

What Is The Purpose Of The Plan?

This Development Control Plan (DCP) applies to the City of Broken Hill. It establishes and outlines development policy and design guidelines relating to residential development in the City.

The DCP sets out in greater detail than is possible in the Local Environmental Plan (LEP) the Council's development intentions for the City.

This Residential Development Control Plan in conjunction with the Environmental Planning and Assessment (Amendment Act), 1997 (as amended). and the Broken Hill Local Environmental Plan, 1996 as amended will be used as a guide in determining development applications for residential development.

Developers are required to liaise with relevant Council officers prior to preparation of plans for residential development to ensure that proposals comply with this DCP.

In the event of any inconsistencies between this Plan and the Broken Hill LEP 1996 as amended, the provisions of the LEP shall prevail.

Objectives Of DCP

- to provide clear and specific controls and guidelines for developers;
- to encourage development to be sympathetic to the topography of the land, character, and scale of the surrounding development, and minimise impact on the environment;
- To incorporate energy efficiency in the design, construction and use of buildings so as to maximise the comfort of owners, reduce operating costs and greenhouse gas emissions;
- To ensure the benefits of passive solar design and natural ventilation are maximised;
- To promote the use of building materials and techniques that are energy efficient and environmentally sustainable;
- To be conscious of the impacts of overshadowing on adjoining premises and in particular the impact on both passive solar design and solar collection devices;
- To encourage a high standard of design, both functionally and aesthetically, which will have due regard to the needs of occupants, neighbours and local amenity;

- To ensure that an appropriate level of service provision occurs;
- To accommodate a variety of housing forms to reflect the increasing variety of household types and lifestyles;
- To encourage residential activity without limiting consideration of other compatible uses;
- To ensure residential development meets the relevant objectives of the Broken Hill Local Environmental Plan 1996, as amended.

Definitions Used In This Plan

Accredited Assessor

Are persons who have been examined and accredited by the House Energy Rating Management Body (HMB) to use rating tools, such as NatHERS to provide certification of the energy efficiency rating of housing.

Advertised Development

Is a development within a Residential Precinct that is of such a nature as to require the proposal to be advertised. All such items as listed within the Local Environmental Plan will fall into this category.

Boarding House

A building or place which is not licensed to sell liquor, where accommodation, together with meals and laundry facilities, is provided, but only to residents.

Complying Development

Is works identified under the provisions of the Complying Development criteria of the Broken Hill Local Environmental Plan as amended.

Council Broken Hill City Council

DCP Development Control Plan

Local Development

Is that development which is not exempt or complying development and does not fall under the provisions of state significant development. It may include:-

- a) the erection of a building or structure
- b) the installation of major plant or equipment
- c) carrying out of site works involving land fill, excavation or drainage
- d) use of land, buildings or work
- e) subdivision of land.

Dual Occupancy

Is development that results in two dwellings (attached or detached) on a single allotment of land.

Dwelling

A room or number of rooms occupied, or used or so constructed or adapted so as to be capable of being occupied or used as a separate domicile.

Dwelling House

Is a building containing one but not more than one dwelling.

Exempt Development

Is works identified under the provisions of the Exempt Development criteria of the Broken Hill Local Environmental Plan as amended.

ESD

Whilst ESD is a complex concept, it may be commonly defined as development which use, conserves and enhances the community's resources to maintain quality of life for both present and future generations.

Height

The distance measured vertically from any point on the ceiling of the top most floor of the building to the ground level immediately below that point of where there is a Cathedral ceiling to the top plate.

Home Industry

An industry carried on in a building (other than a dwelling house or a dwelling in a residential flat building) under the following circumstances:

- a) the building does not occupy a floor space exceeding 50 square metres and is erected within the curtilage of the dwelling house or residential flat building occupied by the person carrying on the industry or an adjoining land owned by that person; and
- b) the industry does not :
 - i) interfere with the amenity of the locality,
 - ii) involve exposure to view from adjacent premises of unsightly matter,
 - iii) Requires provision of any essential service main of capacity greater than that available in the locality.

Home Occupation

An occupation carried on in a dwelling house or that portion of a residential flat building used by the permanent residents of the dwelling house or dwelling which does not involve:

- a) the registration of the building under the Factories, Shops & Industries Act, 1962;
- b) the employment of persons other than those residents) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste products, oil or otherwise;
- c) the display of goods, whether in a window or otherwise;
- d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident).

(Note: a home business may, where it does not interfere with the amenity of the neighbourhood, be classified as exempt development. Applicants should consult with Council prior to determining the status of the development.)

Landscaped Area

The part of the site or building which is designed, or developed, or capable of being maintained and used as lawn or planted gardens and is available for use and enjoyment of the occupants of the development. This may include rooftop spaces, swimming pools, walkways, and gazebos; but excludes storage areas and any setbacks or open space, which is less than 2 metres in width.

LEP

Broken Hill Local Environmental Plan 1996, as amended.

Medium Density

A residential development, whether single or multiple buildings, contain a minimum of three (3) or more dwellings.

Major Alterations & Additions

Any alterations or additions where the area of proposed works equals or exceeds 50% of the original floor area of the existing building measuring to the outside surfaces of the building. It does not include areas used for garages, carports or other miscellaneous structures.

North Point

A reference to a North point is a reference to true solar North. This direction may vary considerably from magnetic North. EG. In Broken Hill the variation is between 8 & 9 degrees East of true Solar North.

Passive Solar Energy Systems

Passive Solar systems are those that combine the energy produced by the sun with local climatic conditions to achieve thermal comfort. This is done without the use of mechanical devices. The building itself is a solar collector and distribution system.

Professional Consulting Rooms

A room or number of rooms forming either the whole of or part of, attached to or within the curtilage of a dwelling house and used by not more than three (3) legally qualified medical practitioners or three (3) dentists, or three (3) health care professionals. This applies to those who practise therein the profession of medicine, dentistry or health care respectively, and if more than one (1), practise in partnership, and who employ not more than three (3) employees in connection with that practise.

R – Value

An R-Value is a numerical value given to an insulation product. The higher the R-value the more efficient the product is at insulating.

Renewable Energy

Renewable energy is energy generated from a renewable source such as the sun, wind, water or biomass.

Residential Flat Building

A building containing two or more dwellings, and includes dwellings located above business premises.

Retailing

The sale of goods individually or in small quantities to consumers.

Setback

A requirement that a building be a specified minimum distance from a boundary (usually from a road reserve).

Solar Access

Is the measure of how much sunshine is available to assist with the energy requirements of a building. (Usually for heating).

Solar Collectors

Are any building elements or appliances specifically designed to capture or collect the sun's rays for the benefit of the occupants eg. windows, solar hot water panels & photo-voltaic systems. These collect the sun's energy and convert it to electricity for use in the building.

Stables

A building and yards used for the accommodation of one or more horses, cattle, donkeys or the like.

Development Applications

Development Applications are required for single dwelling houses on one allotment under the provisions of the Broken Hill Local Environmental Plan, Amendment No. 1, 1998

Note:- any other proposals within residential precincts shall require Council's development consent.

Residential design guidelines for single dwelling houses are contained in this DCP and Council's policy on construction standards.

Under the provisions of the LEP, the following types of residential development must be advertised:

- development for the purpose of boarding-houses, hotels, motels or residential flat buildings;
- dual occupancy.

Construction Certificates

Whilst development approval is required for single dwelling houses, it should also be noted that the applicant will need to obtain a construction certificate either from Council or an accredited certifier which must be submitted to Council. Inspections will still be required at critical stages of construction and an accredited certifier or Council may carry these out. Details of the requirements are to be obtained from Council's adopted policy on construction and application requirements.

Residential Precincts

Residential precincts are areas within the City Zone **other** than the following areas:

Heritage Precincts

- Town Centre Heritage Conservation Area
- Oxide Street Heritage Conservation Area
- Rainbow Avenue Heritage Conservation Area
- Line of Lode Heritage Conservation Area

Commercial Precincts

- Central Business District (area bounded by Crystal Street, Kaolin Street, Beryl Street and Iodide Street)
- Oxide Street (between Beryl Street and Williams Street)
- Westside Plaza
- Patton Street (from Bonanza Street to Foodland near South St)
- Railwaytown (Gypsum Street from Ryan Street to Rowe St)
- Brookfield Avenue shopping strip
- Duff Street Shopping Centre
- McCulloch Street shopping strip (between Williams Lane and McGowen St)

Industrial Precincts

- Kanandah Road / Pinnacles Place
- Rakow Street Light Industrial Area
- Eyre Street Industrial Area

Non-Residential Development / Compatible Uses

Non-residential development requires Council's development consent. This type of development includes:

- home occupation (unless exempt development).
- home industry
- professional consulting rooms
- plant nurseries
- stables

The above uses are not necessarily the only compatible uses in residential areas.

Objectives Of This Section

The objectives concerning non-residential development in residential areas are to ensure that the activity does not:

- interfere with the amenity of the locality by reason of the hours of operation, emission of noise, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste products, oil or otherwise;
- involve exposure to view from any public place of any unsightly matter;
- give rise to traffic levels out of keeping with those of the surrounding area.

Matters For Consideration

Council will take into consideration similar uses:

- any establishments of similar usage in the City;
- decisions of the Courts;
- requirements and matters for consideration under Section 79 (c) of the Environmental Planning and Assessment (Amendment) Act 1997.

Home Occupation

Home occupation refers to an activity or pursuit carried out for personal gain in a dwelling house or in a building within its curtilage; or in a dwelling in a residential flat building. No retailing is permitted on site.

(See definitions of Home occupation at the start of this DCP)

Only one sign or notice may be erected to advertise a home occupation. The sign must not be any larger than 0.5 square metres and is situated on the property where the home occupation is to be carried out. This sign may only indicate the name of the person occupying the property and the use being carried out there.

Home Industry

Home industry will only be permitted in residential areas where it can only be shown that the development does not:

- interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste products, oil or otherwise;
- involve exposure to view from any public place of any unsightly matter;
- give rise to traffic levels out of keeping with those of the surrounding area.

(see definition of Home Industry at the start of this DCP)

One sign may be erected to advertise a home industry. The sign must not be any larger than 1.2 metres in length and/or 0.6 metres high, and is situated on the property where the home industry is to be carried out. This sign may only indicate the name of the person occupying the property and the use being carried out there.

Professional Consulting Rooms

Professional consulting rooms may be occupied by:

- legally qualified medical practitioners.
- dentists.
- health care professionals (ie. optometrists, physiotherapists, chiropractors).
- health ancillary staff (example nurses).

A maximum of three (3) professional staff may occupy professional consulting rooms, with also a maximum of three (3) overall ancillary staff.

Professional consulting rooms may occupy part or whole of a house.

Generally three (3) off-street parking spaces are required. Disability access is required to such developments.

Notification Process

For the purpose of providing notification to neighbouring properties and those properties likely to be affected by a development, Council needs to have a policy in place, which ensures that all persons that are affected are notified. For this purpose Council has adopted a DCP for advertising and notification of neighbours and affected persons.

Driveways, Floor Heights & Stormwater Drainage

Council's policy for all new dwellings, dual occupancies and medium density housing is that they provide a concrete driveway to the premises. The applicant shall obtain a floor height for the building from Council's Technical Services Department prior to excavating the site and that all storm water drainage is disposed of in such a manner so as not to cause nuisance. (See Council's adopted policies for driveways, floor heights and stormwater drainage.)

Stables

Stables should be constructed as per the requirements of Development Control Plan No. 7 – Horse Stables and Council’s Policy for the Keeping of Horses.

Plant Nurseries

Some issues that Council will consider with an Application for a Plant Nursery in a residential area are:

- Siting;
- Proximity to adjoining properties;
- Drainage of the site;
- Proposed hours of operation of the business;
- Parking available on the site and on the street;
- Loading/unloading requirements; and
- Storage of products, including any chemicals.

Dual Occupancy

What Is Dual Occupancy?

Dual occupancy means two independent dwellings on one allotment, which may, in some cases, be subdivided. The dwellings may be entirely under one roof, appearing as a single house or may be two separate buildings on lot size.

Each dwelling must have its own living area, kitchen, bathroom, laundry and car parking space, but may share the garden, drying areas and driveways with the other dwelling of the Dual Occupancy.

Aims And Objectives Of This Section

- to provide guidelines for applicants seeking approval to construct a building for use as a dual occupancy on an allotment;
- to ensure that dual occupancies are sited and constructed in such a manner that they are compatible with surrounding development;
- to ensure that dual occupancies do not adversely affect the amenity of adjacent buildings and the general area where they are located.

Dual occupancies are permitted in Broken Hill and require development consent and building approval.

The following types of dual occupancies exist:

- alteration or addition to an existing dwelling house so as to create two dwellings
- erection of a dwelling house containing two dwellings
- erection of a second dwelling house on an allotment already containing a dwelling house
- erection of two separate dwelling houses on an allotment.

No more than two (2) dwellings can be erected on an allotment as a result of a dual occupancy.

(see medium density provisions contained within this DCP for more information on developments where there are greater than 2 dwellings per site).

Site Area

Where the dual occupancy will result in the creation of two attached dwellings the allotments on which they are located must have a minimum area of 400 square metres each.

