future sustainability, social connection and food security. Biofilta has developed a vertical and modular Foodwall™ system to provide a highly water efficient vertical wicking garden bed that is self-sufficient.

PROPOSED SITE LOCATION:
LOCATION: CLARKE STREET, KILMOR
APPROX 76KM FROM MELBOURNE C



- KEY**
- 01 Subject site located on Clarke Street - Kilmore. The site forms part of the Mitchell Shire council
 - 02 Kilmore Creek
 - 03 Main High Street
 - 04 Coles Supermarket
 - 05 Industrial Transition

18.10

Location Plan



ClarkeHopkinsClarke
115 Stackville Street
Collingwood VIC 3066
03 9447 6644

Clarke Hopkins

PRECINCT WEATHER CONSIDERATIONS

‘A Neighbourhood Activity Centre with a focus on outdoor amenity **needs to be designed with the environment in mind so we can create a place for people, that they will want to use.**’

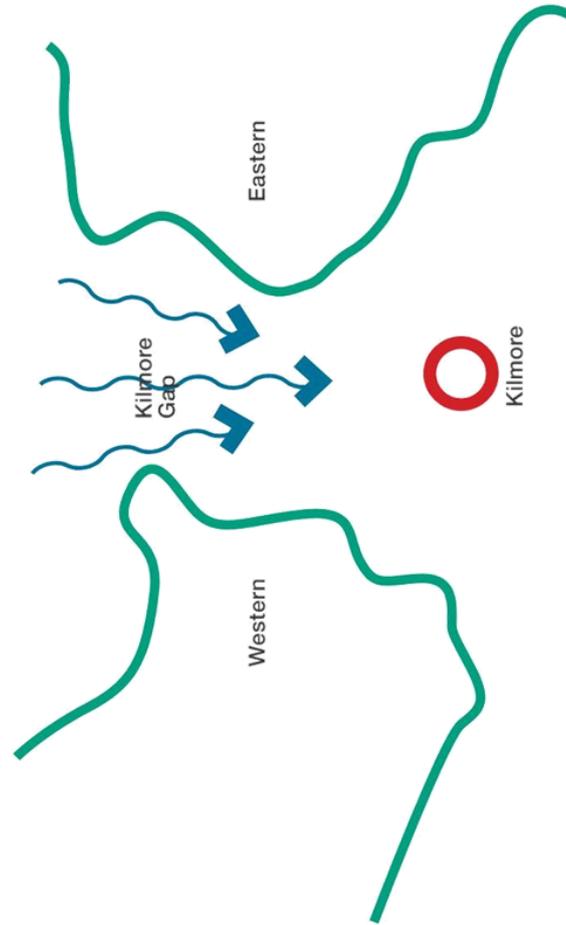
Kilmore Gap.

The site location lies within the area known as the **Kilmore Gap**. This is a break between the mountains to the east and hilly areas to the west and has strong exposure to the **northerly winds**.

The winds from the west sector are also strong with secondary strong winds coming from the south sector; **east sector winds are relatively light and infrequent**. The development would have little shielding from these strong wind directions.

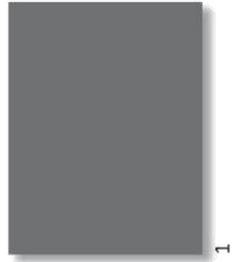
This particular geographic location of the Kilmore NAC is known to be a windy locality, with **north through to west sector wind directions noticeably stronger than areas within the Melbourne CBD area**. As such it should be expected that during windy periods significant wind related issues would arise.

This consideration has been taken in the masterplan and design and external spaces.



Materiality

- 1. MEDIUM-GREY POWDERCOAT COLOUR
- 2. DEEP-GREY ALUMINIUM COMPOSITE CLADDING
- 3. WARM TIMBER CLADDING- SOFFIT
- 4. COLOURBOND 'GULLY' PROFILE METAL CLADDING
- 5. STAINLESS STEEL MESH SCREEN
- 6. POLYCARBONATE - OPAL
- 7. TEXTURED NATURAL STONE CLADDING
- 8. TIMBER-LOOK FACADE CLADDING- HERRINGBONE PATTERN
- 9. LANDSCAPE GROW WALLS
- 10. TIMBER LOOK BATTEN SCREEN



