

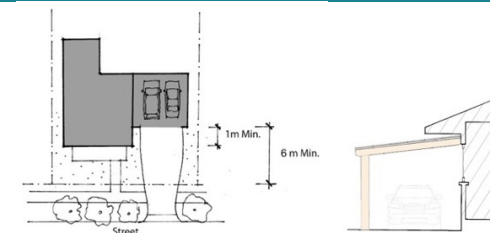
Castlemaine Town Inner Character Type

DESIGN ELEMENT EXISTING BUILDINGS

DESIGN RESPONSE

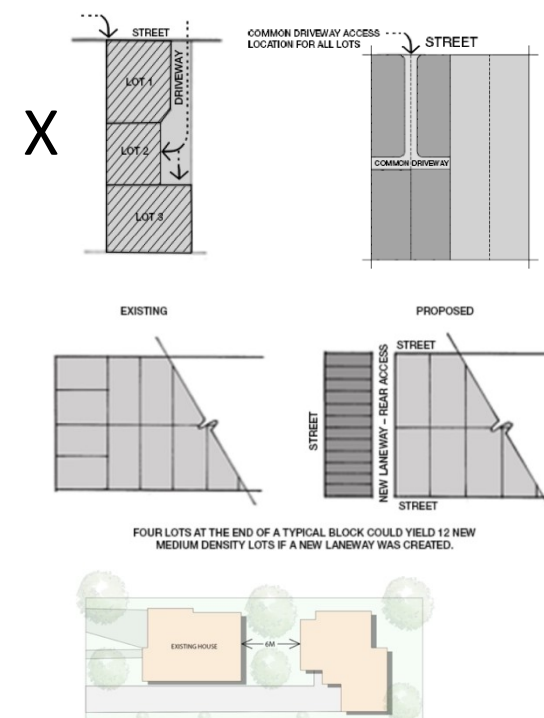
SKETCH

- Retain and restore where possible, Victorian, Edwardian, Federation, and Interwar period homes.
- Extensions should respect the scale, massing and materials of the existing dwelling.
- Car storage facilities should not dominate the streetscape through careful siting including:
 - placing the car space or storage facilities at the rear of dwellings, or
 - a minimum setback of 1m from the front façade of the house, and
 - a minimum setback of 6m from the front property line and detached from the original structure, or located under the eaves of existing buildings.



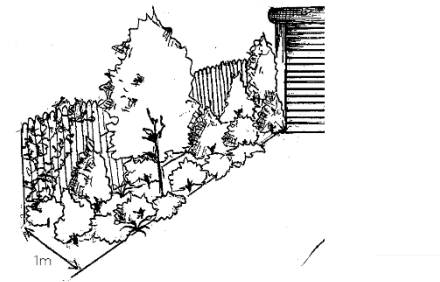
SUBDIVISION

- Discourage subdivision that results in a long single driveway and multiple units where an alternative approach is possible.
- Encourage four-lot and two-lot subdivision of existing lots as shown in the diagram.
- Encourage the creation of small lot subdivision at the end of a block with new laneway access.
- The boundaries of new lots should be a minimum of 6m from the rear of an existing building and 1.5m off the side boundaries to maintain the setting of the existing dwelling minimal change areas and 1.2m off one boundary in managed change areas.
- Minimise new crossovers and driveways to the street.
- Subdivisions should respect the existing topography, lot layout, and lot orientation.
- Provide all lots with street frontage, or an identifiable street address.
- Provide adequate space around dwellings for landscaping including a 4.5m wide space for the planting of a canopy tree.
- Prepare building envelopes to show a new dwelling can meet the requirements of these guidelines in the proposed subdivision including dwelling siting and setbacks, driveway location, tree protection zones, and adequate space for canopy trees.



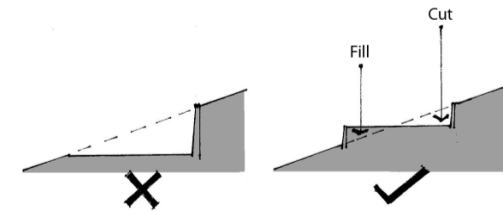
VEGETATION

- Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the garden setting.
- Provide space for a tree in deep soil of a minimum of 50m² with a minimum dimension of 4.5m (to support an 8m wide and high tree canopy) in the front and rear of dwellings
- Retain large established trees.
- Maximise permeable areas and encourage native understorey vegetation.
- Provide a 1m wide landscaped strip along the boundary for the length of any shared driveway.



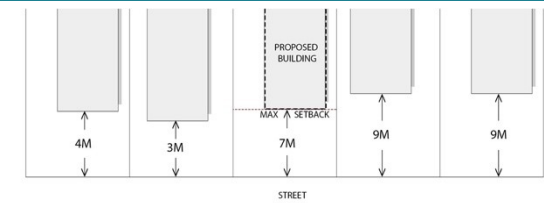
TOPOGRAPHY AND LANDFORM

- Buildings and other siteworks should be designed to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings, outbuildings and driveways.
- Crossovers and driveways should avoid any impact on established street trees and their Tree Protection Zones.



