



## **Inverell Shire Council** **Development Control Plan No 13**

### **To Control Development in the Inverell** **Central CBD Conservation Precinct**

*Adopted 23<sup>rd</sup> August 2005*

---

#### **1. Citation**

This plan may be cited as the Shire of Inverell Development Control Plan No. 13 – To Control Development in the Inverell Central CBD Conservation Precinct

#### **2. Land to Which this Plan Applies**

This plan shall apply to the Inverell Central Business District(CBD) Conservation Precinct.

#### **3. Precedence And Status Of This Plan**

- 3.1 This Development Control Plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979, and Part 3 of the Environmental Planning and Assessment Regulation, 2000.
- 3.2 The authority for the preparation of this plan is drawn from section 72 (1) (a) of the Environmental Planning and Assessment Act 1979 which provides that, “if a Council considers it necessary or desirable to provide more detailed provisions than are contained in a Local Environmental Plan or a draft Local Environmental Plan in respect of a part or parts of the land to which the plan applies it may prepare or cause to be prepared a development control plan.
- 3.3 This Plan must be read in conjunction with any current Local Environmental Plans (LEP), State Environmental Planning Policies (SEPP), Development Control Plans and relevant planning legislation.
- 3.4 The major planning instrument, which applies to the Council area, is the Inverell Local Environmental Plan, 1988 (as amended).
- 3.5 The provisions of this Plan do not take precedence over the provisions of the LEP, SEPP’s or statutory controls. In accordance with the requirements of Section 79C(1) of the Environmental Planning and Assessment Act 1979 the contents of this Plan must be taken into account by Council in determining any development application to which it applies. Each application will be determined on its merits but the contents of this Plan will obviously provide an important indicator to Council of the issues, which need to be addressed in determining any particular application.
- 3.6.1 The content of this plan may be varied only by a decision of Council in the manner provided for in clause 22 of the Environmental Planning and Assessment Regulation 2000.

#### **4. The Need For Controls**

- 4.1 This plan has been prepared to ensure that character of the Inverell CBD Conservation Zone Precinct is protected and maintained.
- 4.2 This plan has been prepared to provide guidance on the issues, which Council will address during the assessment of development applications.

#### **5. Objectives**

- 5.1 To provide guidance to applicants on the issues which Council will address during the assessment of development applications.
- 5.2 To set out the general standards which will apply within the Inverell CBD Conservation Precinct.

#### **6. Controls**

##### **6.1 New Development**

###### **6.1.1 Height and Massing**

The predominant existing building height within the Inverell CBD is 2 storeys although there are some 1 storey and only one 3 storey building. These buildings generally step down in scale towards the rear which in most cases is a lane.

- a) The height of any building at the street alignment is to be consistent with the adjacent and neighbouring contributory buildings and/or heritage items.
- b) Vertical additions to contributory buildings and/or heritage items are not permitted where they will be visible from the street unless they will reinforce the scale of existing adjacent buildings.
- c) Any new development shall be consistent with the existing building pattern by stepping down in scale towards the rear.
- d) The roof is to be screened by a parapet wall or of a pitched form.

###### **6.1.2 Alignment**

There is a consistent pattern of most buildings within the Inverell CBD Conservation Precinct to be built at street alignment with no setbacks.

- a) Any new buildings shall be constructed on street alignment without setbacks however a recessed entrance not more than 50% of the street frontage at ground floor level only.

### **6.1.3 Façades**

Where new development is proposed within existing streetscape is important that the building responds to the existing rhythm, character and proportions. This is critical on wider than average or consolidated sites.

- a) New buildings shall reinforce the existing pattern and character of rectangular building forms and shall be of predominantly vertical proportions to bays, windows and openings.
- b) Any new façade is to be divided vertically and horizontally into bays with engaged piers, string courses, cornices and mouldings.
- c) Windows and doors shall be vertically proportioned to match the existing character of the area.

### **6.1.4 Car Access**

Direct vehicle access from Byron and Otho Streets is out of character and is not permitted. All vehicle access is to be from the rear lane.

### **6.1.5 Equitable Access**

Where equitable access is required it is to be in accordance with any relevant Australian Standards and the Building Code of Australia.

### **6.1.6 Roofs and Parapets**

Roof forms and parapets shall be consistent with existing forms of contributory buildings and/or heritage items which are generally flat or pitched roofs of corrugated metal or iron screened by a parapet wall.

- a) New roofing is to be of parapet or pitched form to reinforce the existing character of the Conservation Precinct.
- b) Parapets are to be constructed of masonry or rendered masonry.
- c) Roofing materials shall be slate, terra cotta tiles or corrugated metal.
- d) Roof top signage, antennae, satellite dishes, mobile phone transmitters are not permitted.