1



2



3



4



6



5



7



8



9



10

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Design Response

Design Inspiration
Place making
Urban Design Sketches
Concept Design

02

Design Inspiration

To create a modern and contemporary retail destination that takes references from Kilmore's History



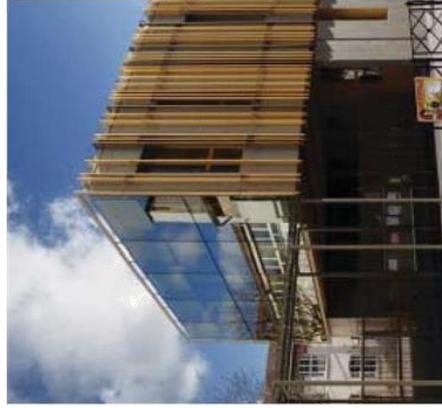
INDOOR/ OUTDOOR SPACES



REFERENCE TO SURROUNDING LANDSCAPE



COLOURS & TEXTURERS WARTH



BUILDING HEIGHT TO GATEWAY

Place Making

To create a unique precinct where people want to linger, with a focus on integrated landscaping that connects back to Kilmore as a whole.



ARTICULATED SHOPFRONTS



OUTDOOR DINING



VERTICAL LANDSCAPED FEATUREERS



CHILDRENS PLAY

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Urban Design Sketches

BUILT FORM



Built form / Active Frontage
Built form to frame gateway along Northern Highway



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Urban Design Sketches

BUILT FORM

Built form to frame and activate Killmore Creek



SITE BOUNDARY



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Urban Design Sketches

BUILT FORM

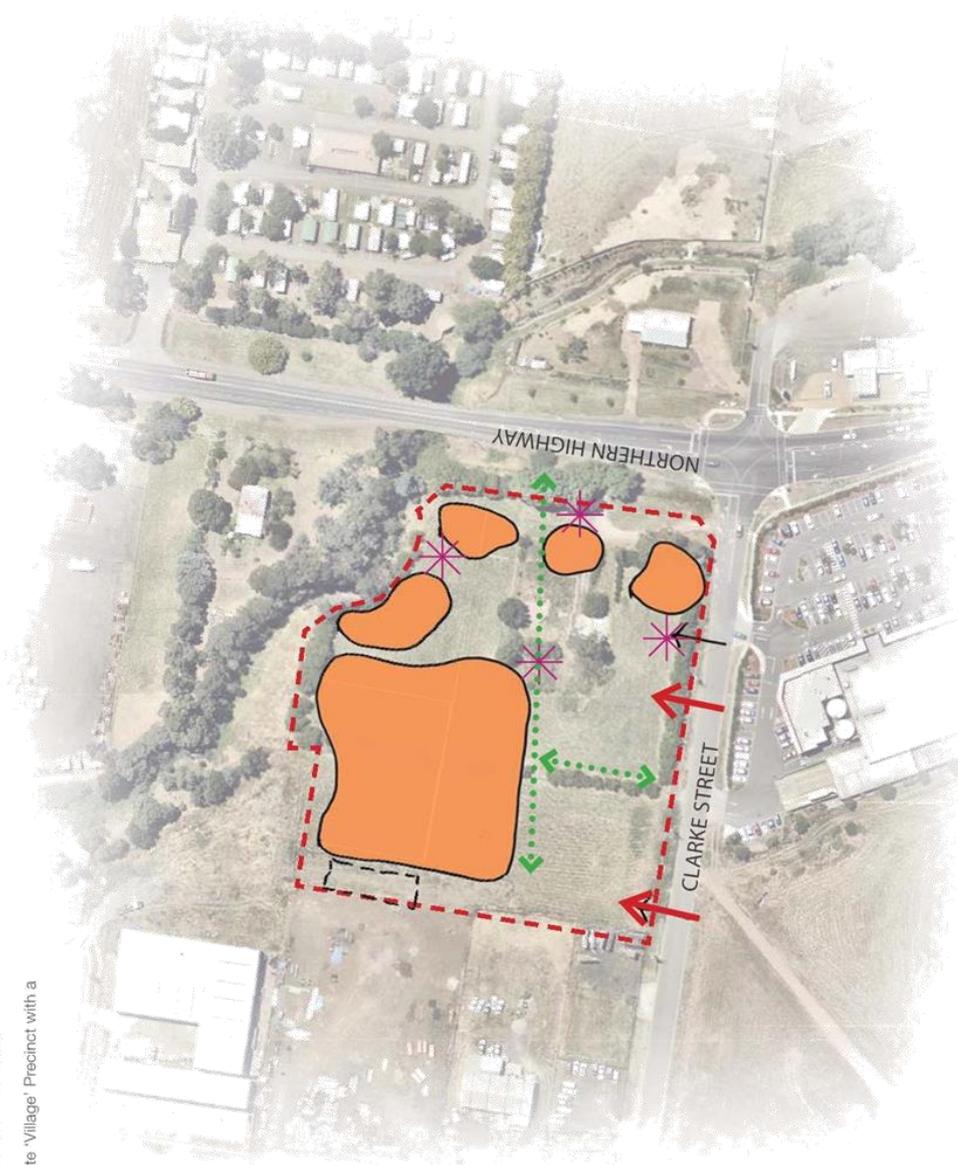
Larger retail box placement to industrial interface
Breakup of Builtform to create 'Village' Precinct with a variety of active nodes



