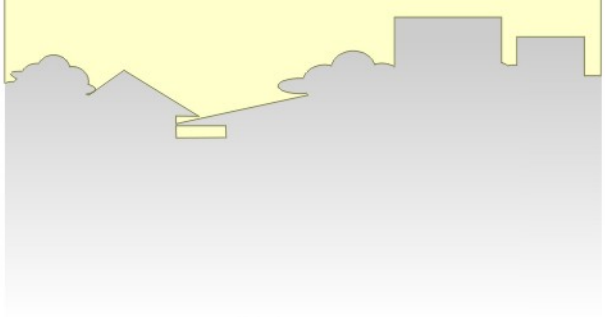
Part F

Heritage Requirements



Greater Taree
CITY COUNCIL

PART F HERITAGE REQUIREMENTS

Contents

F1. Heritage introduction

About this part:

This part provides the detailed guidelines for development of an archaeological site, heritage item or within a heritage conservation area.

Applies to:

All archaeological sites, heritage items and heritage conservation areas within the Greater Taree Local Government Area.

Date adopted by Council:

14 October 2009

Effective date:

25 June 2010

Related Policy / Technical Manual:

Greater Taree Heritage Study 1990

F1.1 What is heritage and why is it important?

Our heritage helps to tell the story of our past and can include public buildings, private houses, housing estates, archaeological sites, industrial complexes, cemeteries, memorials and landscapes. These physical reminders are valued because they are associated with phases of history, or important people or events. They inform us about our cultural history, connect us with our past, and give the community a sense of identity.

Conserving our heritage is important for protecting the individual character and values that are represented in archaeological sites, heritage items and heritage conservation areas, and assists us in understanding our past.

This DCP applies to all archaeological sites, heritage items and heritage conservation areas (including properties, buildings and landscapes) identified in the Greater Taree City Council Local Environmental Plan 2010.

Objectives

- To implement the heritage conservation provisions in the Greater Taree Local Environmental Plan 2010;
- To conserve and retain the heritage significance of archaeological sites, heritage items and heritage conservation areas;
- Ensure that new development is compatible with the significance of heritage conservation areas, archaeological site and heritage items.

F1.1.1 Heritage significance and management

These heritage provisions aim to protect and enhance archaeological sites, heritage items and heritage conservation areas, while providing flexibility for owners to adapt properties to meet their changing needs. Heritage protection does not aim to freeze development in time. The right to upgrade older homes to modern standards is recognised. It is a matter of ensuring that what is proposed is sensitive and appropriate.

For most buildings in heritage conservation areas, requirements affect visual features only. For less significant buildings there is greater design freedom, subject to basic principles affecting neighbours and streetscape impacts; such as scale, form, siting, setbacks, colours and materials. This is generally limited to what people see from the street, or other public places and rarely prevents the refurbishment of interiors or carrying out alterations to the rear or single level additions.

Smaller allotments and those with close proximity to neighbours do impose greater limitations and would be as required for any new development.

Keeping heritage places enables the community to experience again and again the pleasures and interest they offer. Once lost, they are gone forever. No record or photograph can ever substitute for an actual place.

Heritage properties, items, buildings and landscapes in Greater Taree fall into one or more of the following categories:

- National Heritage and Commonwealth Heritage
- State Heritage
- Local Heritage

The Greater Taree Local Environmental Plan identifies the significance of items under these above categories. The Federal and State governments require a separate assessment process for their items and would need to be contacted directly if considering any development of those listed sites.

Applications involving local heritage sites are assessed by Council. The three types of local heritage places are:

- Archaeological sites – generally ruins or locations of heritage significance, for example wharf, boat or church remains. The site and any remains are the location of a locally significant part of Taree's history.
- Heritage items – places with heritage significance including items of historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value. These items contribute to the individuality, streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage.
- Heritage conservation areas - are more than a collection of individual heritage items, more than a place which looks good because of its design, its neighbourhood amenity, or because of the individual buildings in it. Conservation areas have a sense of place, or a spirit of place, which is hard to define, and also hard to replace.

The heritage values of each **conservation area** can be found on counci's website: www.gtcc.nsw.gov.au

This is because their character reflects not just the buildings in them, but also the reasons for the buildings, the changing social and economic conditions over time, and the physical responses to those changes.

The conservation areas of Greater Taree each have their own unique characteristics. The collective existence of buildings, individual heritage items, trees, open spaces, views and landmarks, and smaller details such as sandstone kerb and gutters all contribute to our appreciation of the area's historic value.

Council's Heritage Advisor and Development Planners can also assist residents and applicants in clarifying whether the building is contributory or non-contributory.

When assessing development in conservation areas there are two types of buildings which are explained below. Assistance can be provided by Council's Heritage Advisor as to which applies to a site.

- ***Contributory buildings -*** provides good evidence of the main development period(s) of the area, and makes a positive contribution to the character and/or heritage significance of the conservation area. They have a collective significance and their retention is essential if the character of the area is to be retained. While contributory buildings should be retained, they can be altered as long as the character of the building or of the area is not adversely affected.
- ***Non-contributory buildings –*** generally displays qualities which do not add to the character of the conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. These non contributory buildings may be demolished, after a careful assessment is made, and replaced by new development sympathetic to the heritage conservation area.

This DCP provides provisions to be considered when assessing the development of places of heritage significance. These provisions are based on the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (*the *Burra Charter).*

F1.2 Heritage conservation

F1.2.1 General conservation guidelines

The following guidelines apply to projects that involve work to conserve an existing historic building or place. Historic places may range from listed heritage items to buildings in a conservation area.

Getting Started / Research

A key principle in heritage conservation is the need to understand the heritage importance or significance of a place before making decisions about how to manage it. Understand what makes a place special; why it was built, how it was used and how it has changed.

Documentary research can reveal useful information including old photographs and early records such as title deeds to indicate successive owners. Other types of documentary research might involve searching collections of libraries, museums, sourcing maps and plans, photographic and picture collections or books and articles.

This information can be found at the Lands Titles Office, libraries – including Taree Library and the Mitchell Library in Sydney, Local Council records, local museums and possibly galleries. Former owners of the building may also be of assistance. Establishing the construction date of early buildings is difficult, as there is often little documentary evidence. It is usually necessary, therefore, to rely on observation of the building style, and research of land titles in the Land Titles Office, which provide a sequence of owner names and dealings.

Getting to know the Building

A close examination of the fabric will usually be very important. The fabric of a building or place refers to the physical material of which it is comprised. Careful inspection can reveal evidence of original detailing. Painting might reveal the shape of a former iron roof over a verandah; nail holes on verandah posts might show the former location of brackets.

