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## **SCHEDULE ONE TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**

### **TIMBOON TOWN CENTRE**

#### **1.0 Design objectives**

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To retain and enhance Timboon's core environmental assets.

To improve the presentation and sense of cohesiveness of the town centre.

To recognise and make the most of the frontage to Powers Creek.

To improve the range of accommodation available in Timboon.

#### **2.0 Buildings and works**

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Development should address Powers Creek.

A permit is required for any minor utility installation.

A permit is required for a fence.

The Design Guidelines are the preferred method to satisfy the Design Objectives. Other methods of achieving the objectives may be demonstrated to the satisfaction of the responsible authority.

##### **Street façades**

Design development to contribute to the sense of visual interest, legibility and a cohesive character of Timboon. Design guidelines:

- Locate new buildings with no front setback to maintain clear public realm definition
- Incorporate parapets above shopfronts
- Provide post supported verandahs
- Reflect the areas wooded character by using stained timber verandah posts, window and door frames
- Restrict building heights to two storeys at the street façade;
- Do not provide freestanding advertising;
- Do not provide advertising panels that project from the building.

Design development to incorporate appropriate, compatible residential development above and/or behind shop where possible. Design Guidelines:

- Residential component located predominantly above or behind shops;
- Set residential component above shop back at least 5 metres, incorporate balconies and private open space for residents in setback;
- Separate pedestrian entrances off the street for each shop and dwelling;

Design development to optimise its contribution to the environmental comfort of pedestrians. Design Guidelines:

- Incorporate pitched verandahs along the entire street frontage.

Minimise the impact of parking and servicing. Design Guidelines:

- Provide shared access to parking and service areas wherever possible, to minimise the number of gaps in the street frontage;
- Locate car parking and servicing areas where they are not visible from the street or the creekside frontage wherever possible;
- Design access ways to provide for both vehicles and pedestrians safely.

### Creekside façades

Design development to present an active and attractive edge towards the creekside that contributes to Timboon's distinctive identity. Design Guidelines:

- Provide residential or appropriate commercial uses (such as café) facing the creek;
- Incorporate balconies and private open space for the dwellings overlooking the creek;
- Set residential components back above the ground floor at least 3 metres;
- Separate pedestrian entrances toward the creek for each shop and/or dwelling;
- Reflect the areas wooded character by using stained timber verandah posts, window and door frames;
- Create a distinctive treatment in terms of building height, materials and/or building line where the site is in a particularly significant location in the public realm, such as a building corner.

Minimise the impact of parking and servicing. Design Guidelines:

- Provide shared access to parking and service areas wherever possible, to minimise the number of gaps in the street frontage;
- Locate car parking and servicing areas where they are not visible from the creekside frontage wherever possible;
- Garage doors or service areas occupying no more than 66% of the creekside frontage at ground level;
- Design access ways to provide for both vehicles and pedestrians safely.

Ensure that the township's character is not overwhelmed by advertising. Design guidelines:

- Do not provide freestanding advertising;
- Do not provide advertising panels that project from the building.

## **3.0 Subdivision**

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Any application for subdivision should address the potential to improve access and circulation in the town centre, particularly to improve the outlook and pedestrian access to the creek.

## **4.0 Advertising signs**

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The Timboon commercial precinct will be considered as a Category 3 High Amenity Area for the purposes of clause 52.05.

## **5.0 Decision guidelines**

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In assessing a permit application the Responsible Authority must consider:

- whether the proposal adequately addresses the design guidelines
- whether the proposal adequately addresses the Powers Creek frontage
- whether the proposal makes efficient use of the commercial space available

### **Reference Documents**

Timboon Strategic Development Plan 2000-2010 (Ochre Consultants P/L, 2001)

Urban Design Framework for Cobden, Skipton & Timboon (David Loch & Assoc, 2002)