Outdoor Dining



Play



OUTDOOR DINING & RECREATION AREAS



BUILT FORM



PEDESTRIAN MOVEMENT



VEHICULAR ACCESS



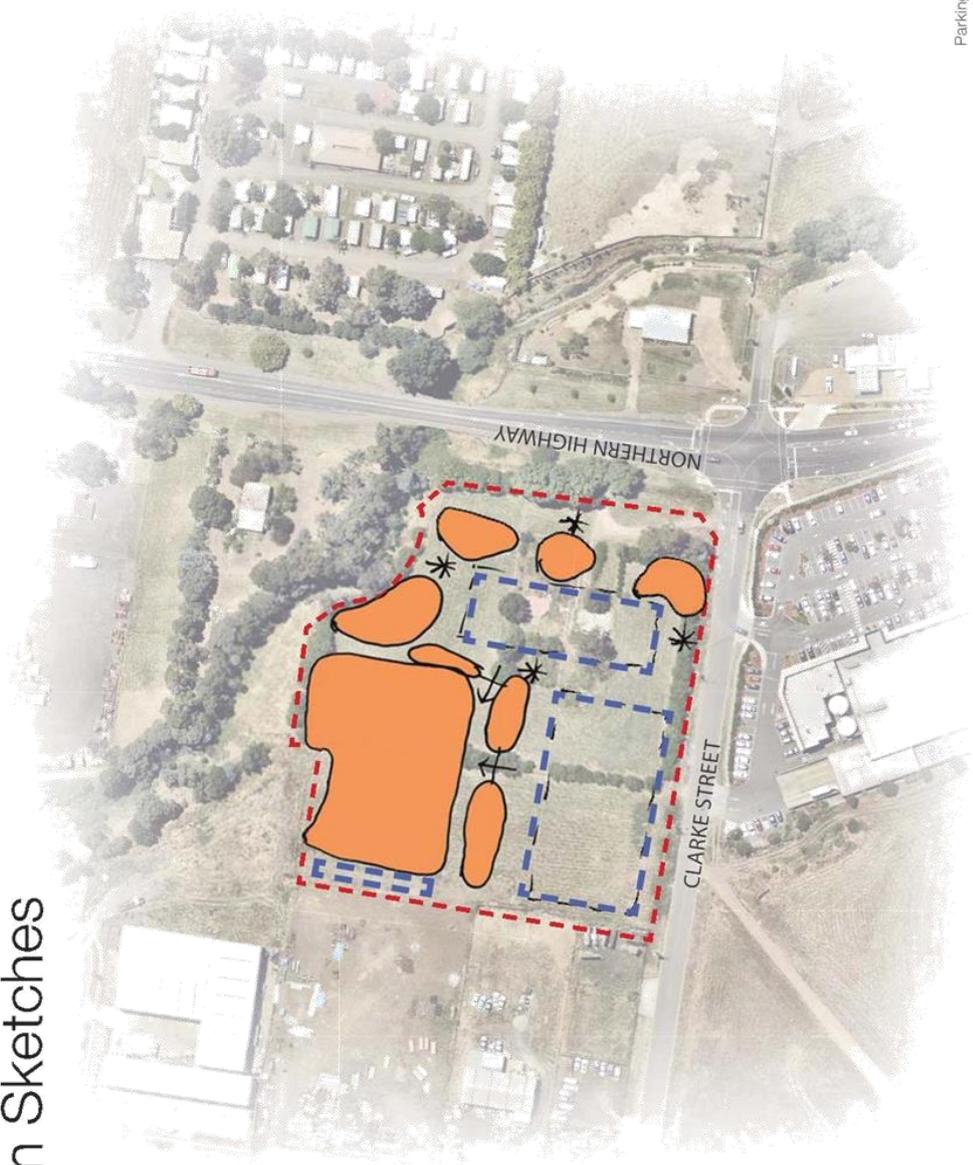
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Urban Design Sketches