Systematic inspection of the fabric, informed by knowledge of the history of the place, will help to understand its significance. A conservation specialist may be required to evaluate whether the building is significant and to identify the most significant elements. Looking at other similar buildings in the locality can also indicate how missing parts of a building may have appeared, or how things were done.

When you have determined what is significant about a place, this information should help to guide maintenance, repair and conservation work. Wherever possible, original features, materials and finishes should be retained.

Sound Advice

It is advisable, and often necessary to obtain professional advice from experienced people such as heritage architects when working on a major project. Where there is considerable expenditure involved, it is important not to rely on guesswork, which may lead to problems later on.

The NSW Heritage Office maintains a list of consultants who specialise in heritage work, which can be obtained from Council. Council also has a free Heritage Advisory service to assist you with preliminary advice on your project.

Keeping Records

When working on conserving or altering a place, it is important to make careful records of the state of the place before it is changed. This will provide an accurate reference to how the repaired or new material should be constructed and/or appear. It will also provide good reference material for people who will look after the place in the future.

Conservation Processes

Work on an historic building or place can involve a variety of Conservation processes as defined by the Burra Charter.

The Burra Charter establishes the nationally accepted standard for the conservation of places of cultural significance. The Charter advocates a cautionary approach to changing a place, doing as much work as necessary to repair, secure and to make it function, but as little as possible – so the history of the place can continue to be recognised in its physical presence.

Burra Charter definitions of common conservation processes:

Restoration means returning the existing fabric of a place to a known earlier state by removing, adding on or re-assembling existing components without the introduction of new material.

Reconstruction involves introducing material to replace missing elements returning a place as nearly as possible to a known earlier state. Complete rebuilding on the same or another site is unacceptable except as an absolute last resort.

Adaptation means modifying a place to suit the existing use or proposed compatible uses. A compatible use means a use that involves no change to the culturally significant fabric, or changes that require minimal impact.

Adaptation is acceptable where the conservation of the place cannot otherwise be achieved, and where the adaptation does not substantially detract from its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and preventing deterioration.

Maintenance means the continuous protective care of the fabric and the setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Relocation. A building or work should remain in its historical location. Moving a part or all of a building is unacceptable unless this is the sole means of ensuring its survival.

Changes which remove building fabric or introduce new fabric should as far as possible be reversible in order that the earlier appearance may be recovered at a later date.

F1.2.2 Maintaining Buildings

Old buildings benefit from routine maintenance. It should be remembered, however that old buildings have unique characteristics, and it is generally undesirable and sometimes very damaging to try and reverse the effects of age on materials.

While property owners can undertake some maintenance, some types of work such as addressing damp problems or the repointing of masonry requires the expertise of trades people experienced in conservation work.

Maintenance is one of the most important parts of conservation work. Maintenance should be a regular part of any property management. This means that problems such as water penetration, termite infestation, or vandalism do not get out of hand requiring substantial costs to repair.

Repairing and Maintaining Roofs

Roofs may contain a number of different elements including sheeting or covering chimneys, cappings, roof vents, eaves, pediments, guttering, bargeboards and fascia boards.

1. Original roof material should be repaired rather than replaced wherever possible. However if it is necessary to replace it, materials should generally match in type, size, shape, colour and texture.
2. Original chimneys, original cornices, eaves details, brackets and pediments should be preserved as an important part of the composition of older buildings.
3. When repairing or replacing corrugated iron roofing, small details should be retained or matched to the original. Such details include cutting of ridge and hip cappings to match the iron flutes, which also make the roof more weatherproof.
4. Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads should be preserved and restored wherever possible during re-roofing.
5. Appropriate profiles for new guttering are important, such as ogee, half-round or quad styles.
6. Round downpipes common until the early twentieth century should be used where appropriate.
7. The retention of existing slate roofs will generally be required as this roof type is now rare in the area and complete replacement is likely to be very expensive. The repair of slate roofs will often require skilled trade's people.

Repairing and Maintaining Rendered Walls

1. Render or stucco was often applied to external walls to protect them from the elements. This type of surface should not be removed, as softer porous bricks underneath the render will quickly deteriorate without their protective barrier.
2. External render was usually lime based, and was therefore absorbent. Modern strong cement renders, however can cause dramatic decay.

3. Once in the wall, moisture becomes trapped and underlying soft brick and stone can severely breakdown. Cracked or damaged traditional render should be repaired with a similar compatible render, not cemented and painted over.

Repairing and Maintaining Face Brick or Stonework

1. Face brick or stone should not be painted over. Buildings with this treatment were designed specifically, often using brick patterns, or tuck-pointing.
2. Paint systems also tend to prevent the evaporation of moisture from the surface. Unless moisture can evaporate from the inside of the wall surface, the moisture content of the wall will increase.
3. In hot weather moisture behind the paint film will increase, and cause blistering. As the surface layer of paint begins to break down, further water penetration can lead to increased dampness.

Repairing and Maintaining Timber Buildings

Timber buildings are some of the most characteristic features of the rural landscape. Shearing sheds, barns, woolsheds, stables and worksheds built by settlers and farmers in the 19th and early 20th century are a unique part of our heritage.

Timber buildings are under threat from various causes. Termites are a major problem. Attacks by insects such as borers also contribute to deterioration. Simple structures were often built with footings directly in the ground, making rot another serious problem. Environmental factors such as rain, wind and ultraviolet radiation cause further damage. There are simple solutions that can prolong the life of these buildings.

Strategies include:

1. selective splicing of new beams to timber posts where they've failed and are structurally important;
2. wire bracing to keep buildings square and to prevent further lean;
3. wiring loose elements in place when fragile.

The philosophy behind the approach is to retain as much original fabric as possible and therefore keep the evidence of the building's history and significance with the minimum amount of intervention.

External Cleaning and Paint Removal

1. Cleaning paint from stone or brick should not be undertaken without expert advice.
2. Sandblasting or abrasive cleaning of masonry may remove the outer masonry surface and increase deterioration of the exposed surface.
3. This can ruin the appearance and de-value the building. Other less severe methods of cleaning can be utilised that do not damage the substrate.

Waterproof Stone and Brick Coatings

1. The application of waterproof coatings or varnishes should be avoided as they can accelerate the deterioration of the masonry by trapping moisture. Damage can occur when water cannot escape and layers of salt build up below the surface.
2. Often the best solution for water penetration is repointing.

