

COROWA SHIRE COUNCIL
DEVELOPMENT CONTROL PLAN NO. 5
CONSERVATION AREA

1. Introduction and Aims Of The Plan

1.1 Introduction

Council's Local Environmental Plan (LEP) 1989 sets out the statutory (or legal) controls for development of the Shire's heritage and historic items. These controls have been developed by the Council in consultation with such bodies as the Heritage Council, National Trust and Department of Planning. They set the standards for development of these items in a broad sense - for example, Clause 2 of the LEP encourages the proper management, development and conservation of items of archaeological and heritage significance while Clauses 25-29 set out standards for development of such items.

The intention of this Development Control Plan is to supplement the controls of the LEP and to demonstrate the style of development which Council feels is appropriate and in keeping with the historic nature of the Shire. This Control Plan is similar to other Council codes – the residential flat code for example - and will apply to the Conservation Area in Corowa. However, these controls may also be considered when Council assesses development of historic buildings outside the Conservation Area.

The Plan has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act, 1979, and has statutory force as provided for under Section 90 of the Act. The Council will take into account the provisions of the Plan in determining development applications for items of environmental significance and may set conditions for the development as it sees appropriate.

Council adopted the Development Control Plan on 20 November 1990 and development applications submitted after this date will be assessed against its provisions.

1.2 Aims Of The Plan

This Development Control Plan is one of the strategies for implementing the aims and objectives of the Corowa Local Environmental Plan 1989.

The Development Control Plan has the following general objectives:

- a) to set out matters which Council will consider in determining development applications which might affect the environmental heritage of the area;
- b) to provide development guidelines to assist applicants in meeting the amenity criteria of Section 90 of the Environmental Planning and Assessment Act in a way which is related to the particular considerations for the urban conservation area;



- c) to detail specific considerations in relation to the conservation area;
- d) to provide residents, landowners and developers with a document which details Council's policies on building and associated development;
- e) to protect and enhance the character of Corowa Shire and, in particular, that of the Conservation Area.

1.3 Land To Which This Plan Applies

This Development Control Plan applies to the land defined as "Conservation Area" within the Corowa LEP 1989 and all development relative to the contents of this Plan.

1.4 Application of the Plan

This DCP applies to all development affecting the subject land and all development relevant to the contents of the Plan.

Compliance with the provisions of this Plan does not necessarily mean that an application for development approval will be approved by Council.

The DCP is a matter for Council's consideration under Section 90 of the EPA Act, 1979, when considering development applications.

2. Development In The Conservation Area

2.1 Erection of New Buildings and Alterations to Existing Buildings

In an effort to retain and reinstate the characteristic architectural elements of the conservation area, the Council shall not grant consent to the erection of new buildings or the alteration of the exterior of existing buildings within a conservation area unless the Council is satisfied the following matters have been considered in the initial planning and design of the development:-

2.1.1 Inventory Forms

When in receipt of development applications for the alteration, renovation, restoration, addition, to an existing building or buildings, the Council shall not grant consent to the proposed development unless an assessment has been made, where relevant, of the inventory form applicable to the respective building by both Council and the applicant and until such time as Council is satisfied the proposed design is in keeping with the building's original architectural design.

2.1.2 Verandahs

Verandahs play an important role in the aesthetic uniqueness of a building and streetscape as well as providing practical relief from a rigorous and changeable climate. As such:-



- a) The Council shall not grant consent to the enclosure of verandahs or upper floor balconies other than by use of traditional lattice work or blinds, and,
- b) The Council shall not grant consent to the removal of verandahs unless it is found that, after exhaustive research, no other economic option is available.

2.1.3 Awnings

The design of all new commercial developments in the business sector of the conservation area shall incorporate the continuation of existing awning levels and, where appropriate, existing styles.

2.1.4 Parapets

As parapets make an important contribution to the skyline of the commercial sector of the conservation area, all existing above awning parapets are to be retained or reinstated.

2.1.5 Height

The height of a new building also contributes to the skyline of the townscape and it is imperative that:-

- a) The height of new buildings not exceed plus or minus ten percent of the height of existing adjacent buildings; and,
- b) Dwelling houses located in the conservation area are not to exceed two storeys in height.