General design guidelines and principles

Dual Occupancy Design Principles

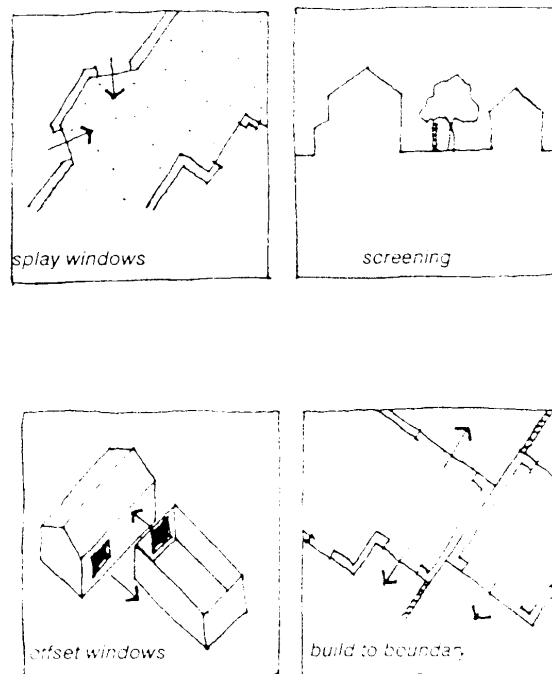
a) Maintain the quality of the streetscape.

- Maintain streetscape character so that buildings visible from the street have similarities with those that exist.
- Building setbacks from the street alignment should not vary dramatically from those in the rest of the street.
- Preserve established trees and gardens where possible.
- Match existing roof forms and materials and keep to the scale of surrounding buildings.
- Limit the number of garages on the street boundary, and keep driveway crossings to a minimum.

b) Maximise views, respect privacy.

- Use screens, planting and walls, to maintain visual privacy of dwellings and neighbours and to reduce noise.
- To maintain privacy avoid placing new windows opposite the windows of existing buildings. The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.
- Balconies and first floor windows of living rooms should not overlook neighbouring living areas, courtyard areas and swimming pools.

Sketch: Locating windows to limit overlooking.



c) Create clear address and access.

- Minimise area of site devoted to driveways. Make sure parking is workable.
- Provide identifiable elements such as gates, letterboxes and house numbers for each dwelling so that they are clearly visible to visitors.

d) Protect the heritage.

- Seek the advice of Council's Heritage Adviser or Council's planning and building professionals.
- Use related building forms, matching materials and window and door proportions to complement existing heritage buildings.
- New work should not dominate the streetscape.

e) Use your site's attributes to advantage.

- Try to combine neighbouring gardens to maintain the landscape character of the area.
- Open up living areas directly onto courtyards and gardens, and set them out to benefit from good sunlight.
- Keep the floor area of the new building to a minimum through efficient planning. Retain as much of the existing backyard and gardens as possible.

f) Minimise site coverage and setbacks from the boundaries.

- Pergolas, verandahs, fences and open carports may be permitted within the setback zone.
- Preserve as much of an existing mature garden area as possible.
- Where possible co-ordinate development with neighbours to ensure parking and driveways are shared.

g) Preserve landscape qualities.

- Amalgamate neighbouring open spaces to create large, consolidated landscaped areas even where still divided by a fence.
- Where it is unavoidable to remove big trees, replace them with new trees.
- Use hedges, vines, pergolas or other landscape elements to give privacy between dwellings.

Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or where the assessing officer believes that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Medium Density / Residential Flat Development

Medium density development is a residential development containing a minimum of three dwellings. This includes residential flat buildings and/or cluster houses, but does not include dual occupancies.

Matters For Consideration

Site Coverage

Generally, medium density development may be carried out where the areas covered by any buildings on the site does not exceed 50% of the area of the site. Each development will, however, be considered on its merits.

(A reference here to the area covered by any building on a site means the area covered by dwellings and by garages, carports or sheds).

Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or in any case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Building Bulk

New buildings should be designed to create a well-proportioned building form. Buildings, particularly when viewed from the street, should be compatible with the character of neighbouring buildings.

External Building Materials

The number of materials used within a group of dwellings or an individual building should be kept to a minimum.

Landscape Design

Council regards the provision of quality landscape work to be of very high importance. The objective in specifying requirements is to ensure that an environment is created in which nature is not unduly dominated by man made forms. The landscape setting of residential buildings is a critical factor in softening the relatively hard aspect of most medium density residential developments.

Landscaping Principles

- the landscape design/plan should be simple and functional.
- trees should be the major element throughout the development.
- planting is to be in scale with the proposed buildings in the development.
- aim for low maintenance landscape areas.
- retain existing trees where possible.
- consider the impact of the development on neighbours – examples views, shade, noise.
- lessen the visual impact of driveways and car parking areas by use of different paving, screen planting, curving driveways.

Private Courtyards

- careful thought to the design of the combination of the planting in courtyards can add to the quality of medium density developments.
- courtyards should be suitable for outdoor living and contain a flat area of sufficient size to take tables and chairs.

Driveways

- Vehicles need to be physically restricted from landscape areas and this can be achieved by use of raised kerbs which will protect lawns and shrubs from damage.
- long straight driveways should be avoided. Curving driveways provide relief.

Drainage

- adequate provision should be made for control, collection and disposal of excess water by way of easements, on-site storage or directed to the street.

Car Parking Provisions

Dwelling Size Or Number Of Bedrooms	Average Parking Spaces
1 Bedroom <u>or</u> less than 75 sq metres	1
2 Bedroom <u>or</u> 75 – 110 sq. metres	1.5
3 plus Bedrooms <u>or</u> greater than 110 sq. metres	2

Maximise Views, Respect Privacy.

- Use screens, planting and walls, to maintain visual privacy of dwellings and neighbours and to reduce noise.
- To maintain privacy avoid placing new windows opposite the windows of existing buildings. The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.

Balconies and first floor windows of living rooms should not overlook neighbouring living areas, courtyard areas and swimming pools.

(see sketches under privacy in dual occupancies section of this DCP)

Single Detached Dwellings

Single detached dwellings require development consent, and the following are some general matters which could be considered when building a single dwelling house.

Matters For Consideration

Setbacks

Design objectives:

- To permit flexibility in the siting of buildings;
- To minimise adverse impact on adjacent and adjoining properties.

Location of the dwelling on the allotment should include a set back from the road reserve which considers the streetscape and adjacent structures.

All developments are, however, considered on their individual merits.

Siting of Structures

Any permanent structure that requires the consent of Council, located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or in any case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Heritage

Alterations, additions or renovations to dwelling houses listed in the Local Environmental Plan under Heritage items are not required to apply for development consent where it can be demonstrated that no significant impact on the heritage of the dwelling would occur.

Any building work undertaken on residential properties in Broken Hill must be carefully undertaken so that the identified character is retained:

Alterations and additions to existing houses should respect the character of the building in question and not detract from the character of the residential area as a whole.

Any new buildings should be carefully designed to fit in with the character of the area but not pretend to be historic buildings themselves.

For further information on heritage considerations, refer to the City of Broken Hill Heritage DCP.

Height

The objectives of height control are:

- to maintain existing, or promote new, character;
- to conserve landscape or townscape features;
- preserve views; and
- to provide protection from being overlooked and overshadowed.

Height Design objective:

- to ensure that new development conforms with the general height and scale of existing residential development within Broken Hill.

In general, the maximum height of any dwelling house or residential building shall be 6.8 metres, defined up to the topmost ceiling of the building, but in the case of cathedral ceilings the height shall be up to the top plate.

Site Drainage

The primary source of run-off in residential areas is the individual building lot where numerous opportunities exist to 'hold and use the rain where it falls'. Two basic ways to limit run-off are:

- provision of rainwater tanks;
- construction of paving which drains to grassed areas.

Architectural design

Privacy

Buildings should be designed to achieve a reasonable degree of internal privacy in the main habitable rooms.

Materials

External material of development should be sympathetic in colour, texture and range to achieve a harmonious composition.

The number of materials used within a group of dwellings or an individual building should be kept to a minimum.

In the event of extending an existing building, the new materials should be selected to match in texture and colour the materials used in the existing development.

Windows

New buildings should be designed to accommodate windows which are in proportion with each other and with adjacent buildings.

Toilet and bathroom windows should not be placed facing the street of the main entry to the building.

Building Form

Roof form should be sympathetic to the natural ground slope and/or to neighbouring buildings. Individual buildings forming a group or cluster should be designed to provide a sense of visual diversity between the individual dwelling units whilst not detracting from the unity of the whole. These forms should be coordinated to ensure overall visual harmony.

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CITY OF BROKEN HILL
DEVELOPMENT CONTROL PLAN NO. 1
RESIDENTIAL DEVELOPMENT

Adopted by Council
April 30, 1997

*Amendment Adopted
July 29, 1998*

*Amendment Adopted
July 26, 2000*

*Amendment Adopted
November 28, 2001*

*Amendment Adopted
September 28, 2005*

CITY OF BROKEN HILL
DEVELOPMENT CONTROL PLAN NO. 2
COMMERCIAL DEVELOPMENT

Adopted by Council

April 30, 1997

Amendment Adopted

July 29, 1998

Amendment Adopted

July 26, 2000

Amendment Adopted

November 28, 2001

Amendment Adopted

September 28, 2005

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Introduction

This Development Control Plan (DCP) establishes and outlines development guidelines relating to commercial development in the City of Broken Hill.

The Commercial Development Control Plan in conjunction with the Environmental Planning and Assessment Act, 1997 (as amended) and other planning instruments having effect within the City of Broken Hill will be used as a guide in determining applications for commercial development.

The success of this Plan relies on the sound application of the development guidelines it contains, and co-operation between developers and Council.

In the event of any inconsistencies between this Plan and the Broken Hill Local Environmental Plan 1996, as amended the provisions of the LEP shall prevail.

Objectives Of DCP

- to encourage comprehensive development and expansion of business activities which will contribute to economic growth and employment opportunities within the City;
- to ensure the conservation and enhancement of the historic, architectural and aesthetic character of the City, particularly the City Centre Commercial Precinct;
- to identify a number of commercial precincts in the City and encourage commercial development in these areas;
- ensure commercial development meets the relevant objectives of the Broken Hill Local Environmental Plan 1996, as amended.

Definitions

Commercial Premises

A building or place used as an office or for other business or commercial purposes, but do not include shops defined elsewhere herein.

Complying Development

Is works identified under the provisions of the Complying Development criteria of the Broken Hill Local Environmental Plan as amended. Change of use from one commercial activity to another may be exempt development, however applicants should confirm the status of their development prior to undertaking any work.

DCP Development Control Plan

Exempt Development

Is works identified under the provisions of the Exempt Development criteria of the Broken Hill Local Environmental Plan as amended.

Floor Space Ratio

The ratio of the Gross Floor Area of a building, to the area of the site on which it is situated.

Gross Floor Area (GFA)

The sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as at a height of 1400 mm above each floor level excluding:

- i) columns, fin walls, sun control devices, awnings, and any other elements, projections or works outside the general lines of the outer face of the external wall,
- ii) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and air-conditioning ducts,
- iii) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access thereto,
- iv) space for loading and unloading of goods,
- v) internal public arcades and thoroughfares, terraces, balconies with outer walls less than 1400 mm high and the like.

LEP Broken Hill Local Environmental Plan, 1996 as amended.

Local Development

Is that development which is not exempt or complying development and does not fall under the provisions of state significant development. It may include:-

- a) the erection of a building or structure
- b) the installation of major plant or equipment
- c) carrying out of site works involving land fill, excavation or drainage
- d) use of land, buildings or work
- e) subdivision of land.

Shop

Building or place used for the purpose of selling by retail or hiring or display for the purpose of selling or hiring items (whether goods or materials).

Commercial Precincts

Commercial precincts in Broken Hill areas described below and as per the attached precinct maps included herein:-

City Centre Commercial Precinct (Cccp)

Area contained within the approximate area of Crystal Street, Garnet Street, Beryl Street and Iodide Streets as well as additional areas as shown on the attached plan.

Oxide Street Commercial Precinct

Oxide Street (Beryl Street to Williams Street) as well as additional areas as shown on the attached plan.

Westside Plaza Commercial Precinct

Galena Street as well as additional areas as shown on the attached plan.

Bonanza/Patton Street Commercial Precinct

Patton Street (Bonanza Street to Foodland near South Street), South Broken Hill as well as additional areas as shown on the attached plan.

Gypsum Street Commercial Precinct

Gypsum Street (Ryan Street to Rowe Street) as well as additional areas as shown on the attached plan.

Brookfield Avenue Commercial Precinct

Brookfield Avenue shops and hotel, (near Thomas Street) as well as additional areas as shown on the attached plan.

Duff Street Commercial Precinct

Duff Street Shopping Centre (near Comstock Street) as well as additional areas as shown on the attached plan.

McCulloch Street Commercial Precinct

The east side of McCulloch Street (between Williams Lane and McGowen Street).

City Centre Commercial Precinct

Design Principles

Any building work undertaken in commercial precincts of Broken Hill (particularly the CCCP) must be carefully considered so that the identified historic character is retained:

Alterations And Additions

To existing heritage buildings should respect the character of the building in question and not detract from the character of the precinct as a whole.

Any New Buildings

Should be carefully designed to fit in with the character of the precinct but not pretend to be historic buildings themselves. Detailed guidelines for new development are outlined below:

Street Furniture

The following types of street furniture are encouraged to be used:

- **umbrellas** - plain white canvas market umbrellas (preferred) or cafe umbrellas (incorporating advertising signs).
- **pots** - rectangular or round concrete or terracotta pots. Preference given to sandy/biscuit coloured concrete finish. Pots to be positioned on footpath to create "outdoor room" for cafe.
- **tables and chairs** - fixed or moveable tables; chairs for removal after hours. Preference given to non-plastic variety.

Note: (see Council's policy on footpath restaurants and street furniture)

Built Form And Materials

Roofs, Parapets And Chimneys

Corrugated iron is the universal roofing material in Broken Hill and most shops have street front parapets that serve to hide the roof behind. These parapets were generally erected in masonry and were often carefully designed with urns, balustrades and render detailing. In many cases, this decoration has been removed and the surfaces simplified. Roof configuration is usually steep in pitch and simple in form (either hips or gables or combination of both). Roofs in any additions should be carefully related to the existing roof in material, shape and pitch. Where the roof is visible this should be in a pitched form.