Mortar and Repointing

1. Repointing of masonry is often a key part of conservation work. It is very important to ensure that repointing is carried out properly using appropriate materials and techniques.
2. Mortar was originally intended to encourage the evaporation of moisture from the joints rather than the masonry units. A soft lime mortar with a rough texture and lower strength than the surrounding masonry should be used for pointing work.
3. Grey Portland cement should not be used in buildings where lime mortars are present. This is particularly important in old buildings where no damp proof course exists.
4. Grey Portland cement is invariably stronger and of a different absorbency level from the brick or stonework. This causes evaporation to occur in the stone or brick more easily than the replaced mortar joint. Deterioration and cracking of masonry may therefore occur quickly after repointing in hard cement.

Rising and Falling Damp

1. Some masonry buildings suffer from rising and/or falling damp. It can cause crumbling of exterior masonry, staining of internal finishes, and cause musty smells in poorly ventilated rooms.
2. Rising damp can have a number of simple or complex causes. Gutters and drains or sprinklers may be soaking and pooling on ground near a wall, concrete floors might be forcing water up a wall.
3. Before deciding how to fix the problem a number of alternatives may be suitable including: improved sub – floor ventilation, eliminating the water source and improving site drainage, or as a last resort inserting a damp proof course for severe cases.
4. Specialist advice is recommended to avoid large financial outlays, which may not fix the problem.

F1.2.3 Conserving building elements

Getting the Details Right

1. When a building is designed, there is generally a consistent approach to details such as window frames, sills, skirting boards, verandah posts and brackets. These existing original features should be retained and maintained.
2. New work or repair of the existing details should be in keeping with the original design. The imitation of something from another place such as introducing aluminum lace or shutters is not appropriate as it can detract from the appearance and authenticity of the property.

3. Missing components such as verandah brackets, fences, and chimneys should be copied carefully and reinstated in their original style.
4. Internal details such as door and window handles were often special decorative features of a house, and should be retained. Reproduction details can be expensive, so it is preferable to use originals where possible.

Doors and Windows

1. Original external building features such as timber windows and doors should be retained in their original configuration and dimensions.
2. Timber was generally painted externally, not varnished. Priming undercoat and top coat provides the optimum protection against weathering.

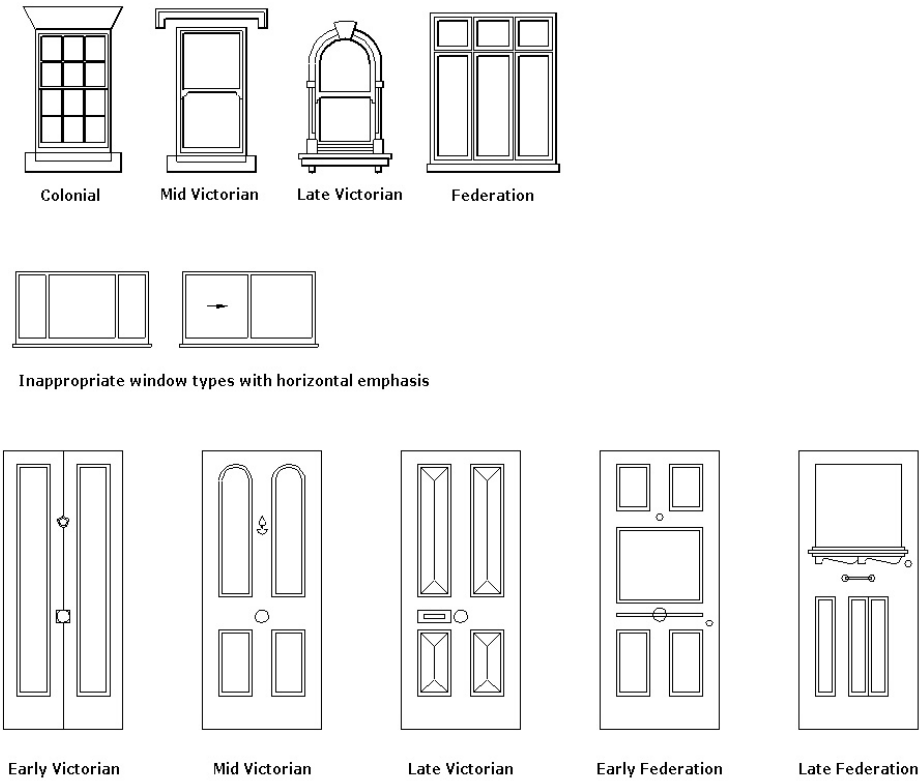


Figure 1 - Doors and Windows

Internal Alterations

1. The removal of internal walls is generally not recommended as this can impact on the structural stability of the building in addition to its integrity and character.
2. The majority of walls in older buildings are load bearing. The structural stability of the outer shell is dependent on the internal existence of walls, stairways and chimneys. It is therefore important to avoid:
   - Radical intervention in the interiors of older buildings;
   - Subdivision of rooms.
3. Original details such as paneling, ceilings, skirtings, architraves or remaining door and window furniture, should be retained.
4. Where fire safety upgrading of buildings is required this should be achieved in as sensitive way as possible. The NSW Heritage Office has published a manual titled *Heritage on Fire* which provides practical solutions to fire safety issues.

Lath and Plaster

1. Where lath and plaster remains in listed heritage items, the comprehensive replacement of walls and ceilings should be avoided. It is possible to re-adhere lath and plaster finishes where plaster is cracked or drummy.
2. Specialists in this field are available to provide advice and expertise.

Timber

1. Keeping timber dry is very important to reduce the risk of wood deterioration as a result of fungal rot, attack by borers and termites, and swelling and shrinkage cracking.
2. It is essential, therefore, that roof drainage, guttering and stormwater drains are operating properly, and that surface water is drained away from walls.
3. Coatings such as paints, varnishes, waxes and oils are the principle means of controlling swelling as well as protecting and enhancing timbers.
4. Wooden items need regular maintenance and should be inspected every six months. Subfloor spaces should be inspected for signs of rot and termites, and roof spaces for evidence of leaks, which may lead to fungal growth.

Timber Repair

1. Sometimes wood is so badly deteriorated that it needs to be replaced. It is good conservation practice to replace the minimum necessary, and to use the skills of a carpenter or joiner.
2. The aim should be to reconstruct the original form of the damaged section so that the repair does not detract from the appearance of the original work.

Landscaping and Fences

A number of **reference books** are available on Australian styles of landscaping. **Appendix D** provides a list of Heritage References

1. Early plantings are important elements of a Conservation Area or heritage item. They can often be landmarks and contribute to the setting of a building. The maintenance or restoration of gardens can add to the authentic conservation of a building.
2. Original fences also contribute to the significance of a building or area and should be retained and maintained. These may be very modest in scale but everyday fences play an important role in establishing and maintaining the heritage significance of an area.
3. Gardens have changed in fashion, like buildings over time. Gardens in Victorian times were influenced by English designs, which used introduced plantings in symmetrical patterns. Later Federation gardens in the 1900's used curved beds and paths combined with a mix of introduced and native plants.
4. The planting of certain tree species near the footings of load bearing buildings should be avoided as they can lead to the drying out of subsoils and may result in the structural failure of the building. When gardens are placed too close to buildings, problems may also occur due to changed moisture or ventilation conditions.

