



HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS

2020

Council has prepared this brochure to help owners of heritage items and properties in Heritage Conservation Areas understand when approval is required to carry out work and to provide guidance on some common topics. It is intended as a general guide and does not replace relevant legislation. You are advised to check on specific proposals before commencing work.

“A people without the knowledge of their past history, origin, and culture is like a tree without roots.”
 Marcus Garvey

HISTORIC HERITAGE

Heritage consists of the places, buildings, structures, landscapes and moveable objects that we have inherited from the past and want to pass on to future generations. Heritage gives a community a sense of place; it defines a community: who we are and where we have come from.

ABORIGINAL CULTURAL HERITAGE

Places of Aboriginal Heritage significance are protected under several Acts including *the National Parks and Wildlife Act 1974* and *the NSW Heritage Act 1977*. Several Aboriginal sites are listed in Clarence Valley LEP 2011, however due to the sensitive nature of Aboriginal sites, many locations are not available on public registers. The Clarence Valley Aboriginal Heritage Study 2013 is available from Council's website.

HERITAGE LISTING

Heritage listing is formal recognition that a place has heritage significance and is a way of ensuring that any proposed changes respect and retain those values. The heritage significance of a place tells us why it is important. Heritage significance can be based on one or more of the following criteria:

- Historical origins
- Association with particular people or events
- Visual qualities
- Construction or other technical qualities
- Community, religious or symbolic role
- Archaeological research potential.

HERITAGE CONSERVATION AREAS

A heritage conservation area is a precinct, streetscape or group of buildings, road reserves and street trees, with particular heritage values. Heritage Conservation Areas apply to most of the historic village and town areas in the Clarence Valley.

WORKS THAT REQUIRE CONSENT

- Demolishing or moving a heritage item or a building, work, relic or tree in a heritage conservation area
- Altering a heritage item or building work, relic, tree or place within a heritage conservation area including making changes to the detail, fabric, finish and appearance of its exterior.
- Making structural alterations to the interior of a heritage item
- Disturbing or excavating an archaeological site that is a place of Aboriginal significance
- Erecting a building
- Subdividing land

DEVELOPMENT CATEGORIES:

Works fall into one of these categories:

| | |
|----------------------------------|------------------------------------|
| 1. EXEMPT DEVELOPMENT | → NO APPROVAL REQUIRED |
| 2. MINOR WORKS AND MAINTENANCE | → APPROVAL BY LETTER REQUIRED |
| 3. DEVELOPMENT REQUIRING CONSENT | → DEVELOPMENT APPLICATION REQUIRED |

1. EXEMPT DEVELOPMENT

A number of developments do not require consent, such as rainwater tanks, home-based business, and some business identification signage. Full requirements for 'exempt' development are outlined in the *NSW State Environmental Planning Policy Exempt and Complying Development Codes 2008*. Check with Council for requirements before you commence work.

2. MINOR WORKS AND MAINTENANCE

Many works which are not Exempt Development can be approved under Cl.5.10 (3) Clarence Valley LEP 2011 without the need for a formal development application. Minor developments such as front fences, restoration, repainting, re-roofing, and removal of a tree can be considered under the heritage exemptions policy.

1. The owner must write to Council prior to carrying out any work outlining the proposed work.
2. Council may approve the work in writing prior to the work being carried out, if it is satisfied that:
 - (a) The work is of a minor nature, or is for maintenance of the item or a building, work, relic, tree or place in a Heritage Conservation Area and
 - (b) It would not adversely affect the significance of the heritage item or conservation area

The application form is on Council's website. ***There is no fee.***

3. DEVELOPMENT REQUIRING CONSENT

New extensions, sheds, garages, pools and changes of use require Development Application. These works would generally require consent in all areas regardless of heritage requirements.



CONSERVATION PRINCIPLES

Do as much as necessary, but as little as possible. Do not change or alter original fabric. Try to make alterations reversible. Focus alterations in the areas which are of least heritage value and not original. These and other guiding principles are set out in *The ICOMOS Burra Charter 2013*.