Walls

Many of the early commercial buildings in Broken Hill were erected in local stone, often using render detailing. Late Victorian and Edwardian buildings predominate and by the turn of the century, brick was more commonly used (often with decorative cement render detailing). Less important buildings were erected using galvanised iron for walls and roof.

Maintenance And Repair Of Walls

Rising damp in Broken Hill is common. Many early buildings did not incorporate damp proof courses or the existing ones may no longer be effective, often due to a raised ground height. The most effective solution is to lower the ground level, improve underfloor ventilation and where necessary, replace or insert a new damp course. Whilst, it is the most satisfactory long term solution, the advice of an experienced tradesman or architect is essential in this special maintenance job. Masonry walls often require repairs, even though the bricks and stones are still in place. When re-mortaring or repairing brick work, the mortar type should be carefully selected to match the colour and mixture of the original. High cement content mortar should not be used as it is a different colour and too strong compared to the original. Strong cement mortar will break away from the masonry, often fracturing the brick or stone. Mortars with a high lime content are more flexible for re-mortaring or re-pointing.

Deteriorated stone work needs careful assessment. Matching stone is the most suitable replacement for repair work. Original rendering on external walls should not be chipped or sandblasted away - the render was often a protective finish for second grade stone or brickwork and when removed can result in bad weathering of walls.

Shopfronts

Most original shopfronts in Broken Hill have been removed, but there are many early shopfronts which still survive. Original shopfronts should generally be retained and restored.

Intact shopfronts to existing Victorian buildings are characterised by the following elements:

- Timber shop fitting
- Paired or single entry doors
- Masonry or timber stall board
- Display shelf common
- Splayed recessed entry
- Dividing wall.

Some shopfronts of a later period are also significant and are characterised by the following elements:

- Metal shop fittings
- Paired entry doors
- Tiled stall board and dividing wall
- Display shelf
- Recessed entry
- Transom with glazed area broken up.

Verandahs

Early photos of Broken Hill show that almost every building had a verandah for protection against the harsh sun. In many cases these have been removed and replaced by modern cantilevered awnings which are inappropriate to the original design of the building. Recent examples of verandah reconstruction in the City show what dramatic results can be achieved by verandah reinstatement.

New Verandahs On Existing Heritage Buildings

Reinstatement of continuous post supported verandahs is a long term objective for commercial precincts in Broken Hill. New verandahs should be simple without elaborate decoration.

A new verandah should be:

- Based on original evidence or modelled on an original verandah on an existing similar building.
- Roof fall to be approximately 25-30 degrees and in corrugated galvanised iron (or select colourbond).
- Related in height to the adjoining verandah, consideration should be given whether to continue the height of the adjacent verandah or whether the height should be different.

Consultation with the Heritage Adviser is recommended when contemplating a new commercial building within a streetscape with significant historic character.

When designing a new building to fit into an existing commercial street (example - Argent Street) the following principles should be considered.

Scale, Mass And Height

The general scale of adjacent buildings should be considered. The height of new buildings should continue the predominant height of surrounding buildings. Consideration should be given to the lining up of parapets and stringcourses with new building elements.

Buildings Facing Argent Street

Shall not exceed three (3) storeys in height.

Buildings Facing All Other Streets In The Cccp

(Oxide Street, Crystal Street, Blende Street, Beryl Street, Sulphide Street, Bromide Street and Iodide Street) shall not exceed **two** (2) storeys in height.

Streetscape Form And General Proportions

Existing proportion and rhythm of architectural elements such as verandahs, parapets, windows, door and pilasters should be repeated in new development. Consideration should be given to continuing the alignment and form of the adjoining parapet.

Surface Decoration

Large wall areas in new development should be broken up with surface decoration. Large areas of glass or unrelieved walls are generally not appropriate.

Siting And Setback

All new buildings should be sited at right angles to the front and side boundaries. New commercial buildings should generally be erected to the footpath with a verandah over the footpath particularly where these are located within a consistent streetscape.

Shopfronts To New Buildings

These should reflect elements of the traditional shopfronts and be simply detailed as follows:

- Timber or metal shop fitting (with large glass area broken up by transoms or mullions).
- Masonry or timber stall board or low plinth.
- Entry doorway flush or splayed entry with paired or single door or side entry.

Roofs

New buildings should have roofs, which reflect the size, shape and pitch of existing roofs. Large roofs of mono pitch or low pitch do not fit in where these are visible. Where the roof is visible, this should be in a pitched form. The most suitable cladding is unpainted corrugated galvanised steel or an unobtrusive colour or colourbond.

Materials Of New Development

These should be selected to blend with nearby heritage buildings. The following are considered appropriate:

- Rendered masonry with smoothed or bagged finish – generally the most appropriate.
- Face brickwork – clear red, traditional red or neutral coloured bricks.

The use of mock historic detailing, such as tumbled bricks, brick quoining, heavy coloured grouting is not appropriate.

Verandahs

Consideration should be given to the use of the verandah in the design of a new building to provide protection for pedestrians. This should be based on design principles of early verandahs with sloping roofs of galvanised iron and regularly spaced columns.

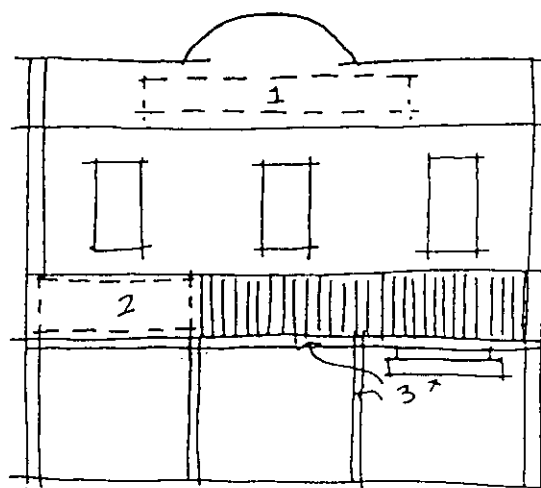
Summary Of Design Principles For New Development In The Central Business District

Recommended	Not Recommended
Use of vertical elements	Large horizontal elements
Verandah	Bulky geometric skyline
Façade broken by detail	No verandah
Parapet to line up with adjoining parapet	Large unbroken areas of glass
Detailed shopfront built to street alignment	No use of detail
	Building at angle to street alignment

Advertising Guidelines

Signs On Buildings

Signs on buildings within all commercial precincts should be simple and clear. There are logical places for signs on buildings. A clutter of signs on buildings does not contribute to the streetscape and makes advertising ineffective. Original advertising signs were generally attractive and early photos of Argent Street show that bold advertising signs were commonly used. Referring to early photographs to determine appropriate locations and lettering on early buildings can be very useful.



Appropriate sign locations

Signs Above Verandah Level

Internally illuminated signs above verandah level should be discouraged. Appropriate signs above verandahs include:

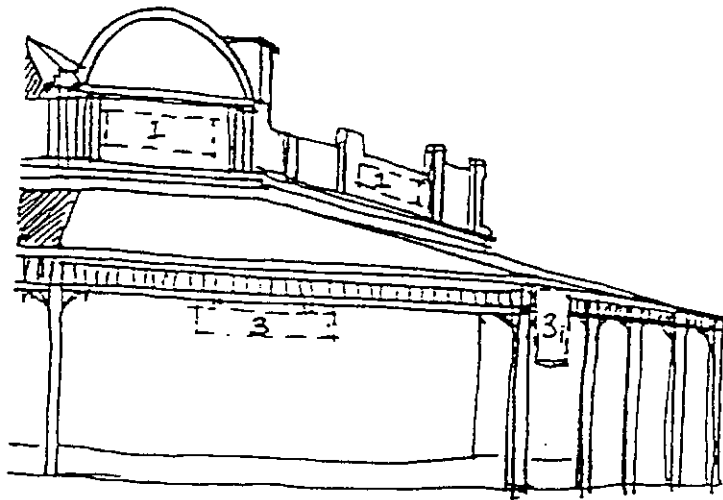
- Sign writing in the advertising panel on the parapet with a simple clear lettering style
- Where carefully considered, on a hoarding above the verandah (as seen in early photographs).
-

Signs should not be erected which detract from the architectural elements of the building and dominate the streetscape. No signs should be erected if windows and decorative elements allow no space.

Signs On A Verandah

Appropriate signs on verandahs include:

- Those erected perpendicular to the post on a bracket (appropriate for certain businesses and restaurants)
- Sign writing on the verandah fascia board
- Signs suspended on end spandrel panel of verandah.



Lighting Of Signs

Signs should preferably be illuminated using external spotlights. Internally illuminated signs should be discouraged.

Signs Below Verandah

Painted signs on shopfronts are appropriate but should not dominate or clutter the shopfront window. Signs should only be fixed to the piers (dividing walls) of shops as these do not cover detailing and emphasise the position of the lettering is appropriate.

Lettering / Type

Simple lettering appropriate to the period of the building is recommended. Generally upper case lettering should be encouraged – lower case letters were rarely used on commercial buildings and are less clear. Examples of typeface for Victorian buildings were generally simple.

Fussy decorative lettering should be avoided as this does not read clearly and often detracts from the building.

Later Art Deco buildings used typefaces typical for this period and examples are included below.

(Examples of lettering are included in the Broken Hill DCP No. 3 - Heritage Development)

Westside Plaza Precinct

Design Principles

Loading and delivery bays should be located on the site and be designed to ensure that vehicles using these areas can enter and leave the site in a forward direction.

Oxide Street Precinct

Design Principles

As a general rule, buildings fronting Oxide Street shall not exceed **one (1) storey** in height.

Alterations and additions to existing heritage buildings should respect the character of the building in question and not detract from the precinct as a whole.

Any new buildings should be designed to fit in with the character of the precinct (building bulk, height, style etc.).

Patton Street Precinct

Design Principles

If buildings have access to a rear lane, loading and unloading shall be provided from that lane, unless Council is satisfied that the laneway is inadequate for the purpose.

As a general rule, buildings fronting Patton Street shall not exceed **one (1) storey** in height.

Brookfield Avenue Precinct

Design Principles

As a general rule, buildings fronting Brookfield Avenue and other properties as shown on the attached map shall not exceed **one (1) storey** in height.

Gypsum Street Precinct

Design Principles

As a general rule, buildings fronting Gypsum Street shall not exceed **one (1) storey** in height.

McCulloch Street Precinct

Design Principles

As a general rule, buildings fronting McCulloch Street shall not exceed **one (1) storey** in height.

Duff Street Precinct

Design Principles:

As a general rule, buildings within the Duff Street precinct, shall not exceed **one (1) storey** in height.

General Guidelines For All Commercial Development In Broken Hill

Design

The materials proposed to be used in building are to be specified in terms of texture and colour and a statement of their performance under likely environmental conditions submitted with the DA.

Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or in any case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Car Parking

Council, in considering commercial developments within the City, will wherever possible, require the provision of off-street parking with accordance to the schedule set out below. Inability to provide parking as per the DCP will not exclude a development and in such cases the application will be considered upon it's merits.

Parking Spaces And Aisles

Recommended minimum dimensions of parking spaces and aisles for parallel and angle parking can be found in Council's adopted policy on car parking and vehicular access and the Road and Traffic Authority's "Guide to Traffic Generating Developments". These guidelines should be referred to for parking design.

Use	Rate Of Provision
Bowling Alleys, Squash Courts	3 spaces per lane or court
Bowling Clubs	30 spaces per green
Commercial Premises: Offices	1 space per 40 square metres of GFA
Consulting Rooms (Doctors, Dentists)	1 space per practitioner <u>plus</u> 1 space per employee <u>plus</u> 2 spaces for patients of each practitioner.
Drive-In Liquor Store	1 space per employee <u>plus</u> a minimum of 2 off-street parking spaces for "browse room" customers should be provided (these should not inhibit the free flow of vehicles).
Licensed Club	1 space per 6 square metres of public bar, lounge and dining room.
Licensed Hotel	1 space per 3 square metres of public bar area <u>plus</u> 1 space per 6 square metres of public lounge, and dining area <u>plus</u> 1 space per 2 employees.
Mortuary, Funeral Parlours	1 space per 5 seats
Motel	1 space per unit <u>plus</u> 1 space for every 3 seats if a public restaurant and/or function room is included.
Motor Showroom	4 spaces per 1000 square metres of site area <u>plus</u> 1 space per employee.
Non-Licensed Hotel	1 space per bedroom <u>plus</u> 1 space per 2 employees.
Reception Centre	30 spaces <u>plus</u> 1 space for every 3 seats over 60 seats.
Restaurant	1 space per 6 square metres of service area <u>or</u> 1 space per 3 seats, whichever is greater.
Service Station	6 spaces.
Take-away Food (Drive-In)	30 spaces <u>plus</u> 1 space per 2 employees.

Advertising Signs

Preferred Signs

Window Displays

There is a need for Council's consent over content, however there is no requirement for Council's consent to erect displays.

Temporary Advertisements

While there is a need for Council's consent with regard to content, there is no requirement for consent.

