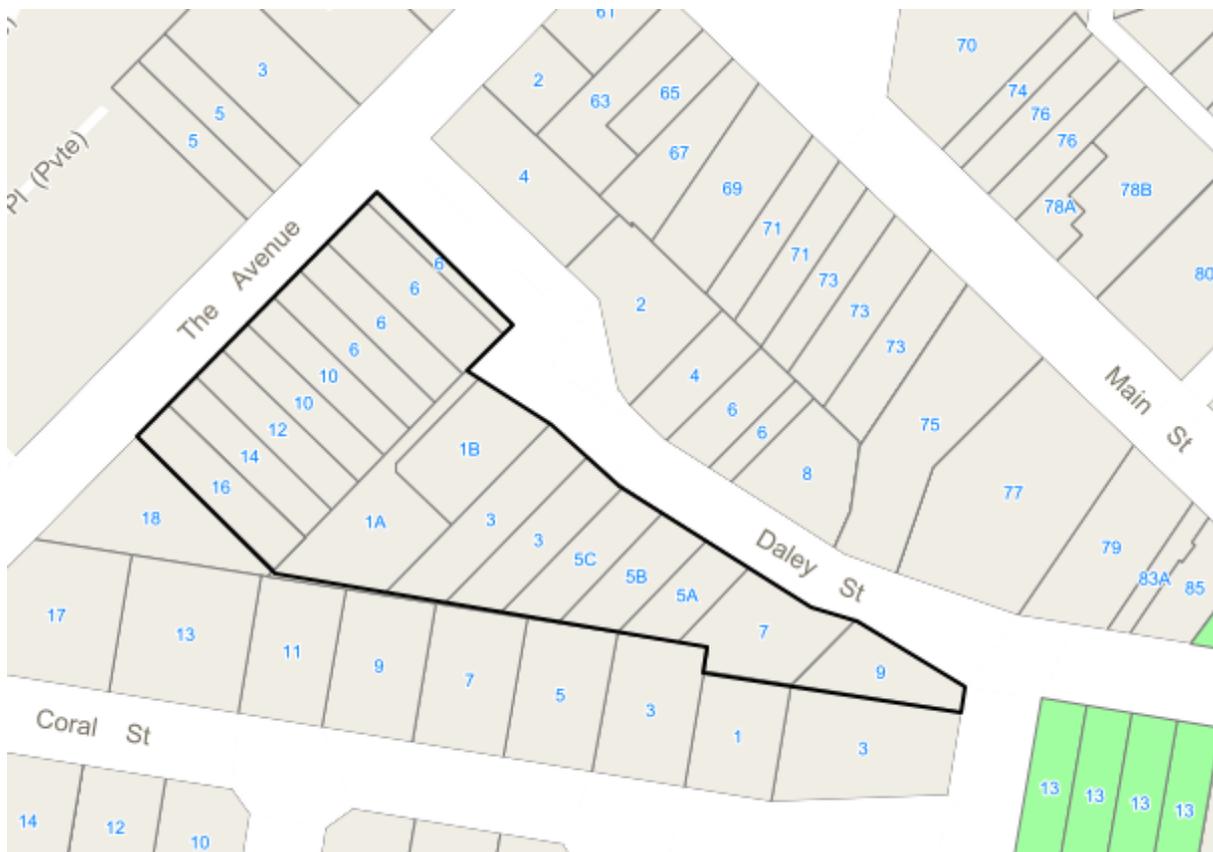


DRAFT SPECIAL AREA ADDITIONS TO DCP CHAPTER 4 – RESIDENTIAL & TOURISM DEVELOPMENT

4.9 Daley Street R3 Zone, Alstonville

4.9.1 Application

Applies to:	
Location/s:	Land in Alstonville, zoned R3 Medium Density Residential, located on the eastern side of The Avenue and the southern side of Daley Street, as shown on the Special Area Controls Map xxx
Development Types:	<i>Residential accommodation</i>



4.9.2 Background

The part of the DCP applies to land close to the Alstonville Main Street. There are a number of properties in the vicinity of this area that are listed as Heritage Items in Schedule 5 of the Ballina LEP 2012 and there are properties within the area that, although not listed, add to the heritage character of the Village.

This Part of the DCP applies to development applications within the area shown on the Special Area Controls Map xxx, in addition to the other development controls applicable in this Chapter, to ensure the retention of the existing low scale character of the locality.

4.9.3 Planning Objectives

- a. To promote development that complements the existing heritage character and amenity of the area and the heritage significance of nearby Heritage Items.
- b. To ensure that new development respects the established patterns and visual setting in the streetscape, including setbacks, siting, landscape settings and fencing.
- c. To retain and reflect the character of building frontage design in the streetscape.

4.9.3 Development Controls

- i. New development must complement, not compete with, the elements that contribute to the uniqueness and heritage significance of the locality. Infill development should not replicate existing buildings, but must follow local proportions and scale.
- ii. New development must be located so as to not overshadow, nor impede existing views of, Heritage Items in the locality.
- iii. New development can be contemporary in design, however the scale, form, bulk and detail of the proposal must not detract from the scale, form, unity, cohesion and predominant character of the area.
- iv. The use of light painted weatherboard with galvanized iron roofs is encouraged.
- v. New buildings must have roofs that reflect the orientation, size, shape, pitch, eaves, ridge heights and bulk of existing roofs in the locality, and must be in proportion with the proposed building.
- vi. New development should include verandahs where consistent with the character of surrounding development. Simple skillion verandahs may be appropriate as this style integrates well with new buildings.
- vii. Features such as bullnose style, lace ironwork, decorative fretwork or Federation brackets on posts must not be introduced on modern buildings, as these features lack historical context. These features may be reinstated to a heritage building where it can be shown that they existed previously.
- viii. Window openings in a vertical form rather than a horizontal form will be more compatible with earlier buildings and is encouraged.
- ix. The established landscaped character of the locality must be retained in any new development, including height of canopy and density of boundary landscape plantings.
- x. Extensions must not overwhelm the original building.
- xi. Floor levels must be compatible with floor levels of adjoining buildings.
- xii. The design of new development should be kept simple, and must not use a mixture of features from different eras or add heritage features to new buildings. Contemporary kit/project designs which purport to be “heritage homes” are often poorly integrated mixtures of design elements from different eras and do not fulfil the objectives for new development in this locality.

- xiii. Garages and carports should generally be kept separate from the house. Attachment of garages and carports to the buildings they service is generally not favoured unless the structure is located at the rear of the building and is not visible from the surrounding streets, or it is set well back from the front façade and unobtrusively attached. In those cases a simple carport under a continuation of the roofline may be appropriate.
- xiv. New fencing must respect the traditional hierarchy of fences for the front, side and rear boundaries. Fence heights must be consistent with the heights of the predominant fences in the street. Generally height should be 1.2m forward of the front building setback, and 1.8m elsewhere.