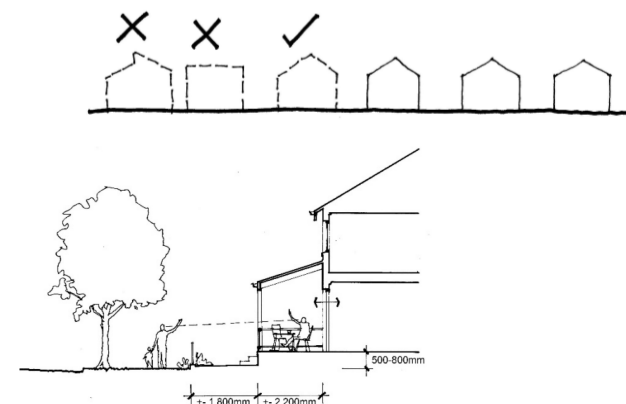
SITING AND PRIVATE OPEN SPACE

- Where a predominant front setback exists, the front setback should be consistent with the predominant front setback or no more than 7m, whichever is the lesser in managed change areas. In minimal change areas, the front setback should be no less than the average setback of the adjoining two buildings.
- Dwellings should be setback 1.5m from both side boundaries in minimal change areas and 1.2m in managed change areas.
- Provide a minimum rear private open space area of 50m² and minimum width of 4.5m.
- Consider alternative siting to achieve a more climate responsive design.



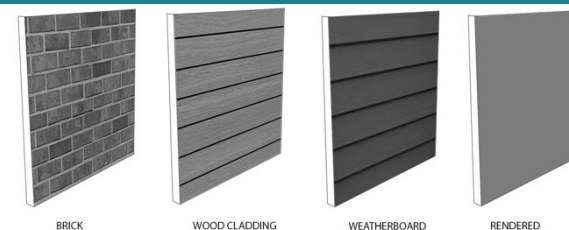
BUILDING FORM

- Reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
- Reflect the roof form and pitch of adjacent dwellings.
- Locate building extensions behind the main roof ridgeline of the original dwelling.
- Second storey extension setbacks should not extend beyond the building side setbacks.
- Ensure development includes a front verandah, deck or balcony of at least 9m² (min dimension 2.2m) to provide for social interaction with people walking by.



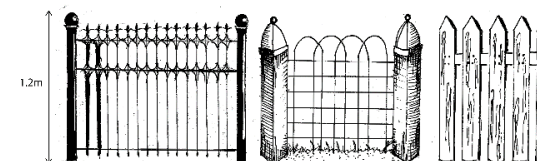
MATERIALS AND DESIGN DETAIL

- On the existing house, retain tile and slate roof when this is the original material for Victorian, Federation and Interwar houses.
- Reflect or be sympathetic to the predominant roof and wall materials in the streetscape.
- Use contemporary architectural expressions that respect the character of existing buildings in the streetscape avoiding period reproduction.
- Encourage light coloured roofing to increase internal energy performance.
- Incorporate durable and sustainable materials that are low energy intensive in development.
- Ensure 'site services' are concealed when viewed from street frontages through approaches including consolidating or placing underground to minimize visual impact and impact on private open space.
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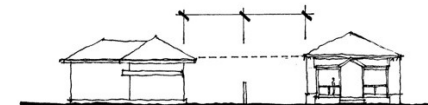
FRONT BOUNDARY TREATMENT

- Encourage the retention of original front fencing where it reflects the building era.
- Provide no front fencing in areas where this predominates.
- Provide open-style or low front fencing to a maximum of 1.2m in height.
- Ensure fence design reflects the predominant vertical or horizontal proportions that characterise fences in the streetscape.



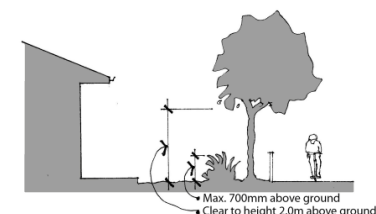
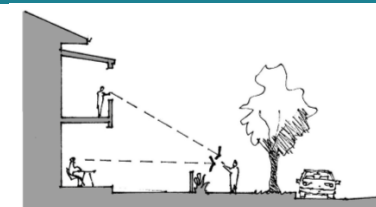
HERITAGE PLACES

- Buildings on lots adjoining or adjacent a Heritage Place should:
 - maintain a height for the front walls and any building façade sympathetic to any adjoining or adjacent Heritage Place;
 - provide front and side setbacks consistent with any adjoining or adjacent Heritage Place;
 - not visually dominate or cause overshadowing of an adjoining or adjacent Heritage Place; and
- incorporate contemporary interpretations of the wall and roofing materials of an adjoining or adjacent Heritage Place.



PUBLIC OPEN SPACE

- Provide an active façade, including windows, doors or balconies, adjacent to public open space, or an off-road trail/path to encourage passive surveillance of the public realm.
- Provide low or open style front fencing along boundaries with the public realm, including:
 - A street;
 - Public Open Space; and
 - Off-road bike trails.



Public Realm Guidelines:

- Conserve and maintain established trees within streets and other public spaces. Select replacement species to maintain the integrity of important plantings.
- Plant climate resilient trees with broad, spreading canopies within the precinct's wide road reserves to improve their attractiveness, amenity and microclimate whilst taking account of proximity to services and structures.
- Conserve and maintain heritage streetscape elements including kerbs, channels, culverts and the like.
- Construct new street works with materials and detailing to reinforce and be sympathetic and consistent with traditional practice within the precinct.
- Where appropriate, manage stormwater flows using WSUD measures within verges to increase soil percolation, passive irrigation, moderation of run-off and water quality.
- Encourage the undergrounding or consolidation of overhead wires through aerial bundling to reduce their effect upon street trees both in terms of fire risk and their aesthetics and structure.
- Conserve and maintain the Avenue of Honour along Gingell Street. Select replacement species to maintain the integrity of the existing avenue.