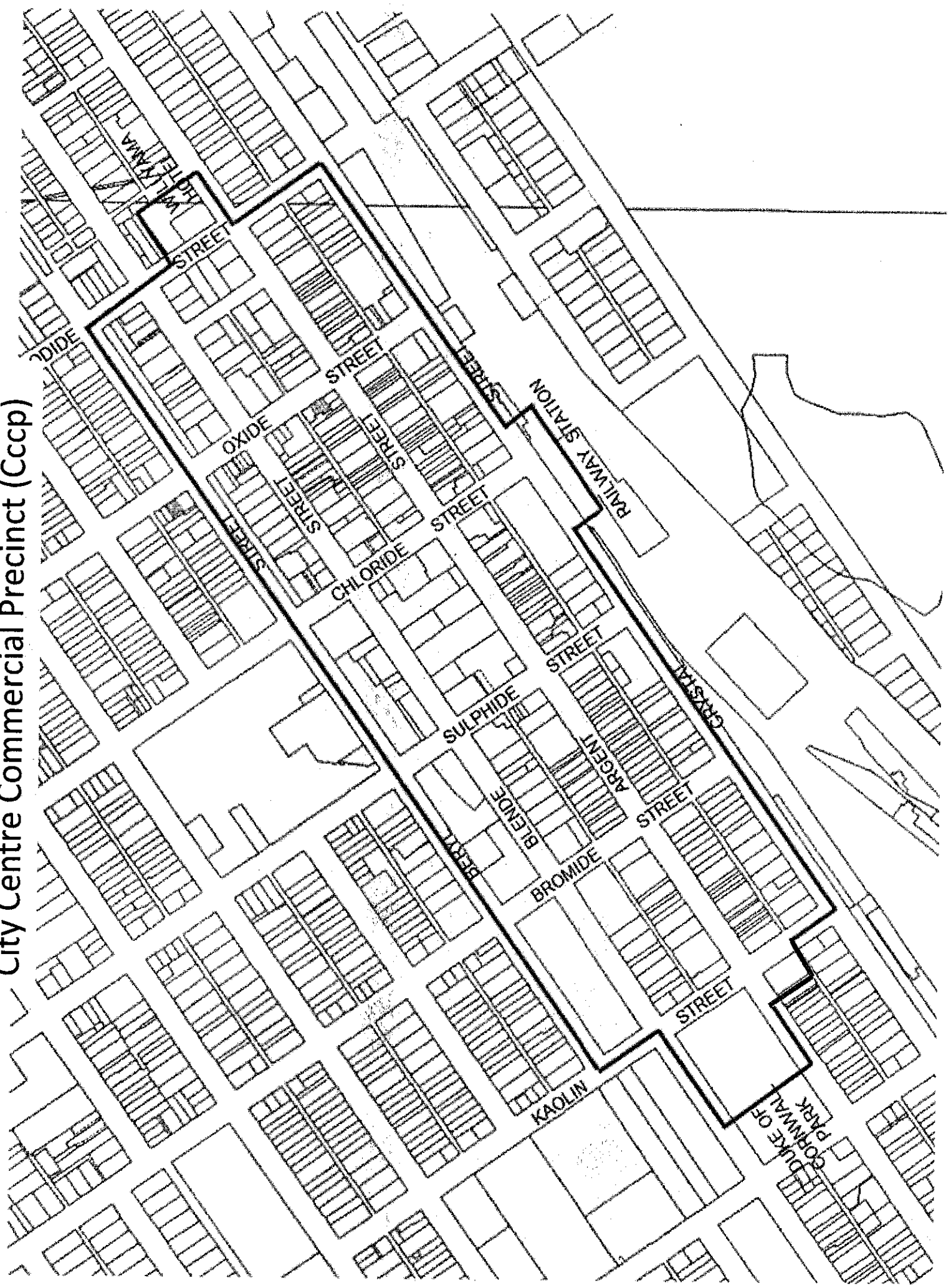
Commercial Signs

(ie. signs advising that premises are used for a specific purpose eg. doctors signs etc.) Signs to be no larger than 0.6m x 1.2 m and are defined as signs advertising a professional practice whether in a commercial precinct or a residential precinct.

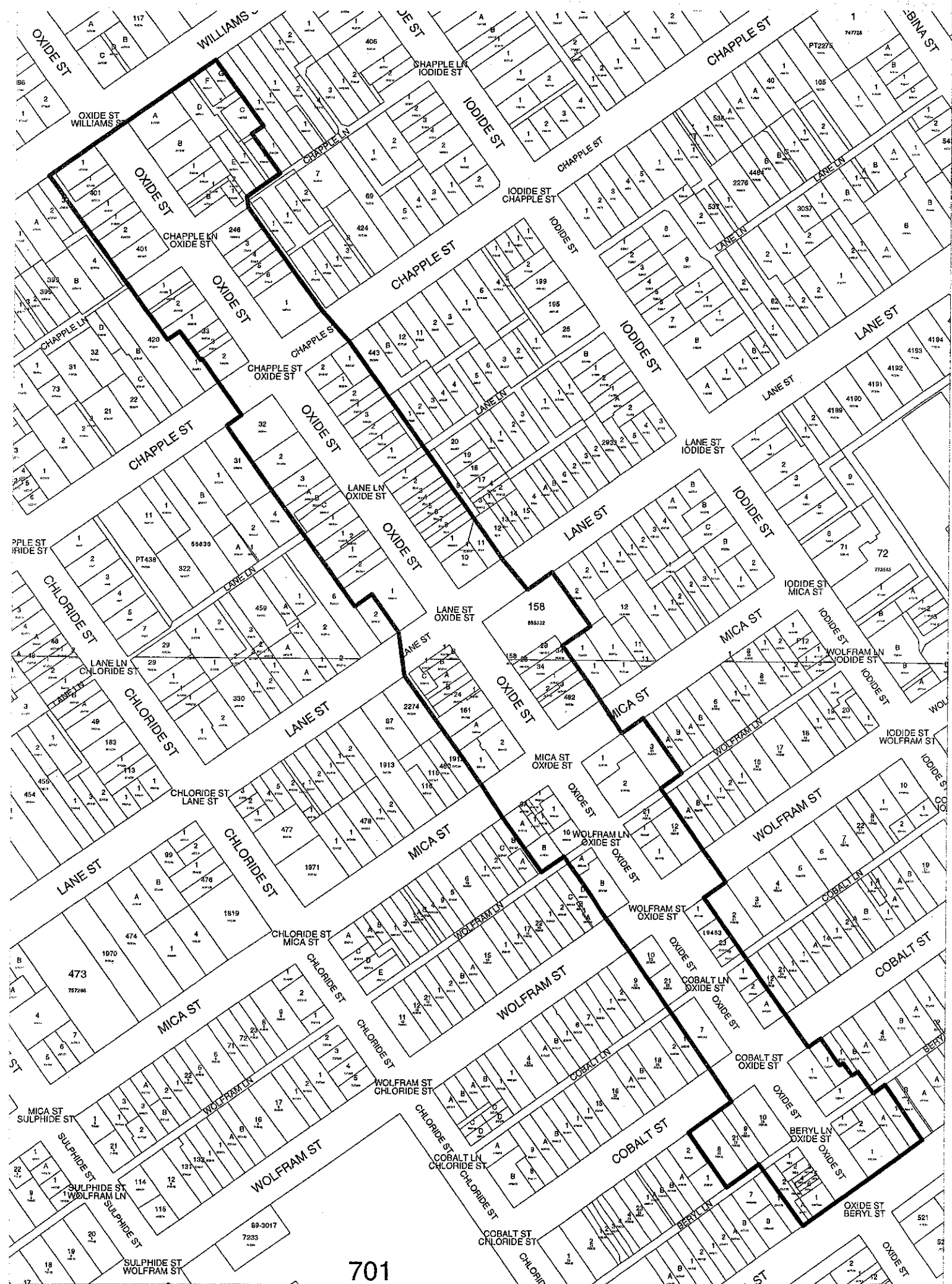
This type of sign does not require consent.

Note: All other signs require Council approval. Eg. Pole or Pylon Signs, Top Hamper signs, Under Awning signs, Wall signs etc.

City Centre Commercial Precinct (Cccp)