BUILT FORM

Integration of parking and loading areas



Parking and Loading Zones

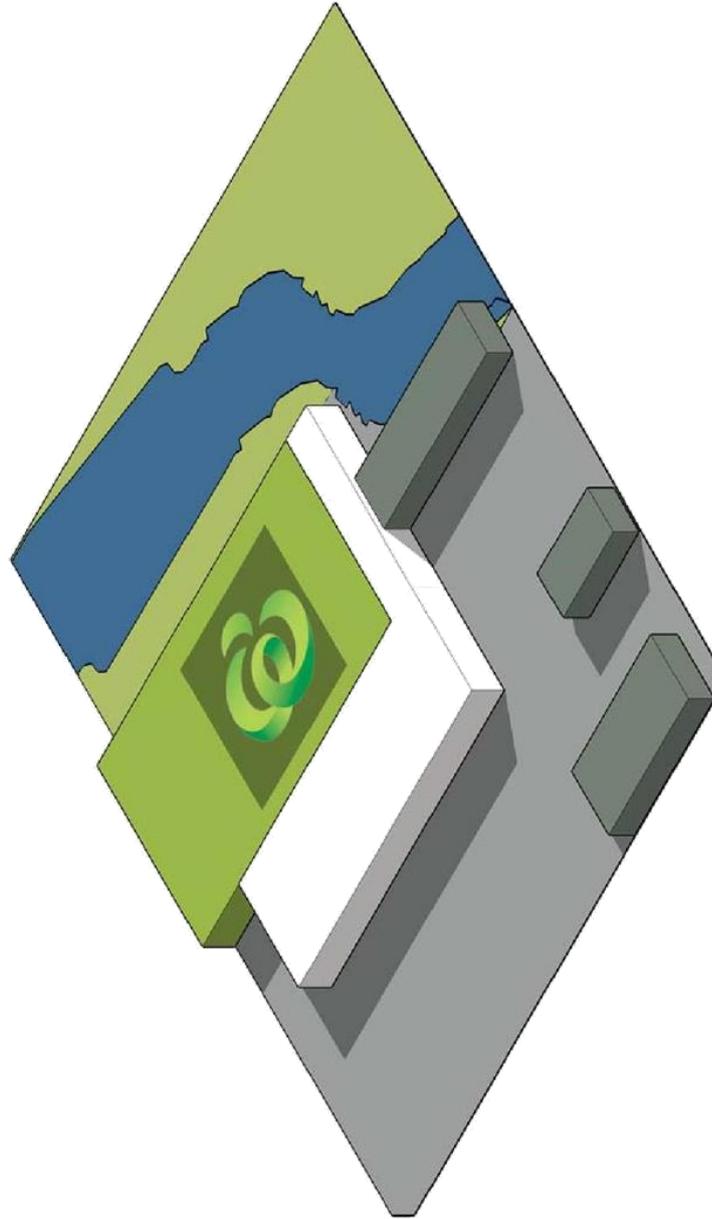


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Concept Design

Main built form



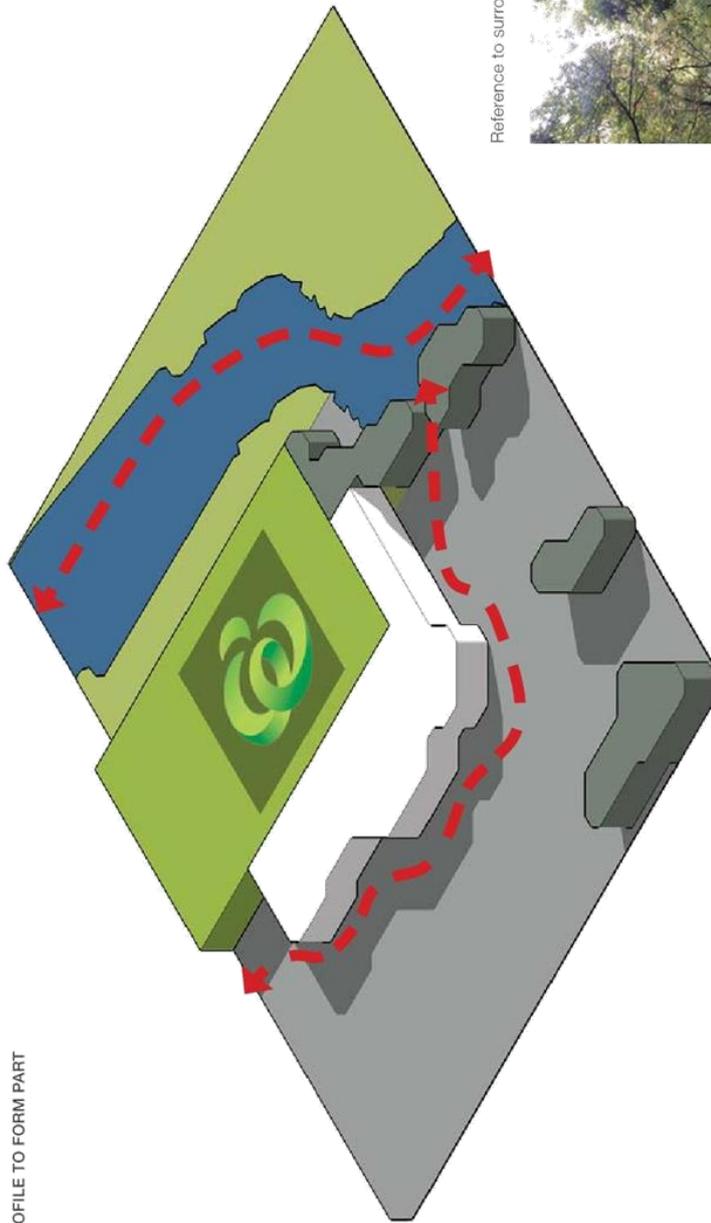
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Concept Design

