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## SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

### CASTERTON TOWN CENTRE

#### 1.0 Design objectives

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Promote the image of Casterton as a key destination.

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

Ensure new development reflects Casterton's history, heritage and relationship to the Glenelg River through building upgrades, art and landscaping.

To provide a safe and accessible pedestrian environment.

Implement the objectives of the Casterton Town Centre Design Guidelines, Casterton Structure Plan (2018).

#### 2.0 Buildings and works

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##### Permit Requirements

A permit is required to construct a building or carry out works.

##### Design Guidelines

###### Building design

- Buildings with a frontage to Henty Street should be oriented to front Henty Street and incorporate elements of glazing and articulation to activate the frontage and provide visual interest.
- Development should incorporate windows and balconies at upper levels to maximise 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.
- Verandahs or other shade structures should be included on all new buildings and upgrades (not including heritage facades) to assist in creating a more comfortable environment for pedestrians.
- Development should incorporate colours and materials that reflect the character of Casterton and creates consistency in building design and quality. Colours should be earthy to reflect the natural surrounds and complement the existing historic built forms (e.g. creams, ocre and warm grey tones).
- Building materials should be of high quality, durable and sustainable, and include predominantly timber and brick with some render elements.
- Development should incorporate eaves and verandahs to all new buildings to provide weather protection and to be consistent with the existing streetscape character.

### **Landscaping**

- Development should protect and retain existing large canopy trees.
- 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 to reduce reliance on watering systems.

### **Safety**

- Buildings should create light spillage at the ground floor to enhance the safety of the pedestrian environment.
- Development should enhance visual surveillance.
- Development should avoid blank walls and areas of concealment.

### **Access**

- Development should utilise rear access to all land uses along Henty Street.

## **3.0**

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### **Subdivision**

None specified.

## **4.0**

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### **Advertising signs**

None specified.

## **5.0**

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### **Application requirements**

None specified.

## **6.0**

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### **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 development achieves the design objectives and design guidelines of this schedule.

Figure 1: Casterton Town Centre