Oxide Street Commercial Precinct

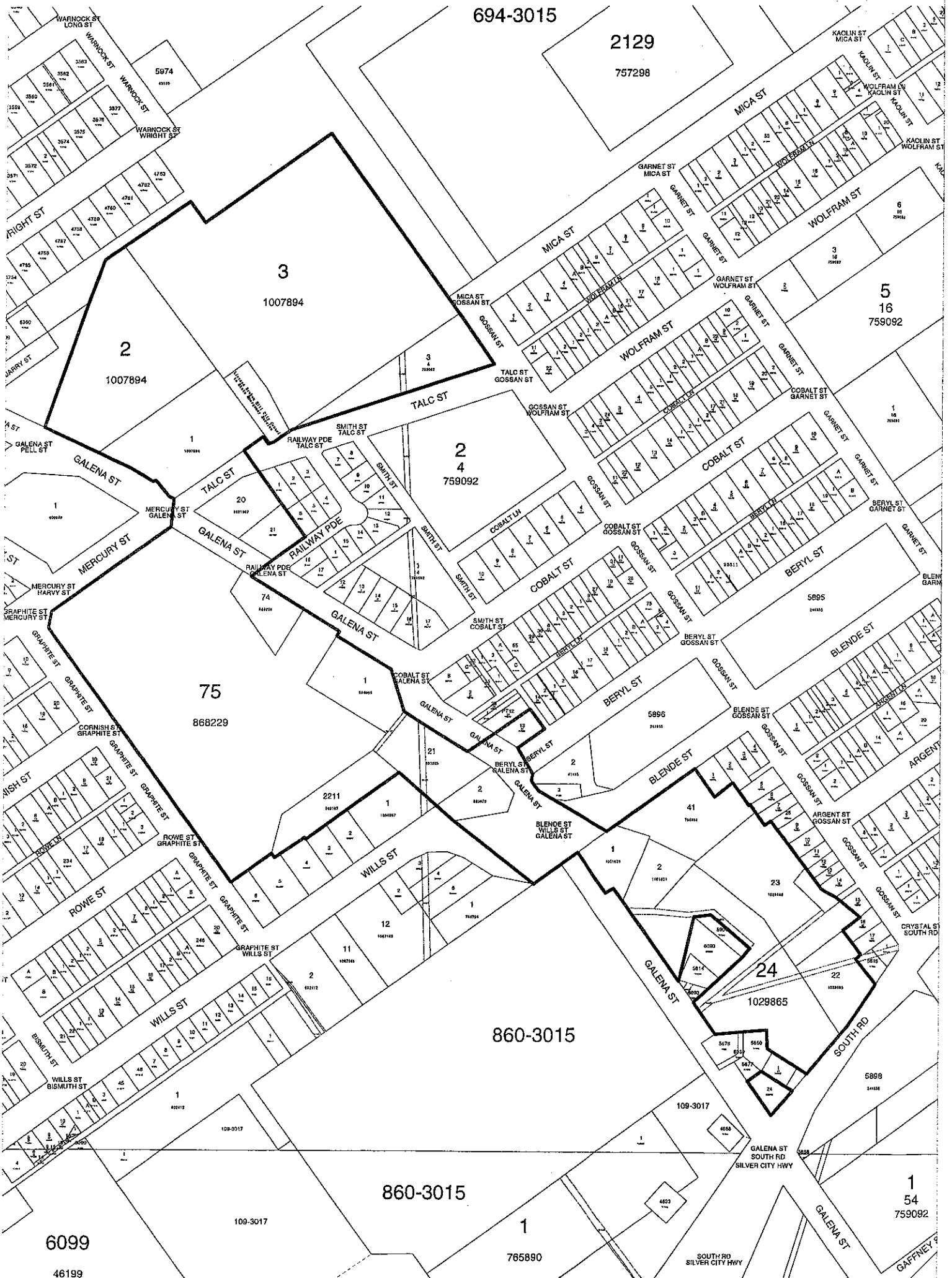


Westside Plaza Commercial Precinct

694-3015

2129

757298



860-3015

860-3015

6099

46199

109-3017

1

765890

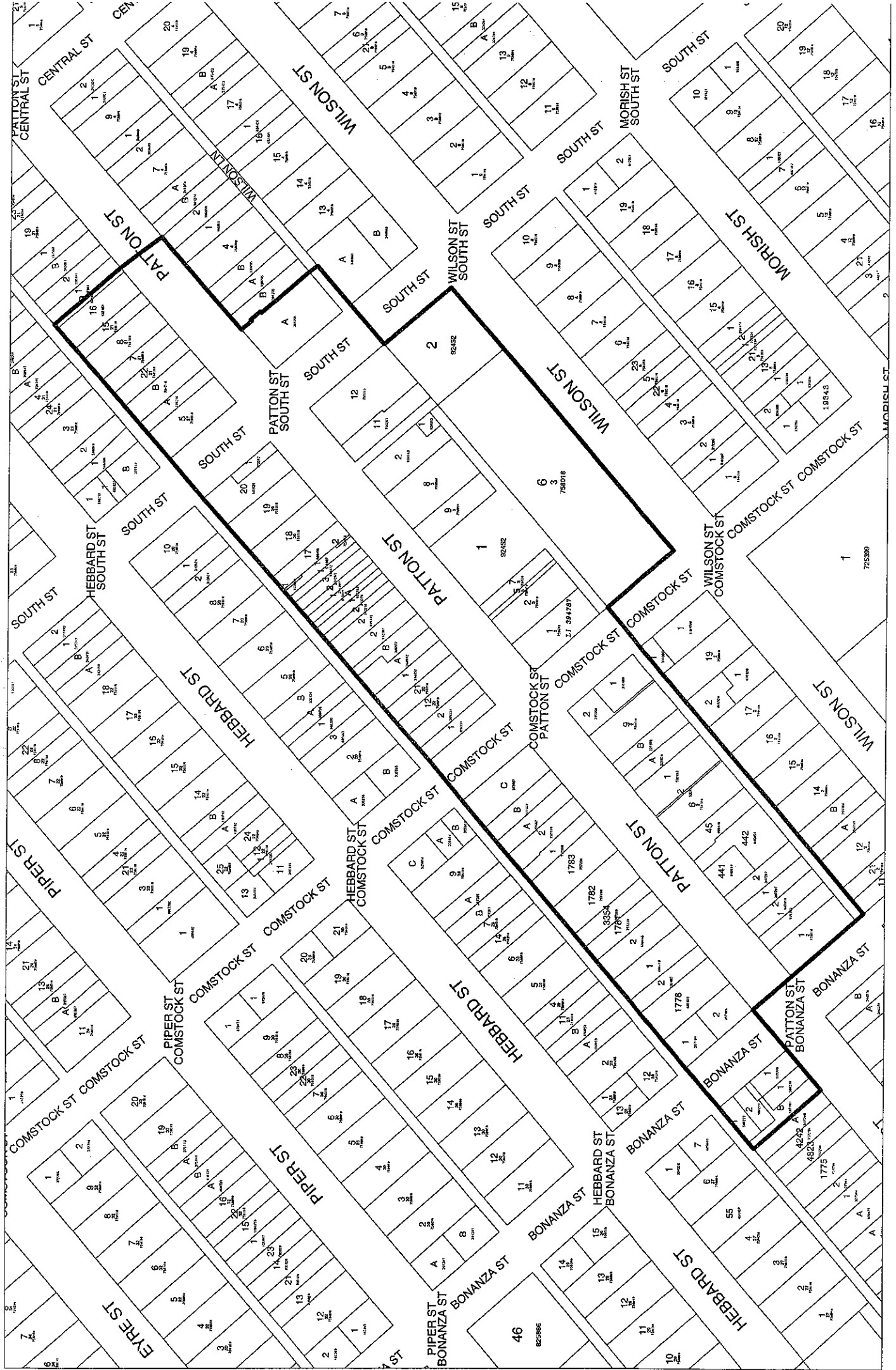
109-3017

GALENA ST
SILVER CITY HWY

SOUTH RD
SILVER CITY HWY

1
54
759092

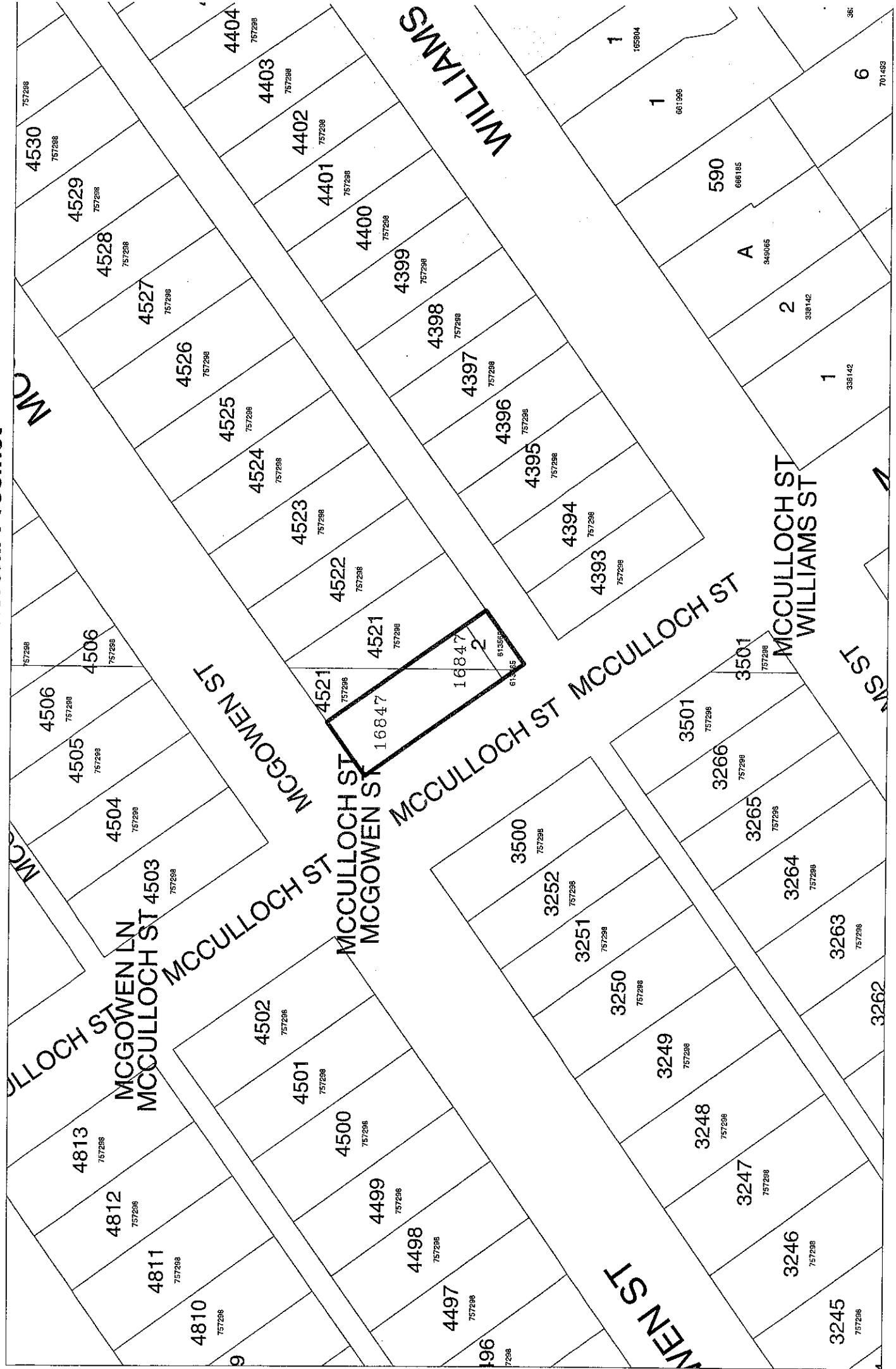
Patton Street Commercial Precinct



[illegible]

This is a detailed street map of a residential neighborhood in Knoxville, Tennessee. The map shows a grid of streets including South St, Duff St, Comstock St, and Norfolk Ave. Numerous lots are numbered, and many are marked with the address 757298. A specific lot, 1461, is highlighted with a thick black border. The map also shows the locations of several schools, including Clark St, Comstock St, and Duff St. The map is oriented with South St running vertically and Duff St running horizontally.

McCulloch Street Commercial Precinct



What Is The Purpose Of This Plan?

This Development Control Plan (DCP) applies to the City of Broken Hill. It sets out in greater detail than is possible in the Local Environmental Plan (LEP) the Council's development intentions for the City.

In 1987 and 1988 studies of the history and heritage of the City were completed. These studies revealed a number of buildings and places that have an important role in the character of the townscape of the City and as a result, on the general scale and interest of the adjoining spaces and buildings. This character exists even though there may only be a limited number of buildings which are considered to have particular heritage significance.

It is a key objective of this Plan that the character and scale of the City is retained with any future development.

In the event of any inconsistencies between this DCP and the Broken Hill LEP 1996, as amended the provisions of the LEP shall prevail.

When To Use This Plan

If you are planning to develop a vacant site, demolish an existing building and replace it with a new building or, substantially alter the outside appearance of an existing building, then you should familiarise yourself with this Plan and use it to guide the preparation of your proposal.

Objectives Of This Plan

- to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings;
- to conserve the heritage of the City of Broken Hill;
- ensure any development meets the relevant objectives of the Broken Hill Local Environmental Plan 1996, as amended.

Definitions

Adaptation

Means modifying a "place" to suit proposed compatible uses.

Compatible

Means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Complying Development

Is works identified under the provisions of the Complying Development criteria of the Broken Hill Local Environmental Plan as amended. Change of use from one commercial activity to another may be exempt development, however applicants should confirm the status of their development prior to undertaking any work.

Cultural Significance

Means aesthetic, historic, scientific or social value for past, present or future generations.

Conservation Area

An area where the concentration of period buildings collectively represents the historic development of the City and which contribute to the streetscape character as identified in the Broken Hill Local Environmental Plan 1996, as amended.

Exempt Development

Is works identified under the provisions of the Exempt Development criteria of the Broken Hill Local Environmental Plan as amended.

Fabric

Means all the physical material of the “place”.

Infill

New development to be constructed in heritage situations, particularly streetscapes.

Lep Broken Hill Local Environmental Plan, 1996, as amended.

Local Development

Is that development which is not exempt or complying development and does not fall under the provisions of state significant development. It may include:

- a) the erection of a building or structure
- b) the installation of major plant or equipment
- c) carrying out of site works involving land fill, excavation or drainage
- d) use of land, buildings or work
- e) subdivision of land.

Maintenance

Means the continuous protective care of the “fabric”, contents and setting of a place, and is to be distinguished from repair. Repair involves “restoration” or “reconstruction” and it should be treated accordingly.

The distinctions referred to in the Burra Charter are:

- Maintenance: regular inspection and cleaning of gutters
- Repair involving restoration: returning of dislodged gutters to their place
- Repair involving reconstruction: replacing decayed gutters.

Place

Means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings (includes structures, ruins, archaeological sites and areas).

Preservation

Means maintaining the “fabric” of a “place” in its existing state and retarding deterioration.

Reconstruction

Means returning a “place” as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the “fabric”.

Redevelopment

Demolition of one building in order to replace it with a new building or buildings.

Restoration

Means returning the existing “fabric” of a “place” to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Significant Items

Are items listed from time to time as being items of significance to the cultural heritage of Broken Hill. These items may be part of the built and or natural environment. All items identified and not being listed under schedule 1 of the LEP will be included in an attachment to this DCP to be known as schedule 1 - Significant Items.

Townscape

This is the total appearance of the locality and contributes to its character. A high level of townscape quality will result in an area being experienced, not as a number of disconnected parts, but as a whole, with one recognisable area leading into another.

Vernacular Architecture

Is essentially the language of the people. It is the architecture of the skilled and the lay. It is an architecture arising out of pure expression of materials, circumstances and society, without the intellectual overtones that characterise, to a greater extent, high-style architectural forms.

Development Controls

More than 370 properties within the City of Broken Hill have been identified as items of heritage significance. If you are the owner of a listed item, or a property located in a Conservation Area, then it is necessary to obtain Council's development consent before undertaking any work on the property including:

- a) demolition;
- b) alterations or additions;
- c) erection of new building, on land upon which a listed building is situated or on vacant land within a Conservation area.

NOTE: Whilst external painting and restoration works do not require consent, written approval for such works is required if the building is located within a Conservation Area.

Alterations, additions or renovations to dwelling houses listed in the Local Environmental Plan under Heritage items may not be exempt or complying development.. Applicants should check the status of the proposed development prior to carrying out any work.

In evaluating development proposals for Heritage Items, Council will give consideration to:

- the significance of the item as an item of the environmental heritage of the City of Broken Hill;
- the extent to which the carrying out to development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item and its site;
- whether the setting of the item and, in particular whether any stylistic horticultural or archaeological features of the setting should be retained;
- whether the item constitutes a danger to the users or occupiers of that item or to the public; and
- recommendations of Council's Heritage Adviser.

Residential Heritage Conservation

Design And Conservation Guidelines

Design Principles

Broken Hill's residential character largely derives from the generally regular and consistent setback of houses from the street.

Any building work undertaken in residential precincts of Broken Hill must be carefully undertaken so that this identified character is retained:

Alterations and additions to existing houses should respect the character of the building in question and not detract from the character of the precinct as a whole.

Any new buildings should be carefully designed to fit in with the character of the precinct but not pretend to be historic buildings themselves.

Guidelines for new housing development are outlined below.

Building Styles

Broken Hill has a rich, varied and unique residential architectural heritage. The City grew rapidly after the commencement of mining in the 1880's and its origin as a mining town with early rapid growth has resulted in a distinctive character. The need for lightweight, easily transportable building materials resulted in the almost universal use of corrugated iron for roofing and walls. Corrugated iron was also widely used for fencing. The City developed a specific appearance with corrugated iron dominating as a building material.

Early Victorian Cottages 1887 - 1900

The earliest cottages incorporated a simple rectangular floor plan. Corrugated galvanised iron was used for roofing, iron cladding used horizontally for walls and often fences were also constructed of this material. Early photos show original cottages were built without verandahs, but these were soon added to provide protection against the heat. Interiors were lined with timber panelling up to dado height, hessian lined walls above dado height and pressed metal or ripple iron ceilings. Usually only the front and backs of the houses were painted, leaving the sides and the roofs in unpainted corrugated galvanised iron finishes.

Substantial Victorian Houses - Pre 1900

More substantial houses of this period were built in local stone (generally random coursed) and built in a similar vernacular to the South Australian house style. Stone walls were elaborated with red brick quoins. Villa sized houses were also constructed in corrugated iron with verandahs across the frontage which sometimes

returned down one or both sides. There are some examples of row cottages from this period constructed in stone which provided worker housing.

More substantial fencing was used to these larger residences, and the use of stone with rendered posts is common.

Houses 1900-1918

By the early 1900's the simple rectangular floor plan of Victorian cottages was modified with Gothic Revival and Federation influences. Front rooms were added breaking the line of the hip or gable roof. Roof gables were incorporated into much larger and higher hipped roof. Elaborated barge boards, timber finials, turned verandah posts and decorative fascia treatment became more common in this period. The use of iron roofing and cladding continued and the more substantial houses were also built of stone. The introduction of pressed tin sheeting which sometimes incorporated fake stone ashlar detailing was notable in this period. Side walls continued the tradition of using simpler construction materials, generally corrugated iron.

Inter-War Housing

Houses built in Broken Hill between the Wars tended to adopt the styles of housing elsewhere in Australia, such as the Californian Bungalow and Tudor styles. The vast majority were built of corrugated iron with decorative facades of pressed metal. Stone housing was less common during this period.

The Bungalow style is characterised by a more solid building form. The Bungalow features a low pitched roof with extended eaves and large masonry piers as verandahs columns. In Broken Hill the skills of concrete fabricators are evidenced by the wide use of precast concrete front verandah posts on houses of this period.

The configuration of windows and doors altered with the wide use of triple front windows or in some cases casement windows. Leadlight panels were often incorporated into glazing and front doors were often three panelled or fully glazed.