Colour Schemes

1. Repainting of buildings should occur as part of general maintenance. Colour schemes that are in keeping with the period of the building will enhance its character and the surrounding area.
2. Painting in a colour scheme suited to the age of a building can be well researched using a number of resources.

These include:

- Paint scrapes in areas, which have not been overly exposed to reveal previous colours used.
- Old black and white photographs which show shades on different elements of the building.
- An understanding of traditional colour schemes, which can be obtained by referring to books written about the subject. (see Appendix D - Heritage Supporting Information).
- It is not usually necessary to repeat the use of original colours, but research is often helpful to understand how different areas were treated.
- Paint manufacturers have developed heritage colour ranges, which are useful when deciding on suitable period colours.
- Colour schemes, which compliment the style of the building, will enhance the character of the surrounding area.
- The dominant use of bright corporate colours on building facades is generally inconsistent with maintaining the heritage character and significance of a building and/or Conservation Area. Well-placed and proportioned signage can provide the clear information needed for effective street presence of a business.

F1.3 Heritage consent requirements

F1.3.1 Development not requiring consent

Regular and appropriate maintenance is essential to all buildings to protect the fabric from the effects of age and weather and prevent deterioration of the property.

Maintenance and repair works are encouraged for heritage items and all properties in conservation areas and generally do not require development consent from Council if they are of a minor nature and would not adversely affect the heritage significance of the item or conservation area.

Maintenance and repairs includes works such as:

- Painting and decoration to the interior to the house and installation of joinery items;
- Removing leaf litter from gutters to prevent deterioration or replacing guttering;
- Tightening fixings to ensure fixtures are securely held in place;
- Re-hinging doors and gates;
- Replacing broken windows, fly screens etc;
- Minor repairs to roofing, brickwork, timberwork and metal work;
- Pest control; and
- Repainting surfaces which are already painted (Council may be able to assist with suggesting sympathetic colour schemes) including timberwork and metalwork.

The Greater Taree Local Environmental Plan 2010 also contains some exceptions where Development Consent is not required if in the opinion of Council:

1. The proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area; and
2. The proposed development would not adversely affect the significance of the heritage item or heritage conservation area.

The applicant must notify Council in writing of the proposed development. Before any work is carried out, the applicant must obtain a written response from Council stating it is satisfied that the proposed development will comply with points 1 and 2 above and that development consent is not required.

F1.3.2 Development requiring consent

Applicants are also to refer to the **State Environmental Planning Policy Exempt and Complying Development Codes 2008 (CODE SEPP)** for exempt and complying development criteria.

A development application is required for the carrying out of development, which relates to an archaeological site, heritage item or a property in a heritage conservation area (unless a determination has been made as mentioned in Part F1.3.1).

F1.3.3 Demolition

The demolition of an archaeological site, heritage items or items within a Heritage Conservation Area is contrary to the intent of the heritage listing and should be treated as a last resort.

In assessing an application for the demolition of a heritage item or a contributory building, Council will consider:

- the heritage significance of the item or the Building;
- the structural condition;
- comparative analysis of options; and
- the contribution the item or building makes to the streetscape.

If the structural capability of the building is in question, Council may request the submission of a report by a structural engineer with heritage experience to determine whether the building is, or is not, structurally capable of reasonable and economic use.

Further information is available on the **Heritage Office** website.www.heritage.nsw.gov.au

Where demolition is approved it will generally be a conditional upon the submission of a Statement of Heritage Impact and further an archival record of the building and site. The NSW Office of Heritage has guidelines for the preparation of these documents.

As a minimum black and white photographs with negatives and colour slides should be submitted for archival recordings,. All photographs should be keyed to a plan of the building(s). In some cases, particularly where the building is of regional or State significance, measured drawings will also be required. These should illustrate all elevations of the building(s) and the site, plans and sections and details of decorative features of the building(s).

F1.3.4 Change of use

Maintaining the original use of a building usually achieves the retention of the original floor plan of the building and decorative features such as fireplaces, chimneys, ceiling roses and cornices. The continuation of an original use of a building also enhances its heritage significance. However, this is not always possible, due to changes in technology and changes in market/social trends. Changing the use of a heritage item may be acceptable on heritage grounds in many cases provided the use is compatible and the heritage significance of the item is not adversely affected. The Burra Charter includes a definition for compatible use as follows:

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

Each new use will inevitably bring change to the fabric of the place. When considering new uses it is important to try and ascertain what the likely impact of a proposed use will be. Will the changes affect the significance of the place? Will they be minor or reversible? If the original use of a place becomes redundant, finding another similar use may help in retaining the place's significance. Sometimes a continuing historical use is the reason why a place is considered important and continuing that use is essential. There is a danger that gradual cumulative changes will reduce the ability to interpret significant aspects of the building. Very different uses (such as commercial uses in a former dwelling) may require significant changes to the building fabric, because of the need for amenities, or perhaps fire-rating of walls and ceilings. It is important to alter as few original features and/or materials as possible when changing the use of a building.

F2. Development requirements

Heritage buildings and conservation areas are not museum exhibits, they are our homes and workplaces and need to adapt to modern lifestyle requirements. Such adaptation can be successfully accommodated without detracting from the building's heritage significance. The following development assessment requirements identify the main principles and elements, which need to be considered to ensure protection of heritage significance.

This section is to be **read in conjunction with the other parts of this DCP** relevant to the type of development proposed.

All new development in conservation areas should be treated as infill development and should respect the design of its neighbours and the key values of the conservation area.

Similarly, all new development adjacent or in the vicinity of a heritage item/archaeological site should also respect the heritage design and its key values.

Alterations and additions to heritage items and contributory buildings within a conservation area are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the conservation area in which they are located. It is also encouraged to remove nonconforming parts and put back detail known from documentary evidence to have once existed.

Heritage requirements contained in this part apply **in addition** to the development requirements of other relevant parts of this DCP.

The following guidelines, requirements and controls aim to ensure that development is sympathetic to the key values and heritage significance of the archaeological site, heritage item or heritage conservation area and apply to:

- alterations and additions to heritage items
- all development affecting buildings and sites within a heritage conservation area.