### **6.1.7 Awnings and Verandahs**

Awnings and verandahs are a predominant characteristic of most Victorian and Federation commercial buildings in Inverell. Verandahs were often at first floor level recessed into the façade or cantilevered over the ground floor awning. Some inter war and post war buildings were specifically designed without awnings at ground level and feature recessed entries instead.

- a) Awnings are to be low pitch and of similar height to adjacent buildings.
- b) Eaves and fascias shall be a maximum of 300mm consistent with the scale and character of the building and adjacent buildings.
- c) Awning roofing is to be opaque and generally of metal sheeting corrugated in profile.

### **6.1.8 Equitable Access**

Where equitable access is required it is to be in accordance with any relevant Australian Standards and the Building Code of Australia but shall not have a negative heritage impact on the building or streetscape.

### **6.1.9 Materials, Finishes and Colours**

A limited range of materials and finishes exists to the heritage buildings of Inverell. They are generally rendered masonry with rendered and/or tiled features and detailing, some face brick and a limited palette of earthy and pastel tones and colours which enhances and unifies the cohesive streetscapes. Any new development shall respect and enhance this.

- a) The materials and finishes to the front of the building shall be consistent with and shall enhance the existing streetscape.
- b) Windows and doors shall preferably be in timber, shopfronts maybe aluminium providing they are in the preferred colors of silver, grey , bronze, or black.
- c) The walls below awning level, surrounding window and door openings shall be in glazed ceramic wall tiles in the following sizes or combinations of sizes :-

100 x 100 mm  
150 x 75 mm  
150 x 150 mm  
200 x 100 mm

- d) Tiling shall generally be plain finished and white, yellow, cream, beige, green, burgundy or black. Contrasting detailing using strip tiles, border tiles or skirting tiles in darker colours were often used and may be appropriate subject to Council approval.

## **6.2 Additions and Alterations**

### **6.2.1 Generally**

- a) Additions and alterations will only be supported where they respect and/or enhance the heritage significance of the existing building and the heritage conservation area.

- b) It is essential that as much of the original fabric of the building as possible is retained and conserved – particularly to the street elevation.
- c) Demolition of heritage items or contributory buildings within the Heritage Conservation Area is not permitted.
- d) The reinstatement of missing or removed details is encouraged.
- f) Any proposed additions shall be consistent with the existing building pattern by stepping down in scale towards the rear.

### **6.2.2 Scale Form and Character of Additions**

- a) Additions shall respect the scale of the existing building, be subservient and be easily interpreted as new work.
- b) The scale, form and character of additions shall compliment the design of the existing building.
- c) Additions shall not obscure, project forward of, or alter the principal façade of the building.
- d) Where an additional storey is proposed, one of both of the adjacent buildings must already be 2 storey in scale.

### **6.2.3 Facades**

- a) The principal or street façade of the building shall not be altered in any way other than to restore original features to the building or remove previous detrimental alterations.
- b) Original windows and doors shall be retained and conserved.
- c) Windows above awning level shall not be widened, infilled or consolidated.
- d) Where an additional storey is proposed, the addition must be set back behind the existing parapet and shall not dominate the existing building.
- e) Externally fixed security bars are not permitted.

### **6.2.4 Vehicle Access**

Direct vehicle access from Byron and Otho Streets is out of character and is not permitted. All vehicle access is to be from the rear lane.

### **6.2.5 Roofs Chimneys and Parapets**

Roof forms and parapets make a significant contribution to the character of the streetscape and in Inverell are generally flat or pitched roofs of corrugated metal or iron screened by a parapet wall. Chimneys are an important element of the roof and add to the character of the building and conservation area.

- a) Existing parapets are not to be clad in metal sheeting.
- b) Existing face brick parapets shall not be rendered, painted or coated in any way.
- c) Original roofing materials shall be retained and conserved.
- d) Existing chimneys shall be retained and conserved.
- e) Skylights, solar water heaters, ventilators and dormer windows to the street elevation are not permitted.
- f) Roofing shall not be replaced with different materials, colours or profiles without consultation with Council.
- g) Roof top signage, antennae, satellite dishes, mobile phone transmitters are not permitted where visible from Otho and/or Byron Streets.

### **6.2.6 Shopfronts**

Original and/or early shopfronts demonstrate the changing pattern of commercial trading within Inverell. Some early shopfronts and/or tiling still exist within the Inverell town centre and should be retained and conserved. If buildings are being refurbished, it is essential that any new tiling respects the character of the existing building and streetscape. This will ensure that the new tiling will not soon become dated and will contribute to the unification of the character of heritage streetscapes.

