



# Byron Shire Development Control Plan 2014

## Chapter E6 Federal Village



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# Chapter E6 – Federal

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### ***Document History***

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## E6.1 Introduction

The **Federal Village** is characterised by low density residential housing focused around a small commercial centre containing a general store and cafe, a motor mechanic, art gallery, restaurant and park land. The village also contains a hall, community owned church building, tennis courts and a child care centre.

The built form of many **dwellings** and buildings in the **Federal Village** are clad with timber, pitched sheet metal roofs with eaves and covered verandas for climate control, and elevated on piers. Two of the oldest structures in the Village include the Federal Village School of Arts Hall which was established in 1895 and the ex Anglican Church on the adjacent allotment. Both buildings have sheet metal roofs and are clad in weatherboard. In more recent times new **dwellings** that have been constructed have incorporated a similar built style, but the use of rendered or bagged brick or fibro is more prevalent.

## E6.2 Application of this Chapter

The land to which this Chapter applies is described as the **Federal Village** and is shown on the **Federal Village Map**.

The provisions of all other Chapters of this DCP apply to development to which this Chapter applies. However because of the special site characteristics and resultant special design criteria and provisions applying to the **Federal Village**, in the event of any inconsistency between this Chapter and other Chapters, the provisions of this Chapter shall prevail.

## E6.3 Aims of this Chapter

The primary purpose of this Chapter is to provide criteria and standards for the future development of the **Federal Village**.

To assist in that regard, the Aims of this Chapter are:

1. To facilitate and provide guidelines for the development of the **Federal Village** consistent with the provisions of Byron LEP 2014, the Byron Rural Settlement Strategy 1998, and the Byron Biodiversity Conservation Strategy 2004.
2. To promote compatible, innovative village development of a high design quality that reflects and reinforces the low intensity, rural heritage character and scale of Federal.
3. To facilitate provision of public open space and community facilities to serve existing and future residents of the village and its surrounding locality.
4. To facilitate the active regeneration of the area's natural vegetation through protection and revegetation of riparian and degraded areas and the restoration of habitat values where practical.

## E6.4 Siting of Development

### Objectives

1. *To implement the land use structure and development principles identified on the **Federal Village Map**.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

Development Applications must demonstrate that the proposed development and future land use will be consistent with the principles and land use categories identified on the **Federal Village Map**.

## E6.5 Character, Bulk and Scale of Development

### Objectives

1. *To ensure that development is consistent with and will enhance the low intensity, rural heritage character and scale of Federal.*
2. *To ensure development design incorporates suitable elements for climate control and weather protection.*

### Performance Criteria

Development Applications must demonstrate that:

- a) the character, bulk, scale and density of proposed development will be compatible with and will not detract from the low intensity, rural heritage character and scale of Federal, its built environment and its surrounds. Roof forms are hipped or hipped with gable roofs and verandah roofs clad in sheet metal roofing iron. New developments are to complement these forms;
- b) building materials, textures, finishes and colours will be compatible with and will not detract from the low intensity, rural heritage character and scale of Federal, its built environment and its surrounds. Reflective surfaces are generally not permitted.

### Prescriptive Measures

1. Building design shall incorporate eaves, pergolas and verandas for climate control and weather protection purposes.
2. Formal car parking areas/ garages and car ports to be set back behind the front building line of the **dwelling**.
3. **Setbacks** within the 'Heritage Character Area' (illustrated on Map E6.1) are to be consistent with the existing streetscape of Federal Drive in this area.

## E6.6 Heritage Character Area

### Objectives

1. *To ensure that proposals for development on land defined as 'Heritage Character Area' on the **Federal Village Map** will be compatible with the heritage values of **Federal Village**, and of nearby **heritage items**.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

Development Applications seeking consent for development on land within the Heritage Character Area shown on the **Federal Village Map** must demonstrate that the proposed development:

- a) will be compatible in terms of land use, character, bulk, scale, materials, **signage**, colours, **setbacks** and textures with the low intensity, heritage character of **Federal Village** and its surrounds;
- b) will include **setbacks** to Federal Drive within the Heritage Character Area that are consistent with existing development in this area.

Note: Any development directly affecting the LEP listed **heritage items** in Federal will need to refer to Chapter C1 Non-Indigenous Heritage.

## E6.7 Village Centre Area

### Objectives

1. *To ensure that progressive development of the land identified as 'Village Centre Area' on the **Federal Village Map** results in the short term and long term provision of an integrated, mixed use Village Centre to serve the business and community needs of the residents of Federal and surrounding areas.*
2. *To ensure that land identified as 'Village Centre Area' on the **Federal Village Map** is not developed for any purpose that may jeopardise or inhibit its existing or future development as an integrated, mixed use Village Centre.*
3. *To ensure that the scale, character and likely impacts of development on land identified as 'Village Centre Area' will be compatible with development in the locality and with the low density, low intensity character and scale of Federal.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

1. Land identified as 'Village Centre Area' on the **Federal Village Map** must not be developed for any purpose which may jeopardise, delay or preclude the use of this area as a mixed use village centre comprising a mix of residential, retail, business, community and associated purposes.
2. Development Applications seeking consent for commercial and/ or retail development on land identified as 'Village Centre Area' must comply with Chapter D4 Commercial and Retail Development.

## E6.8 Residential Area

### Objectives

1. *To ensure that development of land in the defined 'Residential Area' contributes to an integrated rural village that meets the residential needs of residents and is compatible with the low density, low intensity, heritage character and scale of Federal.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

Development Applications to address the following measures:

- a) land identified as 'Residential Area' on the **Federal Village Map** must not be developed for any purpose which may jeopardise, delay or preclude the use of that land predominantly for **residential accommodation** purposes;
- b) Development Applications for development on land identified as 'Residential Area' must comply with Chapter D1 Residential Development in Urban and Special Purpose Zones.

## E6.9 Biodiversity Conservation

### Objectives

1. *To ensure that development in Federal takes into account and, where appropriate, contributes to the biodiversity values of Federal and its surrounds.*

### Performance Criteria

Development Applications must:

- a) address and identify biodiversity, connectivity, corridor and riparian values of the site, including its relationship to adjoining land;
- b) where biodiversity, connectivity, corridor and/ or riparian values are present, outline a strategy that proposes to protect and enhance those values;
- c) include a strategy for removal and ongoing management of weeds and Camphor Laurel trees where present on the site.

### Prescriptive Measures

There are no Prescriptive Measures.



## E6.10 Subdivision

### Objectives

1. *To ensure that subdivision of land in **Federal Village** contributes to an integrated rural village that meets the needs of residents, recognises constraints imposed by on-site sewage management, and is compatible with the low density, low intensity, heritage character and scale of Federal.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

Development Applications to address the following measures:

- a) development applications seeking consent for subdivision must be consistent with the provisions of Chapter D6 Subdivision;
- b) development applications seeking subdivision shall provide pedestrian connectivity back to the village centre and to Lizray Road, and where possible link with and utilise existing pedestrian pathways. An indicative cycleway/pedestrian linkage is included on Map E6.1.

**Map E6.1 – Federal Village Map**

