

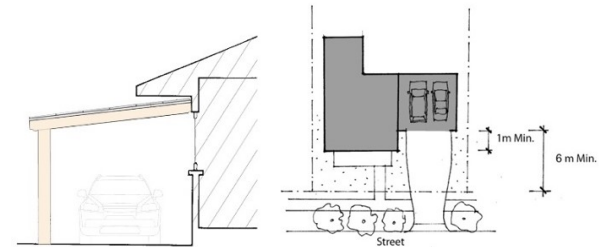
Chewton Linear Town Character Type

DESIGN ELEMENT EXISTING BUILDINGS

DESIGN RESPONSE

- Retain and restore where possible Victorian, Edwardian, Federation and Interwar period homes.
- Ensure extensions respond to the scale, massing and materials of the existing house.
- 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.

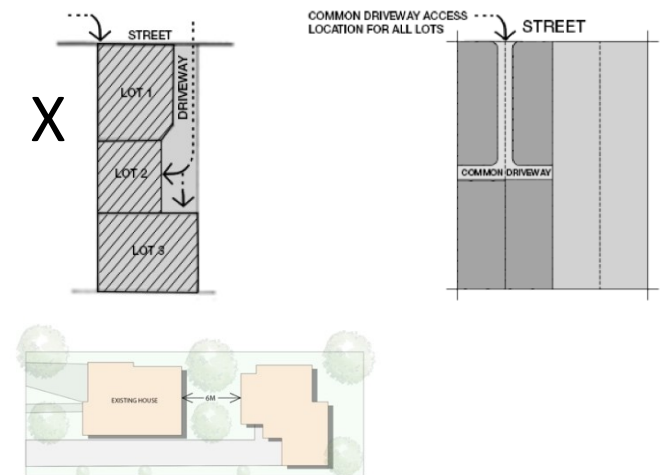
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SUBDIVISION

- 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.
- The boundary of new lots should be a minimum of 6m from the rear of an existing building and 1.2m off the side boundaries.
- Minimise new driveways and crossovers to the street.
- 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.

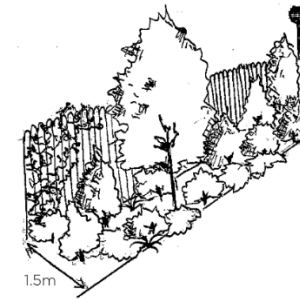
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VEGETATION

- Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the landscape setting.
- Retain large trees and incorporate landscaping that reinforces the garden setting.
- Provide space for a tree in deep soil of a minimum of 120m² with a minimum dimension of 6.5m (to support a 10m wide and high tree canopy) in the rear of dwellings
- Maximise permeable areas and encourage (fire-resistant) native shrubs/low-lying vegetation.
- Provide a 1.5m wide landscaped strip along the length of any shared driveway.

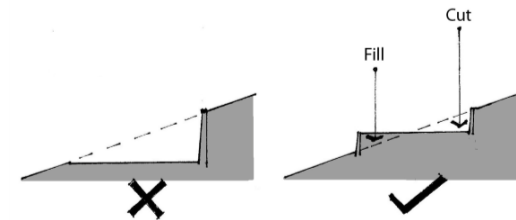
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TOPOGRAPHY/ LANDFORM

- 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.

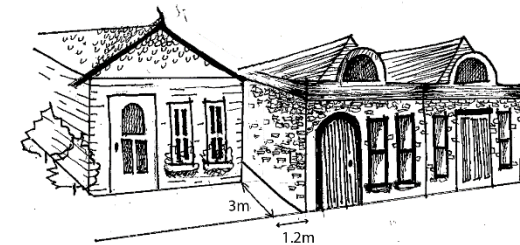
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SITING AND PRIVATE OPEN SPACE

- The front setback should be either:
 - a minimum of 3m in addition to the existing front setback for an adjacent heritage buildings, or
 - no less than the average setback of the adjoining two buildings in areas not adjacent to a heritage place.
- Buildings (excluding sheds/outbuildings) should be set back from both side boundaries.
- Provide a minimum rear private open space area of 120m² and minimum width of 6.5m.
- Vehicle crossovers and driveways should avoid established street trees and their Tree Protection Zones.