- a) Original or early shopfronts and/or tiling shall be retained and conserved.
- b) Floor tiling to recessed and hamper type entrances shall be unglazed ceramic mosaic type tiles in a colour and style appropriate to the character of the building.
- c) Shopfronts are traditionally timber framed on early buildings such as Victorian and Federation and metal framed on Inter War buildings and later. These shall be retained and conserved.
- d) New shopfront framing shall generally to be silver, brass, bronze or black in colour as appropriate to the character of the building.
- e) Previously painted surfaces such as render and timber joinery should continue to be painted.
- f) Face brickwork and/or stonework is not to be rendered, painted or coated in any way.
- g) Where brickwork and/or stonework have been painted the paint shall be removed.

- h) Shopfront glazing shall not be infilled with brickwork, blockwork, timber panels, glass bricks or blocks that will change that character of the building at ground floor level.
- i) Significant and/or early shop window signage is to be retained and conserved.
- j) Window and door configurations, (including recessed and hamper entries) generally relate to the facade above the awning and shall be retained and conserved.
- k) Original awnings including pressed metal soffit linings shall be retained and conserved.
- l) New or replacement shopfront tiling is to be glazed ceramic wall tiles in the following sizes :-

100 x 100 mm  
150 x 75 mm  
200 X 100 mm

New tiling shall generally be plain finished and white, yellow, cream, beige, burgundy, green or black in colour. Contrasting detailing using strip tiles, border tiles or skirting tiles in darker colours were often used and may be appropriate subject to Council approval.

- m) Windows and doors shall preferably be in timber, shopfronts maybe aluminium providing they are in the preferred colors of silver, grey, bronze, or black.

### **6.2.7 Awnings and Verandahs**

Awnings and verandahs are a predominant characteristic of most Victorian and Federation commercial buildings in Inverell. Verandahs were often at first floor level recessed into the façade or cantilevered over the ground floor awning. Some inter war and post war buildings were specifically designed without awnings at ground level and feature recessed entries instead.

- a) Original awnings including pressed metal soffit linings shall be retained and conserved.
- b) Awnings are to be low pitch and of similar height to adjacent buildings.
- c) Eaves and fascias shall be a maximum of 300mm consistent with the scale and character of the building and adjacent buildings.
- d) Awning roofing is to be opaque and generally of metal sheeting corrugated in profile.
- e) Verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.

- f) New awnings shall not be attached to buildings specifically designed without awnings.
- g) Original open verandahs shall not be enclosed.
- h) Verandah posts shall be set back 1.0m from the kerb to avoid vehicular impact damage.

## **7.1 Signage**

Commercial buildings were often designed to incorporate advertising in specific locations and any proposed signage on Heritage Items of buildings within Heritage Conservation Areas should be restrained in design and compliment the existing building in construction, materials, and graphics. Signs should respect the architectural style and character of the building.

- a) Existing historic signage shall be retained and conserved.
- b) Signs shall be designed so that they fit within the architectural forms of the building, shall not obscure architectural features (including windows and doors, verandahs or balustrades) of the building and/or adjoining building and shall not break into the parapet line and be located in traditional signage areas on the building.
- c) Preferred materials for signs are painted timber or metal sheet, or powder coated timber or metal sheet. (delete Synthetics and other modern materials are not permitted.)
- d) Fluorescent and/or iridescent paints are not permitted.
- e) Signage colours shall compliment the heritage colour scheme.
- f) Signs shall be fixed in such a way that they do not damage significant heritage fabric of the building and shall be are easily removable.
- g) Boxed and/or internally illuminated signs above awning level are not permitted.
- h) Flashing, colour change or movement signs are not permitted.
- i) Projecting wall signs above awning level are not permitted.
- j) Signs above cornice level are not permitted.
- k) Roof signage is not permitted.
- l) Advertising signs must directly relate to the use or activity carried out on the same building to which they are erected.
- m) A maximum of (1) under awning sign and (1) above awning signs are permitted per building.

- n) Sandwich boards are permitted providing they are located a minimum of 1.0m in from the building side boundary and do not exceed 1.0m<sup>2</sup> in size.
- o) Awning fascia signage shall be as follows:-
- A minimum of 75% of the fascia sign shall be the same depth as the fascia.
  - A Maximum of 25% of the fascia sign may be twice the depth of the fascia.
- p) Should any existing signage be removed then the replacement signage shall comply with this DCP.