

CHAPTER 2.17 CHARACTER AND SCENIC QUALITY

2.17.1 MATTERS FOR CONSIDERATION

OBJECTIVES

- Provide guidance in the assessment of development applications with regard to character and scenic value considerations
- Maintaining the character and scenic quality of an area while considering the desired and likely future character of the area

REQUIREMENTS

- a Development applications are to demonstrate their consistency or compatibility where applicable with:
 - i the Character and Scenic Quality Statements incorporated as Related Documents to this DCP.
 - ii endorsed Council Masterplans included as Related Documents to this DCP.
 - iii character considerations contained within the chapters of this DCP relevant to the proposal.
 - iv The relevant Planning Principles of the NSW Land and Environment Court.
- b Where not addressed in the considerations above, development applications are to consider the following character issues:
 - i Whether the area is undergoing significant transition
 - ii Whether existing character has or will be impacted by NSW State Government or Council policies that allow for development to occur without development consent
 - iii Scenic prominence, distinctiveness, protection and enhancement
 - iv Existing natural features, conservation and enhancement
 - v Siting of buildings and surrounding gardens: consistency with predominant patterns across the surrounding neighbourhood, and
 - vi Height, size and scale of buildings: compatibility with predominant patterns across the surrounding neighbourhood
 - vii Architectural form, construction and detail: appropriateness to existing scenic quality and streetscape character
 - viii Garden design, including outdoor structures: compatibility with scenic quality and streetscape character
 - ix Street verges: conservation of visually-prominent landscape features plus effective integration with urban services.