

26/08/2010
C159
Proposed C375

SCHEDULE 25 TO [CLAUSE 43.02](#) ~~THE~~ DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

BARWON HEADS TOWN CENTRE

1.0 Design objectives

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To protect the existing views and vistas from the Town Centre and reinforce the Town Centre's proximity to the Barwon River and the coast.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

2.0 Buildings and works

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[The buildings and works requirements in Table 1 to this schedule apply to an application to construct a building or to carry out works.](#) ~~Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.~~

3.0 Subdivision

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[None specified.](#) ~~Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.~~

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 Decision guidelines

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

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.
- The requirements of Clause 55 for the construction of two or more dwellings on a lot.
- [Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.](#)

Table 1 to Schedule 25

Streetscape Element	Design objectives	Design Response
Street Setting	Reinforce the location of the street in the context of its wider setting within a coastal town.	<p>Protect and reinforce the view of the coastal vegetation on the higher dunal land to the south.</p> <p>Protect and reinforce the view of the rise in topography to the coast of the southern end of Hitchcock Avenue.</p>
	Protect existing views and vistas within and from the street.	<p>Protect and reinforce the vista from within the street to the existing or future avenue of trees at the entrance to the Village Park.</p> <p>Protect and reinforce views of landmark buildings such as churches and the community hall from within the street.</p>
Streetscape Character	Reinforce the casual, unpolished and beach qualities of the street.	<p>Utilise vegetation species suitable for local conditions in any new development.</p> <p>Utilise and reinterpret traditional Barwon Heads building forms and finishes in any new development (i.e. simple forms and detailing, and use of light materials such as timber etc).</p> <p>New development should be responsive to the climatic conditions of the site and locality, and the amenity of neighbouring properties.</p>
	Encourage protection of the older dwellings and landmark buildings and their settings, in the street.	<p>Protect landmark structures such as churches and community halls and their settings.</p> <p>Provide additional pedestrian comforts within the set backs around landmark buildings (i.e. landscaping, seating etc).</p>
Building Siting	Reinforce the linear layout of the street, as part of the historic street grid of the old part of town.	If a building is to be set back, ensure it is parallel to the front boundary.
	Ensure that new commercial buildings address the street.	<p>Generally, site new commercial buildings on the front boundary.</p> <p>Orientate commercial buildings to address the street.</p> <p>On a corner site, ensure the commercial building addresses both street frontages.</p>
	Ensure residential buildings address the street and are sited to protect the amenity of adjacent properties.	<p>Site residential buildings on the lot to contribute to the variety of set back distances in the street, ensuring that the amenity of adjacent properties is not unreasonably impacted.</p> <p>If a set back is provided from the front boundary, provide vegetation within the front set back that contributes to the amenity of the street.</p>

Streetscape Element	Design objectives	Design Response
	<p>Encourage creative departures from the traditional set back pattern of new buildings, in circumstances where it can be justified.</p>	<p>Consider setting back parts of commercial buildings such as cafes and restaurants to provide alcoves and spaces for people to sit outdoors.</p> <p>Utilise existing set backs for outdoor dining or displays when recycling an existing residential building for a commercial use.</p> <p>Design and landscape the space around community buildings so that it contributes to the amenity of the street and has the potential to be used by the wider community.</p>
<p>Building Form</p>	<p>Ensure that new buildings are designed to respond to the characteristics of the site and <u>at a scale that reflects the coastal design character of Barwon Heads locality, and demonstrate a high standard of contemporary expression.</u></p>	<p>Retain existing trees wherever possible and provide for the planting of new vegetation, including canopy trees, well suited to local conditions.</p> <p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Respect the predominant building height in the street and of adjacent properties by generally restricting buildings to a maximum height of <u>32</u> storeys.</p> <p>Articulate the form of buildings and elevations.</p>
	<p>Ensure that new dwellings and their settings contribute to the character and amenity of the street.</p>	<p>Ensure dwellings address the primary street frontage.</p> <p>Provide open style front fences to a maximum height of 1.2 metres wherever possible.</p> <p>Ensure front set backs are mostly permeable and able to support vegetation.</p> <p>Locate garages, carport and car parking areas behind the line of the dwelling.</p> <p>Provide only one vehicle crossover per frontage.</p>
	<p>Ensure that new commercial buildings encourage social interaction and interest at street level.</p>	<p>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p>
<p>Building Details and Finishes</p>	<p>Encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.</p>	<p>Use simple building details.</p> <p>Use a mix of contemporary materials, colours and finishes.</p> <p>Incorporate materials used traditionally in the town (i.e. weatherboard).</p>

Streetscape Element	Design objectives	Design Response
	<p>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</p>	<p>Provide awnings without posts on commercial buildings wherever possible.</p> <p>Locate awnings a minimum of 1700mm from the face of the kerb. In areas where the footpath is wider than the average width in the street, locate awnings a maximum of 2500mm from the front boundary.</p> <p>Relate the height of the awning to the building elevation. On single storey buildings locate the awning below eaves level. On double storey buildings locate the awning at first floor level.</p> <p>Provide subtle down lighting under awnings wherever possible.</p> <p>Incorporate subtle façade lighting on landmark buildings or up lighting of vegetation features in the street.</p>
	<p>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</p>	<p>Direct signage at pedestrians (i.e. awning or street level).</p> <p>Provide signs only on the awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>