F2.1 Site requirements

F2.1.1 Siting and setbacks

Explanation

Front and side boundary setbacks are a major contribution to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained where new development occurs to continue the established rhythm of buildings and spaces. This section suggests ways in which new buildings can be designed and located in harmony with existing development in historic areas. It aims to encourage an appreciation of the special character, features and setting of an area, then to reflect this understanding in the design of the new building.

This section relates to new development on the site of a heritage item, on vacant land in a Conservation Area, or land, which is in the vicinity of heritage items or Conservation Areas.

Objectives

- Ensure that new buildings provide a setting for adjoining heritage item/s so that historical context and heritage significance are maintained;
- Maintain and enhance the existing character of the street and the surrounding area;
- Ensure that new alterations or additions respect established patterns of settlement (i.e. pattern of subdivision and allotment layout, landscaped settings, car parking and fencing);
- Provide an appropriate visual setting for heritage items and heritage Conservation Areas; and
- Ensure that the relationship between buildings and their sites that contribute to the character of the area are not disturbed or devalued.

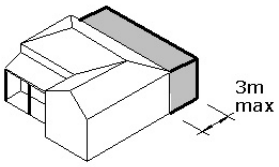
Performance criteria

1. Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building that contributes to the heritage character of the Conservation Area.
2. Side additions should not comprise the ability for driveway access to the rear of the block.
3. An adequate curtilage including landscaping, fencing, and any significant trees should be retained.
4. Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right.
5. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.
6. The orientation pattern of buildings existing in the area should be maintained.

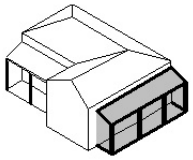
7. Rear additions are generally best stepped back from side building lines.
8. Extensions to the side elevation will not be appropriate if they alter established patterns of building and garden.
9. Additions to the side of a building should not remove or sever car access to the rear, where it is not sympathetically provided elsewhere.
10. Archaeological evidence should not be disturbed without Council approval.
11. Where there has been known building sections which have been removed, and the building fabric has been substantially altered such that only its position on the site maintains its original context, further alterations which remove footprint evidence may not be appropriate.

For New Development:

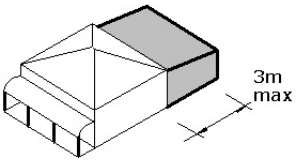
1. Development in the vicinity of listed heritage or within heritage Conservation Areas items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.
2. New development should have regard to the established siting patterns of the locality.
3. New development should generally be set back from the building line of the adjoining or adjacent heritage item.
4. The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.
5. Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.
6. Development in the vicinity of a heritage item may be contemporary in design.



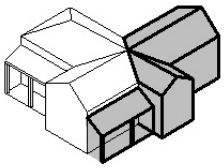
Recommended
Rear lean-to verandah addition



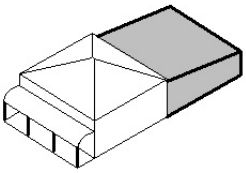
Not Recommended
Side lean-to additions



Recommended
Typical traditional lean-to addition



Recommended with careful design
Combination of wing and verandah lean-to additions



Not Recommended
Long, low pitched rear lean-to addition

LEAN-TO ADDITIONS

Extending your house out the back in the form of a lean-to or skillion is probably the most familiar and economical type of small addition, of up to 3 metres in depth. if the lean-to addition is set behind the original house, the impact to the street facade is often minimal. The form, shape and size of the original house usually remains clearly visible and is not dominated by the smaller lean-to addition.
However, large or conspicuous lean-to additions are generally not recommended.
It is important that the scale and roof pitch of the new work be compatible with the original character of the building.
For example, the roof pitch should ideally match the pitch of any verandah roofs.
If there is an existing verandah it may be possible to extend it along the side of the building to create additional space.
A long extension with a minimal roof pitch is generally not recommended.

Figure 2- Lean-to additions

F2.1.2 Gardens and garden elements

A number of **reference books** are available on Australian styles of landscaping. **Appendix D** provides a list of Heritage References

Explanation

Period gardens enhance the relationship of the house to its setting. The garden softens and enhances views of the house and screens out unsympathetic buildings or alterations and additions.

Objectives

- Maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape;
- Ensure that planting does not compromise important views into or out of Conservation Areas; and
- Maintain the landscape character of the locality in any new development.

Performance criteria

1. When designing new gardens, reference should be made to surviving plants, which indicate the basic garden structure, and can be worked into new designs.
2. When selecting suitable trees, the following should be considered:
   - The varieties that already exist in the area;
   - The size of the tree when mature;
   - The potential of the chosen species to interfere with services; and
   - Retaining walls and other structures.
3. Heritage garden reference books are available to explain typical settings for houses of different styles and periods.
4. Hard surfaces should be kept to a minimum. Screening of hard surfaced areas is encouraged.
5. Garden structures should be appropriate to main buildings in terms of scale, style and materials.
6. Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.
7. Generous green landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas.
8. New landscaping should not interfere with the appreciation of significant building aspects such as building facades.
9. Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.

F2.2 Building requirements

F2.2.1 Design and character

Explanation

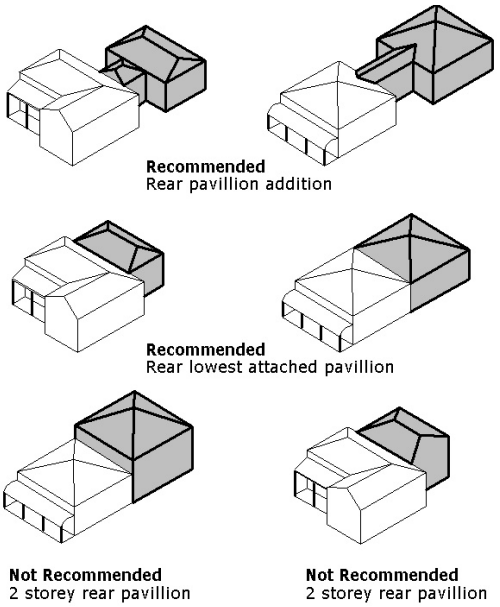
The design should aim to ensure a sympathetic blend of old and new. This may be achieved by designing in keeping with the street's established building scale and form, siting and setbacks and materials and finishes without being overly imitative. Careful attention needs to be paid to adjacent development and to the existing streetscape.

Objectives

- Ensure that new alterations and additions respect the architectural character and style of the building and area concerned;
- Maintain and enhance the existing character of the street and the surrounding locality; and
- Enhance the public appreciation of the area.

Performance criteria

1. An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context.
2. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.
3. Mock historical details should not be applied as they will not be of any heritage value themselves, and can confuse our understanding between the new and the old.
4. Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials.
5. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.



