

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5

URBAN CONSERVATION PRECINCT - HORSHAM CENTRAL AREA

1.0

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Design objectives

To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural, historic or cultural value and which contribute to the cultural values of the area.

To discourage the erection of advertising signs and any alteration to the facade of buildings which will detract from the historic character of the area.

To protect, maintain and enhance the character and appearance of the precinct which is determined especially by the hotels, public buildings, theatres and commercial buildings including outbuildings, which collectively demonstrate periods of growth in the history of the central area of Horsham.

To ensure that new developments respect the character and visual prominence of those buildings which contribute to the cultural significance of the area.

2.0

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Buildings and works

No permit is required for alterations to existing buildings which do not alter the facade of the building.

No permit is required for buildings and works which do not result in the complete or partial construction of a new building facade.

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Application requirements

The preparation of an application to develop a new building facade or alter an existing facade should interpret the significant architectural character of the area by taking into account some of the following techniques:

- Using cement finished surfaces or face bricks; and
- Using design elements characteristic of the facades of contributory buildings reduced to simple forms.

A permit application should be accompanied by the following information:

- Detailed elevations of the proposed building and/or works;
- The proposed colour and type of all external materials, including doors, windows and all other elements;
- Proposed fencing (if any);
- A contextual drawing showing the relationship between the proposed building and/or works and its adjacent buildings in terms of elevational treatments; and
- Floor plans showing the proposed building and/or works with overall dimensions.

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Advertising signs

The area of this overlay is in Category 3 - High amenity areas.

5.0

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Decision Guidelines

Before deciding on an application, the responsible authority will consider:

- The existing character and appearance of any buildings or works proposed to be removed, altered or decorated, and the contribution the existing building and works make to the cultural values of the precinct;
- Whether the scale, location or external appearance of any proposed buildings or works will harmonise with the character and appearance of the precinct; and
- Whether the buildings or works will contribute to the continuity of the streetscape.