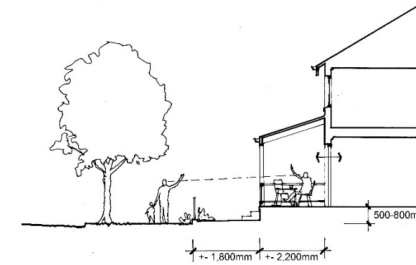
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BUILDING FORM

- Dwellings should be designed to be recessive in the streetscape.
- Buildings should reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
- Buildings should 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 encroach into the existing side setbacks, and designed to be recessive to the existing building.
- Ensure development includes a front verandah, deck or balcony of at least 9m² with a minimum width of 2.2m to encourage social interaction with people walking past.

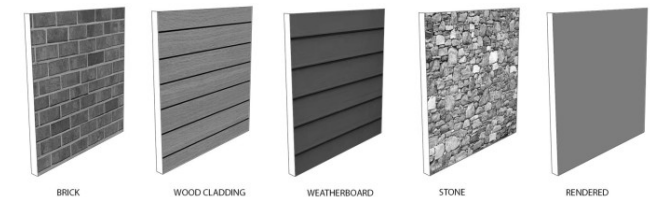
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MATERIALS AND DESIGN DETAIL

- On the original house, retain tile and slate roof when this is the original material for Victorian, Federation and Interwar houses.
- Materials and finishes should be of muted tones and be sympathetic to the predominant material and finishes in the landscape.
- In streetscapes where weatherboard predominates, use timber or other weatherboard-like cladding.
- Incorporate contemporary architectural expressions that respect the era of existing buildings in the streetscape, avoiding period reproduction.
- Encourage light coloured roofing to increase 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.

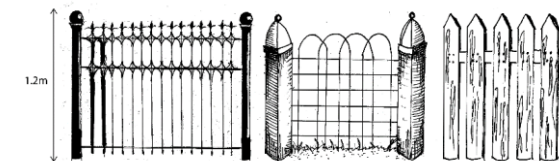
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FRONT BOUNDARY TREATMENT

- Retain existing front fences, that reflect the building period.
- Provide open-style or low front fencing to a maximum height of 1.2m.
- Provide no front fencing or open-style fencing in areas where no front fencing predominates.
- Ensure fence design reflects the predominant vertical or horizontal proportions that characterise fences in the streetscape.

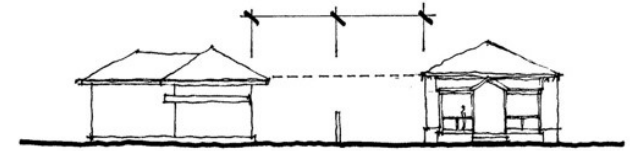
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HERITAGE PLACES

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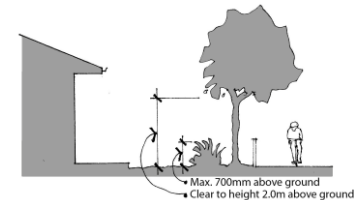
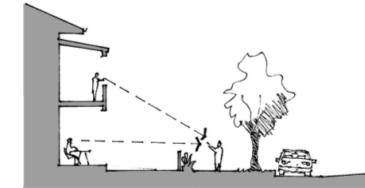
- Buildings on lots adjoining or adjacent to a Heritage Place should:
 - maintain a height for the front walls and any building façade sympathetic with any adjoining or adjacent Heritage Place;
 - provide front and side setbacks consistent with any adjoining or adjacent Heritage Place;
 - not dominate 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

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- Provide an active façade, including windows, doors or balconies, adjacent or adjoining public open space, or an off-road trail/path to achieve 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.
- Extend avenue street trees along the Pyrenees Highway between Chewton and Castlemaine to reinforce the sense of arrival and improve amenity for pedestrians and cyclists.
- Conserve and maintain the Avenue of Honour along Fryers Road. Select replacement species to maintain the integrity of the existing avenue.
- Conserve and maintain heritage streetscape elements including kerbs, channels, culverts and the like.
- Construct new footpaths in asphalt or consolidated granitic sand to reinforce and be consistent with traditional practice within the precinct.
- Where required, provide exposed aggregate concrete borders to retain road pavement edges in preference to standard kerb and channel.
- Where appropriate, manage stormwater flows using grassed or cobble-lined swales or other WSUD measures within verges to increase soil percolation, passive irrigation, moderation of run-off and water quality.