PAVILLION ADDITIONS

This form is the most appropriate where large additions are planned. Pavillion additions are achieved by introducing a link between the pavillion and the original house or by attaching the pavillion directly . To minimise the impact on the street view of the house the pavillion addition should be located behind the original house.

The pavillion concept can be incorporated cleaverly into the floor plan to create separate areas within the house - for example the new pavillion could contain only children's bedrooms and play areas or perhaps only aparent's retreat or a kitchen family room.

Figure 3 - Pavillion additions

F2.2.2 Scale and form

Explanation

The composition and proportion of building facades often form a pattern or rhythm, which give the streetscape its distinctive character. Traditionally, older buildings up to the 1930's used vertical proportions, reflecting the construction technology of the day. Modern technology allows for much greater spans and often leads to a horizontal emphasis. The shape, proportion and placement of openings in walls are important elements in the appearance of a building.

In the majority of cases the Taree conservation areas are flat or with slight falls. This means that particular attention should be given to approach views and internal views of existing landmarks which should not be jeopardized. Large unbroken roof spans may be obtrusive in flat areas of low scale buildings. Articulation of the floor plan can be a useful way to break up large spans.

To ascertain the appropriate scale of new buildings, the following design aspects are of particular importance:

- Reference to the main ridge line heights of original surrounding buildings;
- Natural ground or street levels;
- Ensuring different parts of the building are in scale with the whole;
- Ensuring the scale of verandahs relate to the scale of those in adjacent buildings.

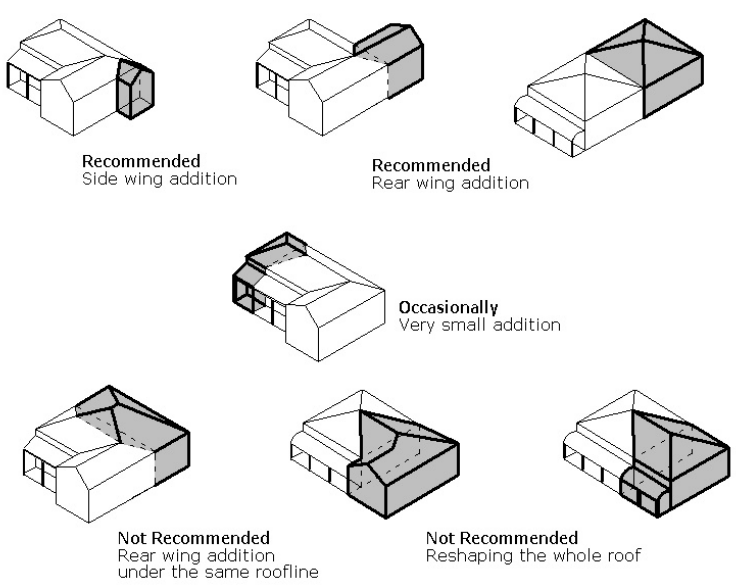
Objectives

- Ensure that new alterations and additions respect the character, scale and form of the building and surrounding area;
- Ensure that the scale and proportions of new buildings respect the significance and character of the surrounding area and not detrimentally impact upon an established pattern of development in the vicinity.

Performance criteria

1. An alteration or addition should not be of a size or scale, which overwhelms or dominates the existing building, substantially changes or destroys its identity or changes its contribution and importance in its surrounds.
2. New uses should be chosen which suit the size of the building, not requiring overwhelming changes.
3. Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale.
4. The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area.

5. New buildings should be in scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area. Large houses may be better located on large allotments in less sensitive areas.
6. New houses should generally remain at single storey in areas where the majority of buildings are single storey.
7. Landmark buildings in Conservation Areas, which may be heritage items, mansions or public buildings will generally be surrounded by single story buildings, or those of a lesser scale. These landmark buildings should not be used as a precedent for increasing the scale of new buildings. New buildings should rather relate to the scale of existing development around the landmark and respect its prominence.
8. Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.
9. New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.
10. New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.



TRADITIONAL BUILDING FORM

Because most old house are small to modest in size they tend to have walls and roofs of a particular scale. It is important that this scale be retained when planning additions. Avoid reshaping the whole roof to cover the additions as this usually results in an unsympathetic change in the scale of the house relative to its neighbours and streetscape. A better approach is to leave the original roof form and volume intact and express the new work separately, such as in a wing addition or linked pavillion as shown in the diagrams.

WING ADDITIONS

These additions can take the form of a new wing or the extension of an existing wing. These are most successful where the new addition is similar in proportion, size and bulk to the original house. In planning wing additions it is important that the new wing does not dominate the scale and form of the existing house.
The roof form and pitch should match the original.

Figure 4 - Building forms

F2.2.3 Roof forms and Chimneys

Explanation

Roof forms and details to heritage buildings vary according to building type and architectural style. This variety makes an important contribution to the aesthetic significance and visual complexity of heritage items and heritage conservation areas. Fireplaces and chimneys were an important element in buildings up until the middle of the twentieth century, contributing to the character and skyline of the building.

Objectives

- Retain the characteristic roof forms within Conservation Areas and on heritage items when designing alterations and additions.

Performance criteria

1. Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height.
2. Additional rooms can be added to heritage buildings appropriately where roof forms have been carefully integrated into the existing.
3. If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side. Roof pitch, ridge height, height of parapet and eaves on additions should relate to those of the original building.
4. Providing the roof space is large enough, attic rooms should be contained in roof forms for non-habitable uses such as a study or a library. The volume required for habitable uses such as bedrooms may mean unacceptable alteration to roof form.
5. New roof elements such as dormer windows and skylights should not be located where they are visually prominent.
6. Chimneys should be retained.
7. Service utilities such as water heaters, air conditioning units, antennae, satellite dishes must not be located on the principle elevations of buildings.
8. Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area.
9. New buildings should be designed in sympathy with the predominant roof styles of the area.

F2.2.4 Detailing

Explanation

The significant features and elements of a heritage item or conservation area are often reflected in details such as windows, doors and decorative woodwork, metalwork, brickwork, stonework and cement render.

Objectives

- Ensure that original detailing is retained and kept in good repair;
- Encourage the reinstatement of original elements and detail;
- Ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.

Performance criteria

1. Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.
2. Avoid slavishly following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. Original materials and details on older buildings need not be copied, but can be used as a reference point.
3. Retain and repair original doors, windows, original sunhoods, awnings, gable detailing and other decorative elements to principal elevations. Original leadlight and coloured glass panes should be kept.
4. Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing original features.
5. Authentic reconstruction can have a major positive impact and is encouraged. Decorative elements should not be introduced on heritage items and buildings within a heritage conservation area unless documentary or physical evidence indicates the decorative elements previously existed. Undertake thorough research before attempting to reconstruct lost detail and elements.
6. Alterations and additions and new buildings should adopt a level of detailing, which complements the heritage fabric, rather than mimic inappropriate heritage detailing and should (in general) be less elaborate than the original.

