

29/08/2019
C095gelg

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

CASTERTON TOWN CENTRE

1.0

29/08/2019
C095gelg

Design objectives

To support new buildings within the town centre that are of high quality, enhance local character and contribute to strengthening the image of Casterton.

To encourage development that reflects Casterton's history, heritage and relationship to the Glenelg River.

To encourage development that provides an active and attractive interface to the public realm.

To encourage building materials and colours that reflect the natural surrounds and character of Casterton, complement historic buildings and create consistency in building design and quality.

To provide a safe and accessible pedestrian environment.

2.0

29/08/2019
C095gelg

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building design

- Buildings with a frontage to Henty Street should be oriented to front Henty Street.
- Development should provide active frontages with elements of glazing and articulation.
- Development should incorporate windows and balconies at upper levels that enhance passive surveillance of the street.
- Walls facing a side street or public open space should be well articulated and include windows.
- Blank walls and large areas of concrete render or masonry should be avoided by activating street frontages with windows, verandahs and balconies. Where blank walls cannot be avoided, development should incorporate art forms and/or kerb side dining to activate the space.
- Building materials and finishes should be of high quality, durable and sustainable, and include predominantly timber and brick with some render elements and earthy colours (e.g. creams, ocre and warm grey tones).
- Development (except heritage facades) should incorporate eaves, verandahs or other shade structures that provide weather protection for pedestrians and create a consistent streetscape character.

Landscaping

- Development should protect and retain existing large canopy trees, where practical.
- Landscaping should incorporate drought tolerant and low maintenance plant species.

Sustainability

- Development should incorporate principles of Ecologically Sustainable Design.
- Development should utilise water sensitive urban design measures wherever possible.

Safety

- Buildings should create opportunities for light spillage at the ground floor and avoid areas of concealment.

Access

- Development should avoid creating vehicle access from Henty Street and provide access from a side street or rear of the site, where possible.

3.0

29/08/2019
C095gelg

Subdivision

None specified.

4.0

29/08/2019
C095gelg

Signs

None specified.

5.0

29/08/2019
C095gelg

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report that demonstrates how the application satisfactorily responds to the objectives and requirements of this schedule.
- A schedule of materials and colours.
- A landscape plan showing any trees to be retained and/or removed and a schedule of proposed plant species.

6.0

29/08/2019
C095gelg

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the building design, siting, materials, colours and landscaping enhance the appearance and amenity of the town centre and contribute to strengthening the image of Casterton.
- Whether new development reflects the history and heritage of Casterton's built environment, and strengthens the town's relationship to the Glenelg River.
- Whether development incorporates glazing and articulation and opportunities for kerb side dining, where appropriate, to activate the streetscape and provide visual interest.
- The extent to which buildings have been designed to maximise passive surveillance of the street and enhance the safety of the pedestrian environment.