MAINTENANCE

Maintenance does not need consent, providing it is not an alteration. The repair of windows, renewing gutters with the correct profile or replacement of a leaking roof sheet to match the existing material is maintenance. Regular maintenance will prevent major deterioration.

REPAINTING

Repainting in a heritage or sympathetic colour scheme can be approved through the minor works and maintenance heritage application. Repainting buildings in bold, vivid, non-heritage colours, especially commercial buildings in Heritage Conservation Areas, is a material alteration which would require a formal development application to be lodged and is not encouraged as it detracts from heritage values.

NEW BATHROOM AND KITCHEN FITOUTS

New kitchen and bathroom fitouts do not require consent, unless they involve structural alterations, or demolition such as the loss of a chimney. Structural alterations are permissible but require consent. Alterations should be reversible wherever possible.



WINDOW REPLACEMENT

Consent is required to remove or replace windows. If timber windows are deteriorated, repair rather than replace. Original timber windows were finely crafted and fine glazing bars and original glass are not replicated in modern timber windows. Where original windows have been replaced with aluminium windows, reinstatement of timber windows to original details is strongly encouraged, and can be approved under the minor works exemptions.

INTERIOR REPAINTING AND FLOORS

Interior non-structural work does not need consent such as repainting, repairs, polishing floors or changing floor coverings. Traditional wooden floors are best finished in Tung Oil, a traditional finish which is easy to refinish.

FENCES

All fences around a heritage item, and in the front setback area of properties in a Heritage Conservation Area require prior consent regardless of the age of the property.

SOLAR PANELS AND HOT WATER SYSTEMS

Solar energy and hot water systems are exempt development for heritage items and in Heritage Conservation Areas if they meet the following requirements:

- The system is attached to any wall or roof of a building which **does not** face a primary road, and
- The system does not protrude more than 0.5m from any building to which it is attached (as measured from the point of attachment) and
- For photovoltaic electricity generating system the system has the capacity to generate no more than 10kw.

Full requirements are set out in *State Environmental Planning Policy (Infrastructure) 2007*

EXTENSIONS AND NEW WORK

Sympathetic updates and extensions to a historic house can keep an old building in use for many more decades and help conserve the building. Extensions must respect the scale, form, proportions and materials of the existing building and should not adversely affect its significance, streetscape views and setting.

HERITAGE GRANTS

Heritage grants are offered annually to assist owners of heritage properties with conservation and maintenance work. Adverts are placed on Council's website and in the local press to call for applications generally in July each year.

CONSERVATION INCENTIVES

Heritage properties are allowed more flexibility with regard to land use than non-listed properties where it supports the conservation of the building, under the conservation incentives clause.

HERITAGE IMPACT ASSESSMENT

Council may require a Statement of Heritage Impact (SOHI) to accompany a development application if substantial new works or demolition is proposed. This is to assess how the proposed development would affect the heritage significance of the Heritage Item or Heritage Conservation Area.



FREE HERITAGE ADVISORY SERVICE

Council offers a free heritage advisory service on materials, maintenance, heritage colour schemes, restoration and new works. It is advisable to discuss your proposals prior to having formal plans prepared. For further details, contact Council on **02 6643 0200**.

COLOUR SCHEMES FOR HERITAGE ITEMS & CONSERVATION AREAS

Heritage colours are not just cream, red and green! A wide range of colours are available in the traditional heritage palette. Prior to paint being produced industrially, tints were derived from earth and mineral pigments and traditional colours feature many earth, stone and ochre body colours plus dark and light trims. Technology did not exist to make pigments of vivid white and modern tints. A minor works application is required for repainting a heritage item or any building within a Heritage Conservation Area.

- Never paint over historic face brick or natural stonework.
- Colour schemes should be based on research of original or later schemes determined by paint scrapes and early photographs.
- Colour choice must be sympathetic to the historic character and era of the property.
- A traditional period colour scheme generally has three to four colours and will enhance the appearance of a historic property.
- Non-historic infill buildings within the Heritage Conservation Area may utilise a non-traditional colour scheme providing that it is sympathetic in the heritage precinct and to the setting of any nearby heritage items. Black, vivid white, dark grey, vivid, bold and primary colours should be avoided as they are not appropriate in a historic context.