CREEK SOFTENING

CREEK LANDSCAPE EDGE PROFILE TO FORM PART OF BUILDING FORM



Reference to surrounding landscape

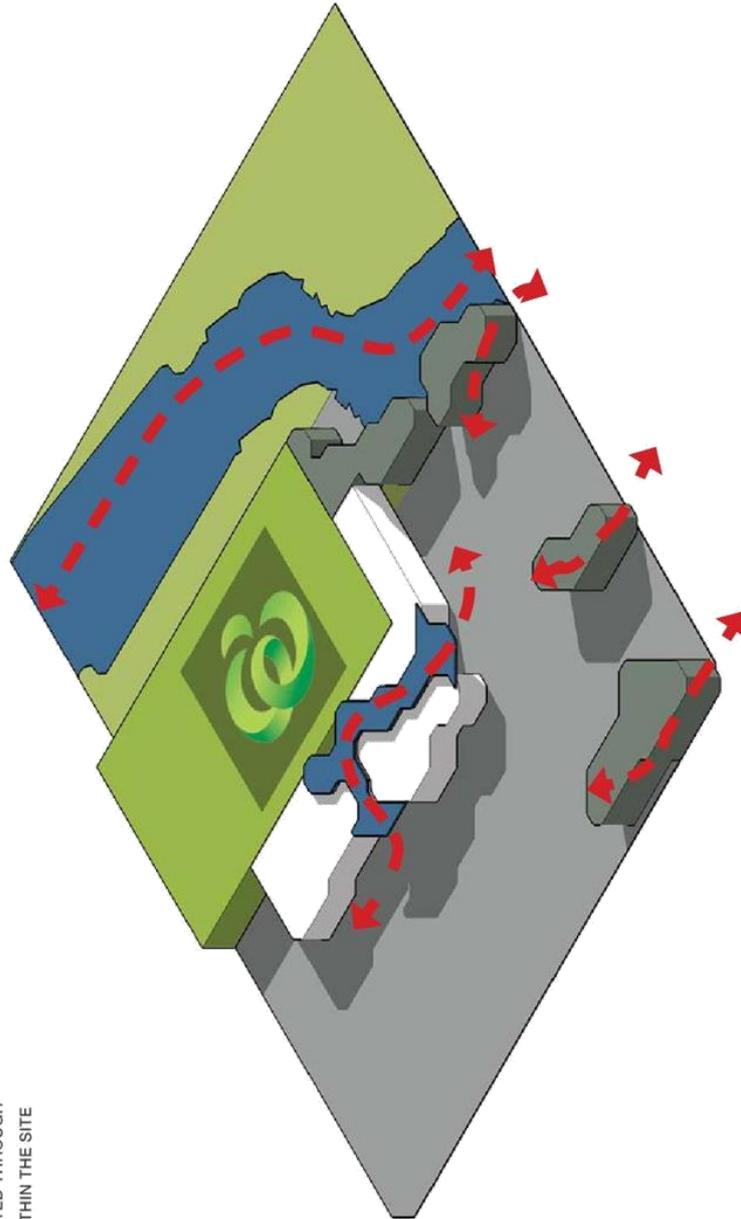


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Concept Design

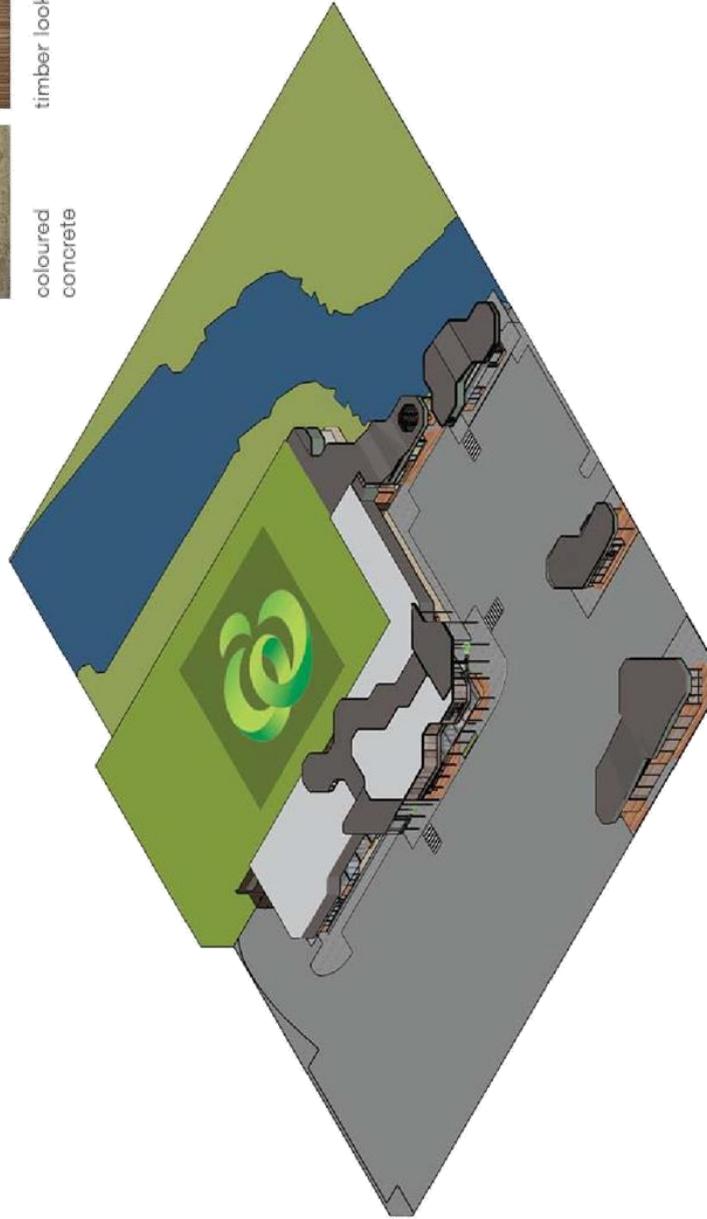
CREEK MOTION INCORPORATED THROUGH
CIRCULATION PATHWAYS WITHIN THE SITE



Concept Design

ARTICULATION OF NATURAL LANDSCAPE AND INTEGRATION INTO FINAL BUILDING FORMS.

LOCAL MATERIALS USED TO ENHANCE THE CONNECTION TO THE SURROUNDING ENVIRONMENT



Detail Design

Precinct - Ground Floor Plan
Precinct - Roof Plan
Building Elevations
Building Sections

03