F2.2.5 Building elements, materials, finishes and colour schemes

Explanation

Often it is not possible, or desirable, to replicate original materials due to cost constraints or lack of availability. The principle should be to use materials and colour schemes, which visually relate to or approximate the building elements of the earlier work in size, style and type of finish.

Council can provide examples of **heritage colours,** which may be used to create traditional colour schemes.

The painting of heritage items in appropriate colours can draw attention to the buildings and reinforce their historic character. Original face brickwork should not be rendered, bagged or painted, as this will detract from the building's heritage significance.

Objectives

- Ensure that materials and colours used on new buildings and alterations and additions respect the significance and character of existing buildings and surrounding areas.

Performance criteria

1. Traditional combinations of materials used in heritage buildings should be considered when designing additions.
2. It may not be appropriate or necessary to replicate the original combination of materials used in the original work. The use of a complementary material might make the increase in scale less noticeable and also enhance later understanding of the changes. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate.
3. The use of highly reflective materials should be avoided.

Doors and Windows

1. Timber windows should be retained in existing buildings. New doors and windows should be of materials characteristic to the existing building.
2. New doors and windows should proportionally relate to typical openings in the locality.
3. Simply detailed four panel doors or those with recessed panels are generally appropriate.
4. Mock panelling, applied mouldings and bright varnished finishes should be avoided.
5. Older houses have windows, which are of vertical orientation, and this approach should be used in new buildings.
6. Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type.
7. If a large area of glass is required, vertical mullions should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void.

8. Coloured glazing, imitation glazing bars and arched tops are not encouraged.

Roofing

1. Original roof material should be matched in any addition in material and colour. If, however original roofing is expensive such as slate, corrugated iron is a suitable alternative to the rear.
2. Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads should be used.
3. Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable.
4. Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terracotta tiles make them inappropriate.
5. Other materials to avoid include modern profile steel deck.
6. Ogee profile guttering is preferable to modern quad profile.
7. Plastic downpipes should be avoided in prominent positions.

Brickwork

1. New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour. It may be possible to obtain second hand bricks to match the original or new bricks, which will closely match.
2. Existing facebrick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered.
3. New brick buildings in Conservation Areas are to take into consideration surrounding buildings brick colour and type. Light coloured brickwork in Conservation Areas is not acceptable.

Imitation Cladding

1. Imitation timber boarding is not acceptable for additions to heritage items or work visible from the street in Conservation Areas.

Colour Schemes

1. Additions should employ colour schemes, which do not detract from traditional colour schemes in the area.
2. Colour schemes suitable to the period of the building should be used. Researching the original colour scheme may involve stripping existing layers of paint in a small sample area.
3. Unpainted brick or stone should remain unpainted.

Paving and Driveways

1. Preferred materials for driveways include wheel strips and gravel. Large areas of plain or stamped concrete should be avoided.
2. Paired wheel strips over public footway areas are preferable to solid driveways.

F2.2.6 Timber Buildings

Explanation

There are three general construction types that appear in the Manning and Taree areas in regard to timber buildings. This is also true of the North Coast generally and of much of rural New South Wales. These construction types were once well represented within the Sydney Metropolitan Area and surrounding regions but, in two of the three types, are no longer well represented. The three types are the split slab construction, the plank house and the weatherboard house.

The term **slab** is reserved for split timber construction, split slab houses were the normal construction in rural areas before the ready availability of sawn timber.

Plank construction was an extension of the split slab construction. At first it used thick, random width planks that still needed cover strips for a weather seal but provided square edged timber of even thickness that did not need adze trimming.

Weatherboard houses were built from the area's earliest days and became more common as technology evolved.

Objectives

- Ensure retention of original timber walls, verandah and feature details.
- Encourage the retention and repair of timber structures.

Recommendations

- Sometimes wood is so badly deteriorated that replacement of a section of timber is the only option. It is good conservation practice to replace the minimum necessary, and to do it with the traditional skills of the carpenter, joiner and cabinetmaker.
- The aim should be to reconstruct the original form of the damaged timber so that the repair does not detract from the appearance of the old work.
- Preferably, repairs should be done on site so that original fixings and fastenings are not lost.
- To repair rotted timber and to be certain of removing all active fungi, remove the visible decayed zone together with any surrounding area affected. Apply fungicides, or paint that includes fungicides, to the remaining timber as a precaution.
- Resist the temptation to repair every small knock or dent.
- Try to repair joinery on site wherever possible, as the process of removal and refitting inevitably results in further damage. If decayed timber needs to be removed to form a splice or patch repair, take off just enough timber to allow an effective repair.
- Always fit the new material to the profile of the old.

F3. Ancillary development requirements

F3.1 Carports and garages

Explanation

Most early buildings were designed without garages or carports. The house itself was usually the only structure visible from the street. Later motor garages were commonly located as a separate structure to the rear of the property.

Objectives

- Ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and/or materials.

Performance criteria

1. Garages should preferably be located at the rear or set well back at the side of a building behind the rear building line.
2. Garages and carports should make reference to any established historic patterns in the street.
3. Use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site.
4. Double garages should be detached buildings set behind the rear main building line.
5. Colours and materials should blend into the surrounding landscape. Galvanised corrugated iron roof profile and timber board profile cladding for walls are common materials used.
6. Garages should have simple hipped, gable or skillion roofs depending on the design of the existing main building.
7. Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form.
8. Existing outbuildings should be maintained and reused wherever possible.
9. Simple open light construction carports are preferable to solid heavily detailed buildings.
10. The pitch of a single garage roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25 – 30 degrees.
11. The pitch of a double garage roof should be lower than that of the main building.