Fencing matched the heavy bulk of the appearance of the Bungalow and was often constructed in masonry. The use of woven crimped wire and cyclone mesh fencing was also common.

Alterations And Extensions

If your house is similar in style to those described above, the house contributes to the heritage character of Broken Hill. The Broken Hill Council is committed to the retention of the existing residential character and demolition of these contributory houses is not encouraged.

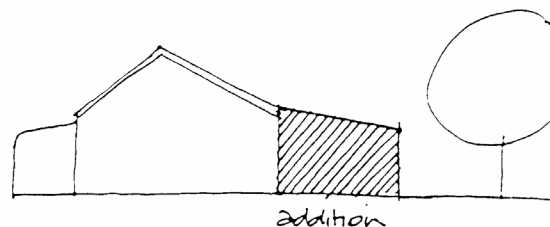
When planning alterations to your house, the design and appearance of the original house must be considered. The front facade should be restored and extensions and modifications reserved for the rear or side. The scale should be appropriate and new works should not dominate the old.

Roof form and pitch should resemble or match the existing building and repeat eaves details. Similar windows and doors should be used, maintaining existing materials, proportions and rhythm. The existing verandah could be extended as an additional link. Original decorative features could be used in the addition (eg. finials to the roof, internal finishing details such as skirtings and architraves).

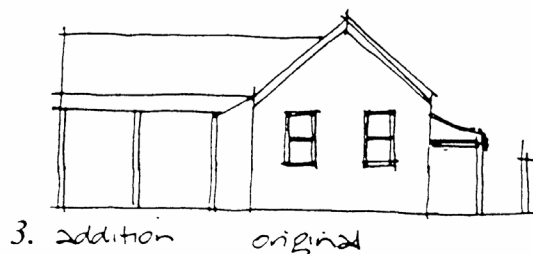
Construction materials should reflect or match those of the original building. In most residences this is corrugated iron and well detailed, this material is a very attractive and functional building material. Use of the material is now becoming fashionable with many architectural awards being given to new houses erected in this material.

Types Of Additions

The following sketches indicate the preferred way of adding to existing houses in a manner which reinforces the original character of the house.



1. *Lean-to Additions*



Side Additions

Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of a boundary, or in any other case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Building Materials

The early development of Broken Hill was characterised by makeshift buildings of simple materials : timber and iron cottages were brought to the silver fields on jinkers drawn by bullocks, horses, camels or donkeys. By 1888 more substantial houses were erected with newfound mining wealth but the transportation has remained a critical factor in the choice of materials for residential buildings.

Material

Galvanised iron: the most common building material, this occurs in many forms : standard corrugated custom orb profile, ripple form (close corrugations); pressed fake ashlar (usually reserved for the front facade only).

The following materials are less common:

Stonework: reserved for the more substantial residences with brick quoins.

Square edged profile brick: generally rendered, occasionally as face brickwork (now often painted).

Maintenance

Galvanised iron requires regular painting to prevent decay by rust. The temptation to reclad with fake brickwork or imitation weatherboard cladding should be avoided as corner and joint detailing is generally poor and deteriorates rapidly. Rebuilding with masonry is rarely successful as the residence always looks reclad. Repair work should be undertaken with material which matches the original.

Re pointing of masonry walls is often required. The mortar type should be carefully selected to match the colour and mixture of the original.

Sandblasting to expose brick or stonework is not recommended as this removes mortar and damages brickwork. Paint removal should be attempted only with care using appropriate chemicals and steam.

Rising damp/salt damp is often the result of an ineffective damp course. An effective solution can be to improve underfloor ventilation; however it is often necessary to insert a new damp course (and where necessary under-set the wall with new masonry). This is a specialist maintenance job and requires experienced tradesmen. The installation of a concrete floor slab causes damp to travel up the walls and should be avoided at all costs. A timber floor allows the structure to breathe and if well ventilated will last in good condition. Guttering and downpipes should be regularly checked - if roof waters are not discharged well away from the foundations, rising damp and wall cracking will result.

Timber framing, rotting or pest infested timber should be regularly treated and where necessary replaced. Timber detailing or weatherboards should be retained where possible. Imitation weatherboards do not blend well with timber as the corner and joint details are lost.

Windows And Doors

Most common to Victorian cottages and houses are simple double-hung sash windows and four panelled timber entrance doors. Later interwar housing introduced casement windows. Timber-framed windows are an integral part of the character of older houses and with repair and maintenance can perform equally as their modern day counterpart.

Many people consider that renovating a house involves replacing “old” timber framed windows. This is not the case. Many fine cottages have been spoiled by the replacement of original windows with aluminium framed windows which generally also require a different sized opening to be provided in the wall.

Verandahs And Shade Devices

The verandah has been used universally to cool houses in the hot desert climate in Australia and these are used on almost all Broken Hill houses. Verandahs break up the facade of the building and provide an outdoor living area protected from the elements. Many verandahs have been enclosed for the use as sleep outs, kitchens and playrooms. It is now generally recognised that an open verandah is necessary as a buffer zone against the heat and when reinstated or restored the original charm of the house is rediscovered and the house made more comfortable. Where possible, handrails, balustrades and verandah posts should be reinstated in the original way and timber and cast iron decoration repaired or re-erected to the original evidence. Verandah timber and cast iron work was always painted, iron verandah roofs were often painted in stripes which can greatly add to the appearance of the house.

Window hoods were often effectively used on windows not protected by verandahs.

Garages, Carports And Outbuildings

Garages and carports should generally not be erected in front of a dwelling obliterating the view of the house. It is recommended that these be set at the side or towards the back of the house.

Galvanised iron is an appropriate wall and roof material for garages and sheds, and a traditional pitched roof should be used. However, where a carport is proposed next to the house and well planted with creepers to minimise its impact. A flat roof should be avoided and lean-to skillion roof used where possible.

New Houses

When erecting a new house in a street with predominantly old houses the following design aspects should be considered:

- Roof form and material - a traditional pitched roof form (minimum 25 degrees) using custom orb profile galvanised steel should be used;
- A verandah of vertical proportions (preferably timber);
- Windows of vertical proportions (preferably timber);
- Unobtrusive wall materials - galvanised iron, brick (with flush uncoloured joints) of a neutral colour, rendered concrete or brick;
- Simple detailing - mock historic elements (example iron lace) should not be used as these look out of place on a new building.

Use Of Early Photographs

Early photographs of houses in Broken Hill can be referred to as a guide for restoration and upgrading of residential buildings. Photographs are held at the Charles Rasp Library. The reinstatement of architectural elements, such as verandahs is best undertaken with historical accuracy where possible. If early photos are not available, front facade details can be copied from a similar existing intact house which can serve as a guide.

Roofs And Chimneys

The roof is one of the most important features which determines the overall appearance of houses. Corrugated galvanised iron was used in Broken Hill almost universally due to ease and economy of transportation and the ability of the material to span large widths (thus requiring less timber support). Ogee profile gutter and round downpipes were also used.

Regular maintenance (spotting of rust spots, painting etc.) will prolong the life of an iron roof. If re-roofing is required, custom orb profile corrugated steel roofing should be used - the finish could be galvanised, zincalume or an appropriate colourbond (beige, ferric red, slate grey, dark green).

Roof features such as turned finials at gable ends, decorations at corners of gutters, should be restored as these contribute to the character of the roof.

Chimneys are an important part of the roof and should not be removed. Regular maintenance of brickwork will prevent deterioration.

Paint Schemes

Paint schemes for early residential buildings were often bold and imaginative with strong colours (used to pick out details of joinery, verandah posts) contrasting against lighter painted wall colours.

Paint companies have heritage colour charts which contain paint colours appropriate for use on heritage buildings.

The following is a simplified summary of external paint finishes appropriate for early residential buildings in Broken Hill.

Walls

All brickwork and stonework should remain unpainted
Paintwork to timber, galvanised iron wall cladding and painted brickwork to be in shades of creams, buffs, off whites, ochre shades.

Joinery Work

One or a combination of a range of colours (gloss finish) including Indian Red, Brunswick Green, Deep Brown, Light Brown, Light Stone.

Roofs

Unpainted corrugated galvanised iron or painted in Slate Grey, Light Stone, Ferric Red or Green.

Iron Cast Work

Deep iron colours such as Indian Red, Brunswick Green, Rich Brown or Light Stone. A different colour was sometimes used to pick out details on the iron work.

Fences

When erecting a new fence to an old house, select a fence appropriate to the period of the house. Early photos of the house may show the original fence or a house of a similar period could be located with an appropriate fence which could serve as a model.

In Broken Hill, galvanised iron (either standard corrugated or ripple iron) was often used because of economical cost and various different styles of fences were built out of the material. In the 1920's woven crimped wire was introduced. Stone fences were reserved for only the most substantial houses.

Development Incentives

The provision of incentive funding is to assist property owners in repainting the exterior of their houses or business premises to preserve the heritage aspects of the premises and to stimulate restoration and rejuvenation in the City. Such assistance will be provided from the Council's Heritage Restoration Fund in the following manner:

- An amount of up to \$500 grant per residential property with such amount not to exceed 50% of total approved work;
- An amount of up to \$1000 loan per residential property with such amount not to exceed 50% of total approved work.
- An amount of up to \$1000 grant per commercial property with such amount not to exceed 50% of total approved work.

The total allocation available each year will depend upon the available government and Council funding and the levels could vary from year to year.

Financial assistance will be distributed by Council in accordance with the following guidelines:

- Applicants must be able to demonstrate that they have the necessary finance to undertake all works agreed to and approved;
- Funds will be made available to meet expenditure or part of expenditure incurred, only in respect of the approved work and upon commencement of works;
- The approved work must be completed within 3 months from the date of the acceptance of funds for within an extended period if approved by Council;
- The Council must approve all scheduled works prior to commencement with assistance being provided by the Heritage Adviser in determining the appropriate colour scheme.

Following completion of a colour scheme by the Council's Heritage Adviser, applicants seeking funding should request financial assistance in writing by completing the appropriate application form.

Commercial Heritage Conservation

Design And Conservation Guidelines

Design Principles

Broken Hill's commercial character largely derives from the regular placement of the buildings. Shops, banks and hotels are almost all constructed to street alignment. Any building work undertaken in commercial precincts of Broken Hill must be carefully considered so that the identified historic character is retained:

- **Alterations and additions** to existing heritage buildings should respect the character of the building in question and not detract from the character of the precinct as a whole. *The Argent Street Urban Design Study* report should be referred to for buildings within the CBD precinct.
- **Any new buildings** should be carefully designed to fit in with the character of the precinct but not pretend to be historic buildings themselves. Detailed guidelines for new development are outlined below.

Built Form And Materials

Roofs, Parapets And Chimneys

Corrugated iron is the universal roofing material in Broken Hill and most shops have street front parapets that serve to hide the roof behind. These parapets were generally erected in masonry and were often carefully designed with urns, balustrades and render detailing. In many cases, this decoration has been removed and the surfaces simplified. Roof configuration is usually steep in pitch and simple in form (either hips or gables or combination of both). Roofs in any additions should be carefully related to the existing roof in material, shape and pitch. Where the roof is visible this should be in a pitched form.

Walls

Many of the early commercial buildings in Broken Hill were erected in local stone, often using render detailing. Late Victorian and Edwardian buildings predominate and by the turn of the century, brick was more commonly used (often with decorative cement render detailing). Less important buildings were erected using galvanised iron for walls and roof.

Maintenance And Repair Of Walls

Rising damp in Broken Hill is common. Many early buildings did not incorporate damp proof courses or the existing ones may no longer be effective, often due to a raised ground height. The most effective solution is to lower the ground level, improve underfloor ventilation and where necessary, replace or insert a new damp course. Whilst, it is the most satisfactory long term solution and the advice of an experienced tradesman or architect is essential in this special maintenance job.

Masonry walls often require repairs, even though the bricks and stones are still in place. When re mortaring or repairing brick work, the mortar type should be carefully selected to match the colour and mixture of the original. High cement content mortar should not be used as it is a different colour and too strong compared to the original. Strong cement mortar will break away from the masonry, often fracturing the brick or stone. Mortars with a high lime content are more flexible for re mortaring or re pointing.

Deteriorated stone work needs careful assessment. Matching stone is the most suitable replacement for repair work. Original rendering on external walls should not be chipped or sandblasted away - the render was often a protective finish for second grade stone or brickwork and when removed can result in bad weathering of walls.

Shopfronts

Most original shopfronts in Broken Hill have been removed, but there are many early shopfronts which still survive. Original shopfronts should generally be retained and restored.

