

19/01/2006
VC37

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO6

URBAN CONSERVATION PRECINCTS - HORSHAM RESIDENTIAL AREAS

1.0

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Design objectives

To conserve and enhance buildings, areas, trees, gardens 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 high front fences and paint colour schemes which will detract from the historic character of the area, especially as perceived from public thoroughfares.

To protect, maintain and enhance the character and appearance of the precincts which is determined especially by the post Federation and inter war houses and gardens, collectively demonstrating periods of development in Horsham and the residential lifestyles which accompanied them.

To ensure that new developments respect the character and visual prominence of those buildings, gardens and works which contribute to the cultural values of the areas.

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Permit requirement

No permit is required for buildings and works and alterations to existing buildings which are not visible from public thoroughfares.

3.0

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Application requirements

The preparation of an application for buildings and/or works should respect the significant architectural character of the areas by taking into account the following techniques:

- New buildings and works should be setback from the street frontage by the same distance as the existing buildings on either side;
- The side boundary setbacks should be consistent with setbacks common in the area;
- The scale and bulk of new developments should be in keeping with that of the area in which the development is situated;
- Building materials should be characteristic of the periods of significance of the area;
- Architectural forms and massing characteristic should be in harmony with the contributory buildings of the areas;
- Architectural details should interpret those of the contributory buildings of the areas;
- Any fences should be compatible with those that contribute to the cultural values of the areas by adopting similar heights and forms or by introducing new forms which are in harmony with contributory fences; and
- Existing mature trees, especially those expressive of the post Federation and inter war periods, should be preserved.

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;
- Contextual drawings showing the relationships between the proposed building or works and the existing building on either side in terms of setbacks and elevational treatments; and
- Site plans showing the layout of the buildings and works including fences, with overall dimensions, and landscaping details.

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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
- The impact of the landscape plan including front and side fences on the character and appearance of the precinct.