2.1.6 Roof Forms and Pitch

Uniformity of roof forms and pitch is of vital importance if the historical uniqueness of the Shire is to be retained. Council, therefore, requires:-

- a) Alterations to existing buildings are to reflect and integrate with existing roof forms;
- b) The roof forms for all new constructions are to be similar to that of the existing adjacent forms; and,
- c) The roof pitch for all new buildings and alterations are to be similar to that of the existing adjacent roof lines.

2.1.7 Setback

To ensure a continuity of building line is attained the building setback for all new developments is to be relative to adjacent buildings.

2.1.8 Materials



If the characteristic architectural elements in the area are to be retained and reinstated it is imperative that:-

- a) Building materials used in construction for all alterations to the exterior of existing buildings be of similar type or compatible to those used in the original construction of the building; and,
- b) The colours to be used in construction of the building works should be in keeping with the original building's colours and in sympathy with the existing streetscape. Heritage colour schemes are available for inspection at Council's Town Planning Department.

2.1.9 Fenestration

The arrangement of openings in the wall (known as fenestration) is important, especially the placing of proportions of windows and doors. Therefore:-

- a) The building design for all works to be carried out on both new and existing buildings are to ensure an ordered symmetry or rhythm of wall area to window and door openings is achieved; and,
- b) The Council shall not consent to the erection of new buildings or the alteration of existing buildings unless the Council has made an assessment of the style, size, proportion and position of the openings for windows and doors.

2.2 Advertising and Signage

The misuse of advertising can seriously impair the character of individual buildings and the historic streetscape, while a creative and sympathetic approach can enhance the appearance of the building and add vitality to the area.

2.2.1 Above Awning Advertising and Signage

Council shall not grant consent to the establishment of above awning advertising signs unless Council has made an assessment of:-

- (i) The style of lettering;
- (ii) The location, size and number of signs; and,
- (iii) The materials and colours to be used in construction.

2.2.2 Below Awning Advertising

Whilst not desiring to restrict advertising styles for below awning areas, the Council shall not consent to the establishment of advertising signs unless it has made an assessment, where relevant, of the historical nature of the building, adjoining buildings or the historical streetscape.

2.3 Fences

Fences make an important contribution to the sense of continuity in a streetscape.



- a) In an effort to encourage a sense of uniformity and continuity the Council shall require consent for the erection of front fences in the conservation areas; and,
- b) The Council shall not consent to the erection of a fence having a design that is in conflict with the historical period of the building.

2.4 Landscaping

Within the conservation area landscaping and gardens have played an important part in creating a visually pleasing aspect to the residential and business sectors. Retention of existing landscaping and gardens, particularly associated with historic houses, is encouraged.

Residents and landowners are encouraged to care for street trees by watering during the drier seasons.

2.5 Medium Density Housing

Part of the Conservation Area has been zoned to allow medium density development (flats). While not discouraging various architectural responses to this style of building (eg. Terraces), issues such as area of landscaped open space, car parking and overall design will be treated on a site by site basis rather than by specific reference to, and/or compliance with, Council's existing flat code.

2.6 Car Parking

Car parking requirements will be assessed having regard to:

- a) the likely impact the development will have on the existing provision of on-street parking in the near vicinity of the proposed development.
- b) the practicalities of providing on-site parking;
- c) the existing number of on-site parking spaces and their potential for future use; and,
- d) the heritage significance of the site and/or building, and, where relevant, the existing streetscape.

In making the assessment, Council may consider the provisions of any car parking code that is in force for the local government area or any other car parking code or advice that may be relevant to the circumstances.

2.7 Footpaths, Kerbs and Gutters

Footpaths, kerbs and gutters are an important streetscape element and development should be consistent with the form of that existing or any future beautification/upgrading plans that may be in existence.

2.8 Infill Development



Infill development (that is, new development taking place on vacant land or replacing buildings within the existing urban fabric) requires proper design and thoughtful architecture to successfully integrate with existing historical development.

Consequently, Council shall not grant consent to infill development unless it has made careful assessment of all the matters in this Development Control Plan and, where relevant, the matters outlined in the Conservation Area report which was prepared as supporting documentation to this Plan.