Above: A traditional colour scheme based on early paint scrapes.



Above: Contrasting colours are used to highlight architectural details.

Below: Red oxides were commonly used on farm and rural buildings.



Never paint over historic face brick or natural stonework.

FENCES

CONSENT REQUIREMENTS

- A minor works application is required before you replace or install a fence.*
- Fences in the front setback of a property in a Heritage Conservation Area require prior consent, regardless of the age of the property.
 - All fences on the boundary of a heritage item require consent.
 - Fences rear of the building setback in the Heritage Conservation Area are exempt subject to code requirements, except where they adjoin a heritage listed item.

GUIDELINES

- Existing historic fences should be retained, repaired or reinstated to original details wherever possible.
- The style of new fences must complement the historic character and era of the building.
- Where historic information is not available, use an appropriate style fence for the era of the property.
- Avoid inappropriate fence styles and materials which are incompatible with the heritage character of heritage items or Heritage Conservation Areas for example pool panel fences, sheet metal, horizontal slats and PVC fences.



This early photograph of the former Brushgrove Police Station can be used to inform reconstruction.

VICTORIAN 1840 - 1900

Features decorative scalloped topped timber picket fences with acorn tops.



FEDERATION/EDWARDIAN 1900-1920

Rounded, flat top and double rail fencing replaced the more decorative styles of the Victorian period.



WOVEN WIRE 1898-1930S

Woven wire was first made in 1898 by Cyclone Wire and was used widely through to 1930s. Modern woven wire fence in a timber post and rail frame.

INTER WAR BUNGALOW 1910-1930

Low post and rail and brick fences were characteristic of interwar bungalows and mid-century dwellings.

MID 20TH CENTURY

Low brick fences and pipe and rail were common to this era and a departure from the picket fences. If more privacy is required, a hedge can be used rather than replacing an original fence.

SIDE AND REAR FENCES

Traditional timber paling fences are ideal for side and rear boundaries

NON SYMPATHETIC FENCES

Sheet metal, pool fences and horizontal slatted fences are not appropriate in front setbacks within a Heritage Conservation Area.

SHEDS AND OUTBUILDINGS

Consent is required to demolish an existing building, and erect a new shed or structure.

Old outbuildings should be retained, repaired and conserved where possible. Heritage grants are available to assist with this. Early stables are now rare, and important evidence of early settlement. You may require a SOHI if demolition of a significant historical outbuilding is proposed.

GUIDELINES

Custom built sheds are preferable, however metal kit sheds can be adapted to have a traditional appearance. This improves the appearance and will enhance the re-sale value of a property.

Well proportioned new metal sheds with gable eaves, barge roll and metal weatherboard profile cladding offers a low maintenance sympathetic addition to a historic property.



- Sheds must respect the form and style, and should not overwhelm or dominate the existing building. Sheds over two bays wide tend to overwhelm the scale of a domestic dwelling. American barns are not a traditional outbuilding style.
- Garages and car ports should be sited behind the building setback. An open carport will be considered where there is no access to the rear or side of the house.
- Shed walls visible from the street should match the house cladding. Cement profiled boards and metal weatherboard style cladding are recommended for a weatherboard house.
- A gable overhang and eaves should be included, generally 300mm.
- Barge boards with barge roll capping should be included at 200mm deep.
- Roof pitch should be a minimum of 15 degrees to 22 degrees.
- Uncoloured metal roofs are the dominant material in historic precincts. Roof cladding should match the traditional roof of the house in uncoloured galvanised steel or zincalume, unless the house has a tiled roof.
- Guttering should be low front quad profile, preferably unperforated.
- For double garages, doors should be separate. The second bay can be set back to reduce the impact of a double garage width to the street.
- Vehicular openings should be set out symmetrically with a minimum of 600mm wall between the opening and the sides of the garage.
- The colour scheme should match the house as closely as possible.
- Carport posts should be 100mm x 100mm timber posts rather than 150 C purlins.
- Driveways should be single car width so they do not dominate gardens. Concrete or gravel strips with a grass infill are preferred to full concrete aprons.