Intact shopfronts to existing Victorian buildings are characterised by the following elements:

- Timber shop fitting
- Paired or single entry doors
- Masonry or timber stall board
- Display shelf common
- Splayed recessed entry
- Dividing wall

Some shopfronts of a later period are also significant and are characterised by the following elements:

- Metal shop fittings
- Paired entry doors
- Tiled stall board and dividing wall
- Display shelf
- Recessed entry
- Transom with glazed area broken up

Verandahs

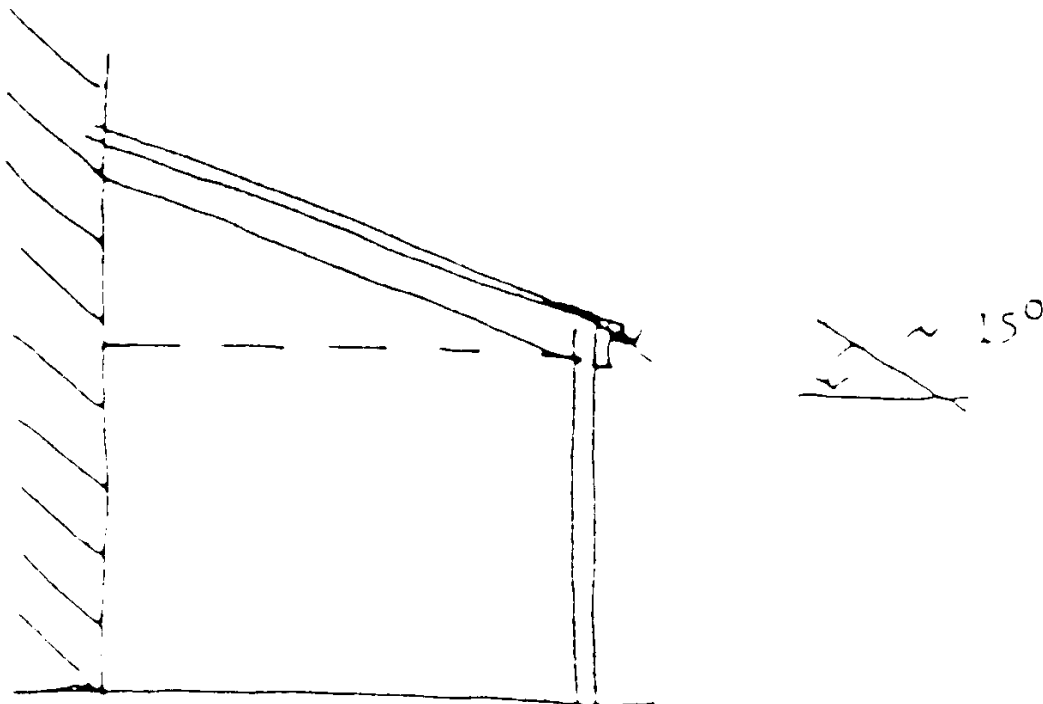
Early photos of Broken Hill show that almost every building had a verandah for protection against the harsh sun. In many cases these have been removed and replaced by modern cantilevered awnings which are inappropriate to the original design of the building. Recent examples of verandah reconstruction in the City show what dramatic results can be achieved by verandah reinstatement.

New Verandahs On Existing Heritage Buildings

Reinstatement of continuous post supported verandahs is a long term objective for commercial precincts in Broken Hill. New verandahs should be simple without elaborate decoration and the attached sketch outlines detail of a typical appropriate verandah.

A new verandah should be:

- Based on original evidence or modelled on an original verandah on an existing similar building.
- Roof fall to be approximately 25-30 degrees and in corrugated galvanised iron (or select colourbond).
- Related in height to the adjoining verandah, consideration should be given whether to continue the height of the adjacent verandah or whether the height should be different.



New Commercial Development

Consultation with the Heritage Adviser is recommended when contemplating a new commercial building within streetscape with significant historic character.

When designing a new building to fit into an existing commercial street (example - Argent Street) the following principles should be considered.

Scale, Mass And Height

The general scale of adjacent buildings should be considered. The height of new buildings should continue the predominant height of surrounding buildings. Consideration should be given to the lining up of parapets and string courses with new building elements.

Note: The height limit for the commercial precinct is three storeys.

Streetscape Form And General Proportions

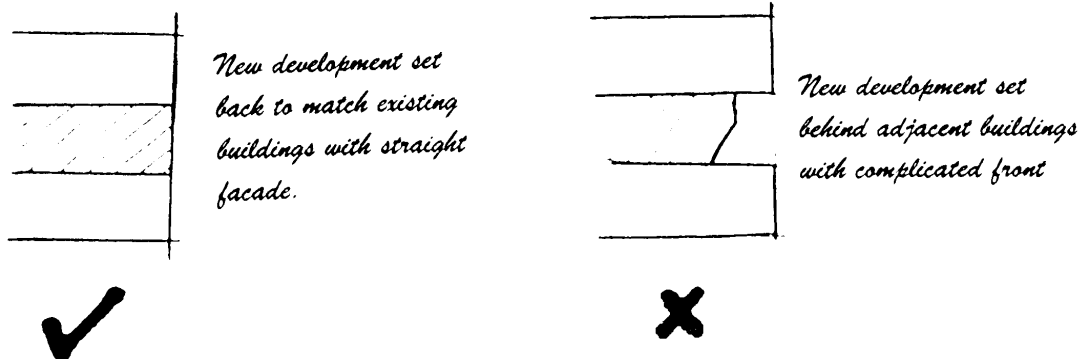
Existing proportion and rhythm of architectural elements such as verandahs, parapets, windows, door and pilasters should be repeated in new development. Consideration should be given to continuing the alignment and form of the adjoining parapet.

Surface Decoration

Large wall areas in new development should be broken up with surface decoration. Large areas of glass or unrelieved walls are generally not appropriate.

Siting And Setback

All new buildings should be sited at right angles to the front and side boundaries. New commercial buildings should generally be erected to the footpath with a verandah over the footpath particularly where these are located within a consistent streetscape.



Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or in any case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Shopfronts To New Buildings

These should reflect elements of the traditional shopfronts and be simply detailed as follows:

- Timber or metal shop fitting (with large glass area broken up by transoms or mullions).
- Masonry or timber stall board or low plinth.
- Entry doorway flush or splayed entry with paired or single door or side entry.

Roofs

New buildings should have roofs which reflect the size, shape and pitch of existing roofs. Large roofs of mono pitch or low pitch do not fit in where these are visible. Where the roof is visible, this should be in a pitched form. The most suitable cladding is unpainted corrugated galvanised steel or an unobtrusive colour or colourbond.

Materials Of New Development

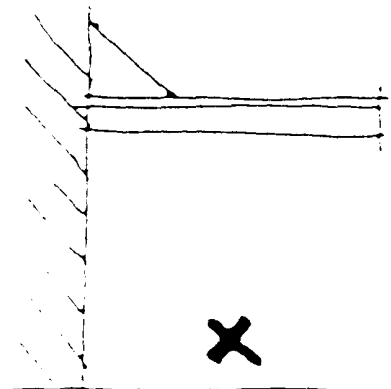
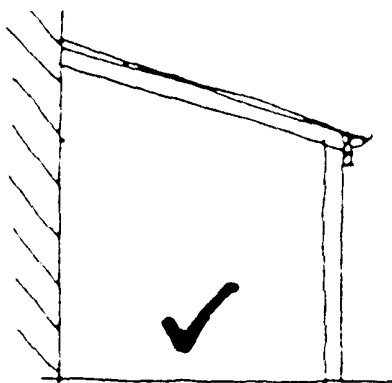
These should be selected to blend with nearby heritage buildings. The following are considered appropriate:

- Rendered masonry with smoothed or bagged finish - generally the most appropriate.
- Face brickwork - clear red, traditional red or neutral coloured bricks.

The use of mock historic detailing, such as tumbled bricks, brick quoining, heavy coloured grouting is **not** appropriate.

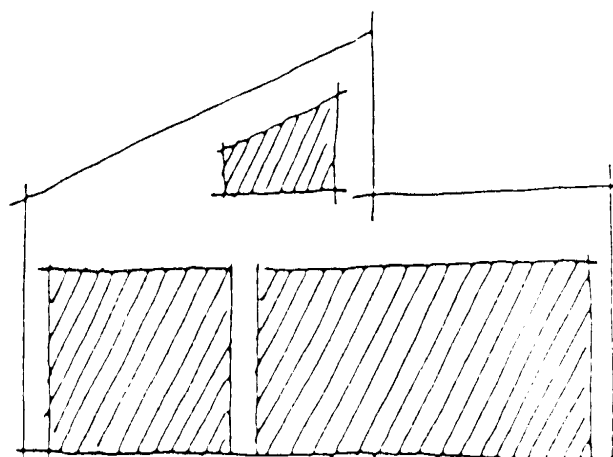
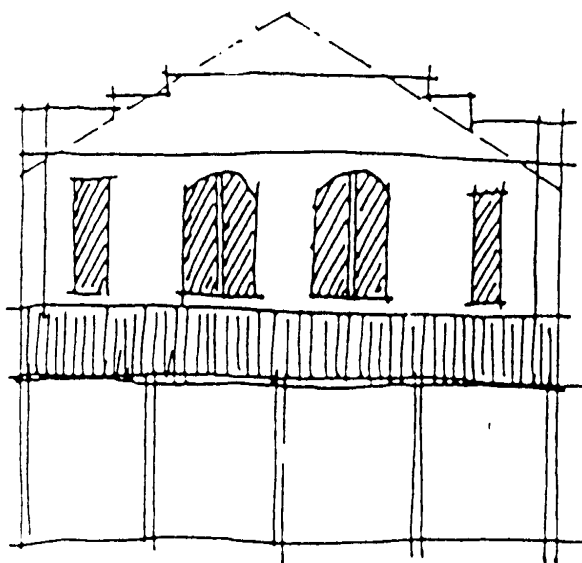
Verandahs

Consideration should be given to the use of the verandah in the design of a new building to provide protection for pedestrians. This should be based on design principles of early verandahs with sloping roofs of galvanised iron and regularly spaced columns.



Summary Of Design Principles For New Development

Recommended	Not Recommended
Use of vertical elements	Large horizontal elements
Verandah	Bulky geometric skyline
Façade broken by detail	No verandah
Parapet to line up with adjoining parapet	Large unbroken areas of glass
Detailed shopfront built to street alignment	No use of detail Building at angle to street alignment



Advertising Guidelines

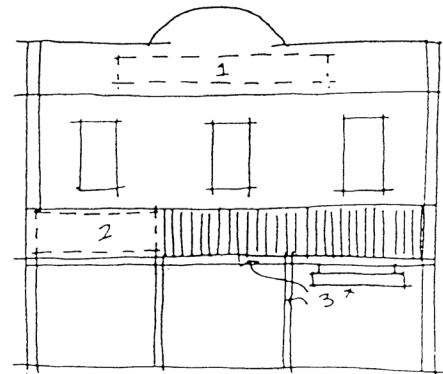
Signs on buildings within commercial heritage precincts should be simple and clear. There are logical places for signs on buildings. A clutter of signs on buildings does not contribute to the streetscape and makes advertising ineffective.

Original advertising signs were generally attractive and early photos of Argent Street show that bold advertising signs were commonly used. Referring to early photographs to determine appropriate locations and lettering on early buildings can be very useful.

Signs Above Verandah Level

Internally illuminated signs above verandah level should be discouraged. Appropriate signs above verandahs include:

- Sign writing in the advertising panel on the parapet with a simple clear lettering style
- Where carefully considered, on a hoarding above the verandah (as seen in early photographs).

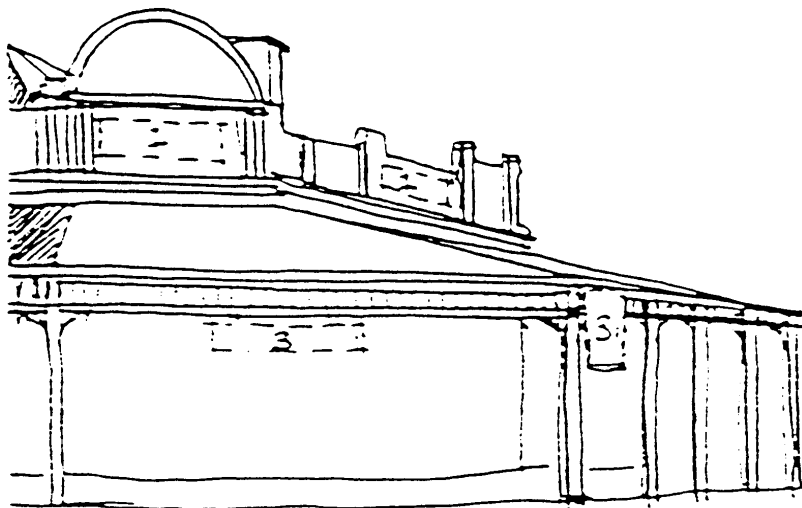


Signs should not be erected which detract from the architectural elements of the building and dominate the streetscape. No signs should be erected if windows and decorative elements allow no space.

Signs On A Verandah

Appropriate signs on verandahs include:

- Those erected perpendicular to the post on a bracket (appropriate for certain businesses and restaurants)
- Sign writing on the verandah fascia board
- Signs suspended on end spandrel panel of verandah.



Lighting Of Signs

Signs should preferably be illuminated using external spotlights. Internally illuminated signs should be discouraged.

Signs Below Verandah

Painted signs on shopfronts are appropriate but should not dominate or clutter the shopfront window. Signs should only be fixed to the piers (dividing walls) of shops as these do not cover detailing and emphasise the position of the lettering is appropriate.

Lettering / Type

Simple lettering appropriate to the period of the building is recommended. Generally upper case lettering should be encouraged – lower case letters were rarely used on commercial buildings and are less clear. Examples of typeface for Victorian buildings were generally simple.

Fussy decorative lettering should be avoided - this does not read clearly and often detracts from the building.

Later Art Deco buildings used typefaces typical for this period and examples are included below.

B C D E F G H I J K L M N O
U V W X Y Z

B C D E F G H I J K L M N O P Q R S T U

A B C D E F G H I J K L M N O P Q R S T U V W

B C D E F G H I J K L M N O P Q R S T U

A B C D E F G H I J K L M N O P Q R S T U V W X Y

B C D E F G H I J K L M N O P Q R S T U V W

A B C D E F G H I J K L M M N N O P Q R R S S T U V

Conservation Areas

Specific guidelines for all development within local conservation areas.

The following are conservation areas within the City of Broken Hill:

- Town Centre Urban Conservation Area (Figure 1)
- Oxide Street Urban Conservation Area (Figure 2)
- Rainbow Avenue Urban Conservation Area (Figure 3)
- Line of Lode Conservation Area (Figure 4)

Development within Conservation Areas

If you are the owner of a property located in a Conservation Area, then it may be necessary to obtain Council's development consent before undertaking any work on the property including:

- demolition
- alterations or additions
- erection of new building on vacant land within a conservation area.

