



Inverell Shire Council **Development Control Plan No 14**

Heritage Conservation Areas & Development **Within The Vicinity Of Heritage Items**

Adopted 23rd August 2005

1. Citation

This plan may be cited as the Shire of Inverell Development Control Plan No. 14 – Heritage Conservation Areas & Development Within The Vicinity Of Heritage Items

2. Land to Which this Plan Applies

This plan shall apply to the heritage conservation precincts known as Brae Street, Henderson Street and the village of Ashford and development within the vicinity of heritage items.

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 heritage conservation precincts and heritage items 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 heritage conservation areas and for development within the vicinity of heritage items.

6. Controls

6.1 New Development

6.1 Height and Massing

The predominant existing building height within the Conservation Area is single storey.

- 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.
- c) Any new development shall be consistent with the existing building pattern by stepping down in scale towards the rear.

6.2 Alignment

There is a pattern with most buildings within the Conservation Areas at consistent setbacks and offsets within garden settings.

- a) Any new buildings shall be constructed to match the existing street alignments to the adjacent properties.
- b) New buildings shall be orientated towards the street.

6.3 Height

New buildings need to respect the height of the existing streetscape in order to maintain the character of the area.

- a) Where the existing streetscape is predominantly single storey the height of any new building shall be single storey.

- b) The wall height of any new building shall match or be below the roof pitching height of the adjacent buildings.

6.4 Verandahs

Verandahs are a predominant characteristic of most houses and commercial buildings in Inverell.

- a) New buildings should incorporate front verandahs consistent with the existing character of the Heritage Conservation area

6.5 Façades

Where new development is proposed within existing streetscape it 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 into bays with stepped form with recesses.
- c) Windows and doors shall be vertically proportioned to match the existing character of the area.

6.6 Garages, Carports and Sheds

It is traditional for garages, carports and sheds to be subservient buildings located at the rear of the site.

- a) Garages, carports and sheds shall not be located forward of the established building alignments.
- b) Garages, carports and sheds shall preferably be located behind the building and are not to dominate the building or site.
- c) Prefabricated and/or aluminium carports and garages are not permitted at the side or in front of heritage items or contributory buildings in Conservation Areas.
- d) Shipping containers are not permitted to be used as storage sheds.

6.7 Fencing

Fencing should compliment the style and character of the building and contribute to the streetscape.

- a) Original and/or early fencing is to be retained and conserved and should be repaired rather than replaced where possible.
- b) New fencing is to be consistent with the existing heights and materials in the street.
- c) Front boundary fencing shall generally be timber picket, timber and wire or metal palisade in style.
- d) The design of any new fencing shall compliment the style and character of the building and streetscape.
- e) Front fencing forward of the established building line shall be a minimum of 50% transparent.
- f) Front fencing forward of the established building line shall not exceed 1.2m in height.
- g) Colorbond sheet fencing is not permitted forward of the established building line in Conservation Areas.
- h) Colorbond sheet fencing is not permitted to Heritage Items.
- i) Tall solid masonry walls shall not be constructed forward of the established building lines.

6.8 Curtilage

- a) Where a lot is proposed to be subdivided, the existing building is to remain dominant and the existing garden setting and view corridors are to be retained where viewed from the public domain.

6.9 Roofs

Roof forms shall be consistent with existing forms of contributory buildings and/or heritage items which generally are of pitched hipped or gabled form clad with slate, terra cotta tile or corrugated metal.

- a) New roofing is to be of pitched form to reinforce the existing character of the Conservation Area.
- b) Roofing materials shall be slate, terra cotta tiles or corrugated metal.
- c) Roofing colours shall be recessive and consistent with the materials and character of the building and Conservation Area.
- d) Roof top antennae, satellite dishes, air conditioners, mobile phone transmitters are not permitted to be visible from the streetscape elevation.

6.10 Materials and Finishes

A limited range of materials and finishes exists to the heritage conservation areas of Inverell. The buildings are generally constructed of face brick or timber weatherboard and usually within a limited pallet 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) Construction materials shall generally be brick or timber walls with slate, tile or corrugated metal pitched roof.
- c) Windows and doors must be in timber to the streetfront elevations of the buildings.

7. Additions and Alterations

7.1 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.

7.2 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) Additions shall generally step down in scale towards the rear of the building.
- e) First floor additions are not permitted except when wholly within an existing roof form.
- f) Dormers are not permitted to streetfront elevations.

7.3 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 shall not be widened, infilled or consolidated.
- d) Externally fixed security bars are not permitted.
- e) Metal or other pre fabricated materials shall not be used to clad timber weatherboard buildings.

7.4 Roofs Chimneys and Parapets

Roof forms make a significant contribution to the character of the streetscape and in Conservation Areas are generally pitched roofs of slate, terra cotta tile or corrugated metal. Chimneys are an important element of the roof and add to the character of the building and conservation area.

- a) Existing face brick gables or parapets shall not be rendered, painted or coated in any way.
- b) Original roofing materials shall be retained and conserved.
- c) Existing chimneys shall be retained and conserved.
- d) Skylights, solar water heaters, ventilators and dormer windows to the street elevation are not permitted.
- e) Roofing shall not be replaced with different materials, colours or profiles.
- f) Roof top signage, antennae, satellite dishes, mobile phone transmitters are not permitted.

7.5 Verandahs and Awnings

Awnings and verandahs are a predominant characteristic of most buildings with heritage conservation areas.

- a) Original awnings to windows shall be retained and conserved.
- b) Verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.
- c) Original open verandahs shall not be enclosed.