

Draft Development Control Plan 2013: provisions for proposed South Imlay Street Eden Heritage Conservation Area

The following draft amendment to Chapter 2.3 'Eden Town Centre' Bega Valley Development Control Plan 2013 is proposed in association with a proposed South Imlay Street Eden Heritage Conservation Area.

[Insert after 2.3.5 General Requirements]

2.3.6 Precinct Specific Requirements

Additional Requirements for the South Imlay Street Heritage Conservation Area:

Objective:

- ~~Retain the heritage and streetscape character of~~ To enhance new development by applying the requirements below within the South Imlay Street Heritage Conservation Area

Requirements:

- The existing heritage listed buildings (significant buildings) will be retained.
- Alterations and additions to those parts of a significant buildings visible from the street will be done in a manner that is in keeping with the building's historic and aesthetic character, form and detail.
- New structures and additions to all existing buildings will be located so that they do not adversely impact the appearance of the conservation area when viewed from Imlay Street or Snug Cove and either flank of the elevated area of Imlay Street. ~~significant vantage points around Eden~~. Generally, this will mean that new structures will be set back an appropriate distance behind the front face of any associated or adjacent building and not obstruct important views or vistas to significant buildings.
- Front setbacks to new buildings or additions shall not be forward of any adjacent heritage listed buildings.
- Roof form is a prominent visual feature of significant buildings and new development buildings or additions will incorporate a roof form that is predominately hipped or gabled and sympathetic in terms of ~~form~~, materials, colour and detailing.
- New buildings or additions ~~development~~ will be responsive to the topography of the site by using appropriately scaled, detached and articulated built form and will not result in structures that are visually prominent in the landscape.
- New buildings or additions ~~development~~ including subdivision will not compromise the curtilage or setting of significant buildings.

[Amend fourth paragraph 5.2.5 Additional requirements for rural village Heritage Conservation Areas]

Note that conservation areas in Pambula, Eden and Bega are covered by requirements in Chapter 2 of this plan.