Such requirements may be varied by Council's Local Environmental Plan for exempt and complying development. Applicants should check the status of their developments prior to commencement of work.

Written approval for external painting and restoration works is required within Conservation Areas.

Schedule 1 - Significant Items

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CITY OF BROKEN HILL
DEVELOPMENT CONTROL PLAN NO. 3
HERITAGE DEVELOPMENT

Adopted by Council

April 30, 1997

Amendment Adopted

July 29, 1998

Amendment Adopted

July 26, 2000

Amendment Adopted

November 28, 2001

Amendment Adopted

September 28, 2005

Introduction

This Development Control Plan (DCP) applies to the City of Broken Hill. It establishes and outlines development guidelines relating to industrial development in the City.

The DCP sets out in greater detail than is possible in the Broken Hill Local Environmental Plan (LEP) the Council's development intentions for the City.

This Industrial DCP in conjunction with the Environmental Planning and Assessment Act, 1997 (as amended), and other planning instruments having effect within the City of Broken Hill, will be based as a guide in determining Development Applications for industrial development.

The success of this Plan relies on the sound application of the development guidelines it contains, and the co-operation between developers and Council.

Developers are advised to liaise with relevant Council officers prior to the preparation of plans for industrial development to ensure that proposals comply with this DCP.

In the event of any inconsistencies between this Plan and the LEP, the provisions of the LEP shall prevail.

Objectives of DCP

- to promote and encourage industrial development in appropriate locations within the City of Broken Hill;
- to encourage industrial development without creating environmental problems or adversely affecting existing services and infrastructure;
- to ensure industrial development:
 - is generally related to the scale, bulk and height of existing development and landscape in its locality,
 - is attractive and functional,
 - retains existing worthwhile vegetation wherever possible,
 - has adequate on-site parking;
- to ensure industrial development meets the relevant objectives of the Broken Hill Local Environmental Plan 1996, as amended.

Definitions

Bulk store

Building or place used for the bulk storage of goods, where the goods stored or to be stored are not required for use in a shop or commercial premises on the same parcel of land or an adjoining land in the same ownership.

Complying Development

Is works identified under the provisions of the Complying Development criteria of the Broken Hill Local Environmental Plan as amended

DCP Development Control Plan

Development

- (a) the erection of a building or structure;
- (b) the installation of major plant or equipment;
- (c) carrying out of site works involving land fill, excavation or drainage;
- (d) the use of land, buildings or works;
- (e) subdivision of land.

Exempt Development

Is works identified under the provisions of the Exempt Development criteria of the Broken Hill Local Environmental Plan as amended.

Frontage

that portion of a lot abutting a public road but does not include that portion of a lot abutting a rear laneway.

Gross Floor Area (GFA)

The sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing wall as measured at a height of 1400 mm above each floor excluding:

- a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall,
- b) machinery and plant rooms,
- c) car parking needed to meet Council requirements,
- d) space for loading and unloading of goods.

Landscaping

the portion of the site which is for the enhancement of appearance and enjoyment of the site, and

- includes all naturally planted garden, unenclosed pedestrian terraces and the like, but;
- excludes car parking areas, driveways and loading bays.

Local Development

Is that development which is not exempt or complying development and does not fall under the provisions of state significant development. It may include:-

- a) the erection of a building or structure;
- b) the installation of major plant or equipment;
- c) carrying out of site works involving land fill, excavation or drainage;
- d) use of land, buildings or work;
- e) subdivision of land.

LEP Broken Hill Local Environmental Plan, 1996, as amended.

Light Industry

An industry, not being an offensive or hazardous industry, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood reason of noise, vibration, smell, fumes, smoke, vapour, ash, waste products, oil or otherwise.

Loading Bay

An area set aside solely for the loading and unloading of goods and materials.

Motor Showroom

A building or place used for the display or sale of motor vehicles, caravans or boats, whether or not motor vehicles accessories, caravan accessories or boat accessories are sold or displayed.

Service Station

A building or place used for the fuelling of motor vehicles involving the sale by retail of petrol, oil and other petroleum products whether or not the building or place is also used for any one or more of the following purposes:

- a) the sale by retail of spare parts and accessories for motor vehicles,
- b) washing and greasing of motor vehicles,
- c) installation of accessories,
- d) repairing and servicing of motor vehicles.

Warehouse

A building or place used for the principal purpose of distributing, storing, handling or displaying goods.

Setbacks

A requirement that a building be a minimum specified distance from a boundary, (usually a road reserve).

Development Applications for industrial development

All Development Applications for industrial development, wholesale trading or storage of bulky goods should provide sufficient information to describe how the business operates:

- type of development, nature and volume of goods produced, handled or stored,
- anticipated noise levels beyond the site,
- hours of operation,
- description of plant, machinery and equipment involved in operation,
- likely size, frequency and number of deliveries to and from the site,
- proposed vehicle access, manoeuvring, parking, loading and unloading arrangements,
- proposed waste disposal arrangements,
- effect on residential properties in the area (if appropriate),
- availability of water, sewerage, power and stormwater drainage.

Under the provisions of the LEP, the following types of development **must be advertised**:

Development for the purpose of industries (other than home industries or rural industries) in Zone 1 (a) or 1 (c).

Amenity

Visual Amenity

Building

The design of buildings as well as being functional is to be visually acceptable and compatible with development on adjoining land when viewed from the public road.

Security fencing

Security fencing shall be located on or behind the building line.

Storage areas

All open areas for the storage of plant, goods materials, and/or wastes shall be screened from public view by means of a suitable screen wall of face brick, masonry or like construction.

Suitable provisions shall be made for the storage and disposal of all trade wastes, refuse etc. in such a manner as to insure that it does not interfere with the amenity of the area and that it is not exposed to public view. For this purpose Council administers a Waste Volume, Storage and Removal Requisites Code which is available at Council's Administrative Centre for perusal.

Screening

Consideration should also be given to the use of suitable screening either in conjunction with or in certain cases, in place of landscaping. Discussions should be held with Council staff prior to such decisions being made.

General Amenity

Noise

All buildings shall be designed to effectively prevent the emission of noise and evidence will be required that any machinery to be housed or installed on the premises shall not emit noise in excess of a noise level of 5dB (A) above background noise when measured adjacent to surrounding residential areas.

All industrial activity is to be conducted to avoid unnecessary or unreasonable noise, particularly at night.

Vibrations

All machinery shall be so bedded to ensure that no vibration is transmitted outside the limits of the subject land.

Emissions

The use of the premises shall be conducted and where necessary control equipment shall be installed so as to ensure that there are no adverse discharges of gas, dust or other material to the atmosphere and that any emissions are within the limits set by regulation under the Clean Air Act.

On-site incineration shall not be permitted.

INDUSTRIAL PRECINCTS

The following are industrial precincts within the City of Broken Hill:

- a) Kanandah Road / Pinnacles Place Industrial Precinct**
- b) Rakow Street Light Industrial Precinct**
- c) Eyre Street Industrial Precinct**

Kanandah Road/Pinnacles Place Precinct

Specific Objective of Kanandah Road/Pinnacles Place Precinct

- to encourage appropriate heavy industrial development within the precinct.

Design principles

Setbacks

The setback from the street frontage to the building line should generally be no less than 6 metres, however setbacks shall also be determined on the following criteria:

- (i) building height, bulk and layout
- (ii) the nature and needs of the industrial activity
- (iii) the general streetscape.

Rakow Street Precinct

Objectives of Rakow Street Precinct

- to encourage appropriate light industrial development within the precinct;
- to ensure industrial developments do not have an adverse environmental impact on nearby residential land use.

Eyre Street Precinct

Objectives of Eyre Street Precinct

- to encourage appropriate industrial development within the precinct;
- to ensure industrial developments do not have an adverse environmental impact on nearby residential land use.

General guidelines for all industrial development in Broken Hill

Minimum lot sizes for new subdivisions

<i>Rectangular:</i>	<i>frontage 25 metres area 1100 square metres.</i>
<i>Irregular blocks: (fan shaped)</i>	<i>frontage 27 metres area 1200 square metres.</i>
<i>Battle-axe blocks:</i>	<i>area 1300 square metres side access 5.5 metres.</i>

Existing Allotments

All existing allotments are to be assessed for suitability based upon the merits of the application.

Site Coverage

Generally a site coverage not exceeding **50%** can be used as a guide, however, where the applicant can demonstrate to Council's satisfaction that the requirements for setbacks, parking, access, loading/unloading, and landscaping can be met, a variation to this may be permitted.

Siting of Structures

Any permanent structure that requires the consent of Council, that is located within 500mm of an adjoining property boundary (other than a Council lane or footpath reserve) or in any case where the assessing officer is of the opinion that the boundary of the site is uncertain, shall be subject to a Surveyors Report.

Landscaping

Landscaping should be designed to complement and enhance the development, and where applicable, screen such features as open storage areas, carparks, loading docks, garbage storage areas etc.

Reasons for Landscaping

The benefits of good landscaping are generally believed to be of minimal benefit to the owner and are seen as an imposition by Council. In fact, the benefits are evident to both Council and the owner in that there is a marked improvement to the streetscape which can also be translated into higher property values for the owner. Good, effective landscaping does not need to be expensive and the benefits will far outweigh any associated costs. (see figures 1 & 2 for examples of both good and bad designs).

Fences

Although it is not considered a compulsory requirement of industrial development, security fencing is considered desirable for most industrial sites.

Security fencing should be preferably located within or behind the front landscaped area. (see sketches on previous pages).

Advertising Signs

Advertising signs should be submitted with the DA where possible.

No general advertising structures, other than one identifying the premises and the purposes for which they are used, will be permitted on industrial sites and no bunting or other advertising media may be displayed.

Signage should be attractively designed in style and colours which complement the amenity of the area. Where possible signs should be integrated into the overall design of the building.

Typical signs for industrial developments, and their maximum size, include:

<i>Above awning sign</i>	<i>1.4 metres</i>
<i>Business sign</i>	<i>5 metres</i>

Illuminated signs:

• <i>indirectly lit</i>	<i>3 metres</i>
• <i>internally lit</i>	<i>8 metres</i>
• <i>Neon</i>	<i>4 metres</i>
• <i>Pole or pylon sign</i>	<i>4 metres</i>
• <i>Sky, roof, fin sign</i>	<i>8 metres</i>
• <i>Wall sign</i>	<i>15 metres</i>

If the site is occupied by a number of tenants, **one index board** may be constructed near the site entrance, detailing the unit number, tenant, and product of each occupant of the site.

Building Requirements

The siting and design of an industrial development shall be of suitable scale, colour, height and position to that of its surrounding environment.

Access, parking and setbacks should be considered in relation to the building size and function. The development should be constructed of a non-reflective material.

Large unrelieved expanses of wall are not favoured.

Employee Amenities

Council encourages the provision of employee facilities such as canteens, child minding centres etc., particularly in larger developments employing more than twenty (20) persons.

Amenities and toilet facilities are to be provided to Council's satisfaction in accordance with the requirements of the Workcover Authority of NSW under the Factories, Shops and Industries Act, 1962.

Display Areas

Goods may only be displayed outdoors if they are manufactured, processed or sold on site. Display areas shall form an integral part of the landscaped area.

Car Parking

Car parking space shall be provided on site for employees, visitors and company vehicles and shall be calculated at the rate of:

- 1 space per three (3) employees or
- determined on the following criteria whichever is the greater;

Parking should preferably be located at the side or rear of the site behind the front building line. If it is intended to locate the parking area in front of the building then the area is to be behind the building line and screened from view (dense planting, feature wall etc may be used). Small parking areas need not be totally screened from viewed but be behind the landscape set back.

Loading facilities are considered to be an important part of any development, whether new or existing. Where ever possible, such facilities should be provided wholly within the site.

Developers should provide parking in accordance with the following:

USE	RATE OF PROVISION
<i>Industrial warehouses/development</i>	<i>1 space per 2 employees <u>or</u> 1 space per 90 square metres, whichever is greater.</i>
<i>Motor vehicle wreckers</i>	<i>Minimum of 5 spaces <u>or</u> 1 space per 750 square metres of site area, whichever is greater.</i>

Vehicular Access

In general, vehicular access can be divided into two groups:

- a) access from main roads
- b) access from local streets.

Main Roads

All development which have direct vehicular access to a main road are subject to consultation with the Roads and Traffic Authority of NSW, either direct or through the local Council's Traffic Committee.

Generally, no vehicular access will be permitted to a main road if reasonable access is available from an alternative street.

Local Streets

The Council's requirements are that:

- a) not more than **two (2)** crossings will be permitted to any premises;
- b) where two (2) vehicular crossings are provided the crossing on the approach side will be constructed, signposted and used solely as an entrance and the other crossing will be constructed, signposted and used solely as an exit.

Access Driveways

Access driveways, parking loading/unloading and manoeuvring areas are to be constructed of sealed gravel pavement or equivalent standard which causes stormwater to be drained off the surface so as to be suitable for use in all weather conditions. Unsealed cracker dust or limestone will not be acceptable as an equivalent alternative.

A vehicular access driveway should be no less than six (6) metres wide at the property boundary. Driveway widths may be varied at Council's discretion to ensure that vehicles may exit the development without crossing the centre line of the public road.

Driveways shall be located no less than six (6) metres from an intersection of a public road.

Driveways shall be positioned at right angles to the kerb to ensure safe entry and exit from the site.

All footpath and gutter crossings are to be located and constructed in accordance with Council's requirements at full cost to the developer.

Vehicular Movement

Sufficient turning area shall be provided on the site for all vehicles to manoeuvre on and off the site in a forward direction at all times. The RTA Guidelines should be consulted with regard to dimensions, site distances, turning circles and other associated information for the design of vehicular movements on site.

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CITY OF BROKEN HILL
DEVELOPMENT CONTROL PLAN NO. 4
INDUSTRIAL DEVELOPMENT

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