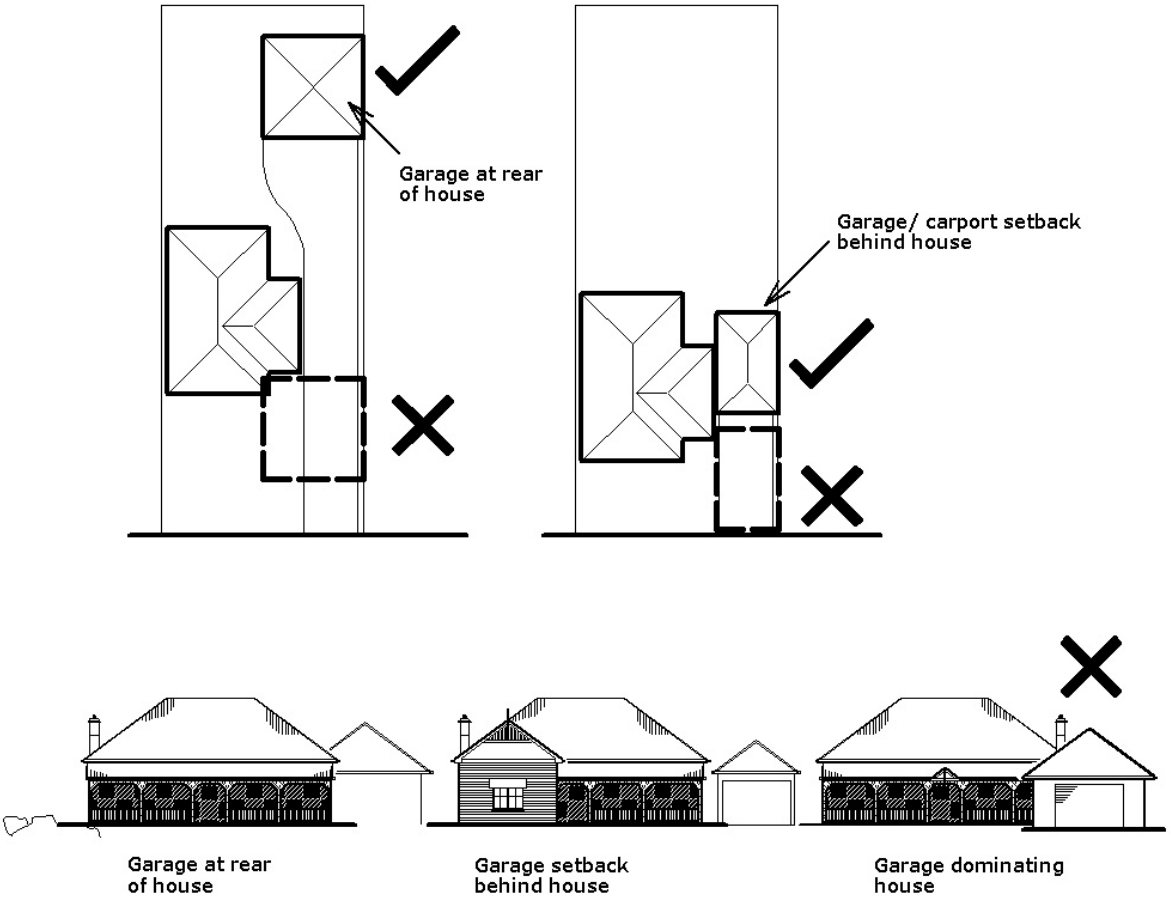


Figure 5 - Garage placement

F3.2 Fencing

Explanation

Fences form an integral, yet fragile part of heritage areas. The majority of historic fences have disappeared, so it is very important that those authentic fences, which remain, are preserved.

When repairing an original fence, determine:

- What is significant about the fence?
- Is it unusual or typical of its time?
- Its style.
- Its physical condition.

It is important to retain as much of the old material as possible. When constructing a new fence and there is insufficient evidence to reproduce the original, it is important to build the fence so that it is in harmony with the existing fences and houses of the street. Ensure that the height matches that of (sympathetic) neighbouring fences, and that the colour scheme is compatible with the house.

Objectives

o Retain original existing fencing and provide for new fencing that is consistent with established patterns.

Performance criteria

1. Original fences should be retained.
2. Fences should be located on building line.
3. Fences should be simple with a level of detail comparable with the house.
4. Fencing should generally be open or transparent, or backed with a hedge, not solid.
5. Fences should be of a scale comparable with the street.
6. Front fences should be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry and hedges.
7. Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas or Heritage Items on any street frontage or side boundary.

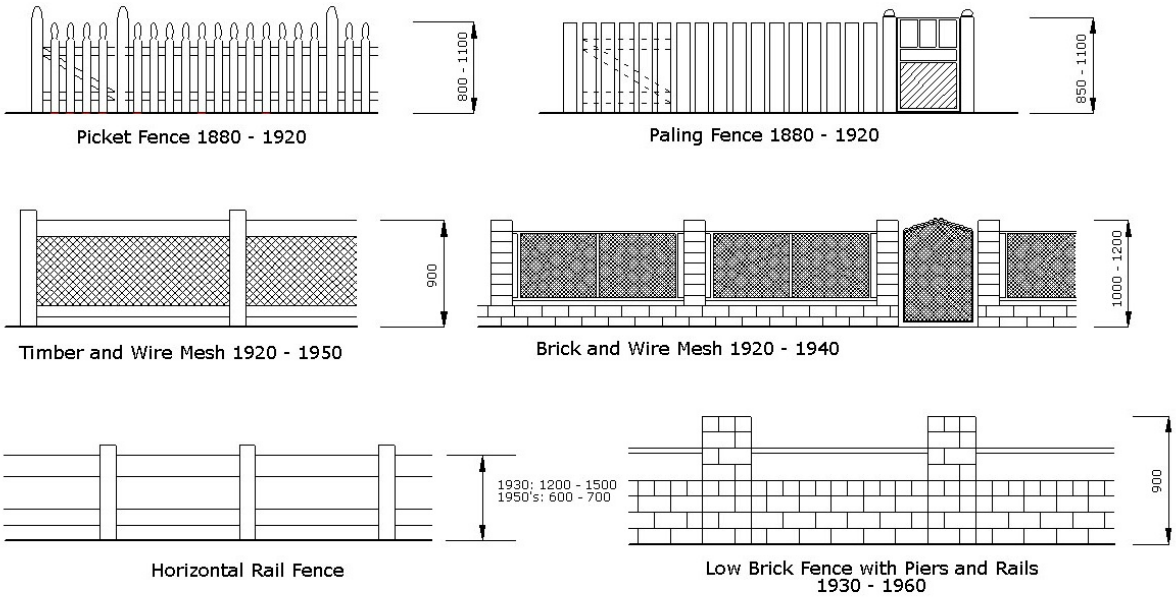


Figure 6 - Fencing styles

F3.3 Services and new technologies

Explanation

Council encourages the installation of devices, which improve the water conservation and energy efficiency for housing. However, on heritage items and in conservation areas new technologies (such as solar heating and telecommunications structures) should not be visible from a public place nor intrude on any views or vistas gained from neighbouring properties. The style, siting and visual treatment of such structures should be discrete and not intrusive.

Objectives

- Minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.

Performance criteria

1. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious. Items should be installed at the rear, within the roof space or flush with the roof cladding and at the same pitch. They are to be of modest size and not prominent from the street.
2. Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.
3. Rainwater tanks are to be located at the rear or side of the dwelling and suitably screened. They should not be obvious from the street.