

## 6.02 Heritage Conservation Areas

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### Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	24/07/2018	12/11/2018	New
2	26/03/2019	24/06/2019	Amended
3	23/07/2019	06/08/2019	Amended

### Savings provisions

Any development application lodged but not determined prior to this section coming into effect will be determined taking into consideration the provisions of this section.

### Land to which this section applies

This section applies to land shown as *Heritage Conservation Area* on the Heritage Map of Newcastle Local Environmental Plan (LEP) 2012 and described in Schedule 5 of Newcastle LEP 2012.

### Development (type/s) to which this section applies

This section applies to all development.

### Applicable environmental planning instruments

The provisions of the following listed environmental planning instruments also apply to development applications to which this section applies:

- Newcastle Local Environmental Plan 2012
- State Environmental Planning Policy 64 – Advertising Signage.

In the event of any inconsistency between this section and the above listed environmental planning instruments, the environmental planning instrument will prevail to the extent of the inconsistency.

Note 1: Additional environmental planning instruments may also apply in addition to those listed above.

Note 2: The *Environmental Planning and Assessment Act 1979* enables an environmental planning instrument to exclude or modify the application of this DCP in whole or part.

### Related sections

The following sections of this DCP **may** also apply to development to which this section applies:

- 5.04 Aboriginal Heritage
- 5.05 Heritage Items
- 5.06 Archaeological Management.

## Associated technical manual/s

This section should be read in conjunction with the:

- *Heritage Technical Manual*, City of Newcastle.

## Additional information

- *A Pictorial Guide to Identifying Australian Architecture: styles and terms from 1788 to the present*, R. Apperly, R. Irving and P. Reynolds, 1994, Sydney.
- *Altering Heritage Assets*, Heritage Office and Department of Urban Affairs & Planning, 1996, Sydney.
- *Architecture Newcastle: A Guide*, Barry Maitland and David Stafford, 1997, University of Newcastle and RAIA.
- *Assessing Heritage Significance*, 2001, NSW Heritage Office Sydney.
- *Better Placed; Design Guide for Heritage*, 2019, Heritage Council of NSW & Government Architect New South Wales.
- *California Bungalow in Australia*, Graeme Butler, 2003, Lothian Books.
- *Colour Schemes for Old Australian Houses*, Evans, I., Lucas, C., & Stapleton, I., 2004 & 1984, Flannel Flower Press.
- *Conservation Areas*, 1996, Heritage Office and Department of Urban Affairs & Planning.
- *Design in Context; Guidelines for Infill Development in the Historic Environment*, 2005, Heritage Office & RAIA NSW Chapter.
- *Federation Architecture Guidelines*, 1982, Trevor Howells for Heritage Council of NSW.
- *Matters of National Environmental Significance - Significant Impact Guidelines 1.1 EPBC Act 1999*, 2013, Department of the Environment.
- *More Colour Schemes for Old Australian Houses*, Evans, I., Lucas, C., & Stapleton, I., 2008 & 1992, Flannel Flower Press.
- *Photographic Recording of Heritage Items Using Film or Digital Capture*, 2001, revised 2004, 2006, Heritage Office.
- *Salt attack and rising damp: A guide to salt damp in historic and older buildings*, 2008, NSW Heritage Council with Heritage Victoria, South Australian Department for Environment and Heritage and Adelaide City Council.
- *State Heritage Inventory* [www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx](http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx)
- *Statements of Heritage Impact*, 1996, revised 2002, Heritage Office & Department of Urban Affairs & Planning.
- *Technical Notes* [www.environment.nsw.gov.au/Heritage/conservation/techadvice.htm](http://www.environment.nsw.gov.au/Heritage/conservation/techadvice.htm)
  - Commercial Limewashes
  - Repointing Lime Mortar Joints — some important points
  - Treating Biological Growths on Historic Masonry
  - Cracking of buildings due to shrink/swell in clay soils
  - Drought Related Cracking of buildings
- *The Burra Charter - The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, 2013, A.C.T.
- *The Conservation Plan - A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, J.S. Kerr, Australia ICOMOS, 2013, A.C.T.

## Definitions

A word or expression used in this development control plan has the same meaning as it has in Newcastle Local Environmental Plan 2012, unless it is otherwise defined in this development control plan.

Other words and expressions referred to within this section are defined within Part 9.00 - Glossary, of this plan, and include:

- **Aboriginal cultural heritage** – Aboriginal objects and declared Aboriginal places as defined under the National Parks and Wildlife Act, 1974.
- **Aboriginal object** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Aboriginal place of heritage significance** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **The Act** – the Environmental Planning and Assessment Act 1979
- **Allotment** – the legal parcel of land which has been created via subdivision and registered with the Land Property Information service, normally having a Lot Number and Deposited Plan (ie Torrens Title subdivision).
- **Alter** – in relation to a heritage item, or to a building or work within a heritage conservation area, means:
  - (a) make structural changes to the outside of the heritage item, building or work; or
  - (b) make non-structural changes (other than maintenance) to the detail, fabric, finish or appearance of the outside of the heritage item, building or work.
- **Archaeological assessment** – a report prepared by a qualified archaeologist that conforms to the current reporting requirements of the NSW Office of Environment and Heritage.
- **Archaeological site** - a site identified in the Newcastle Archaeological Management Plan 1997; or the place or site of a relic or relics as defined in the NSW Heritage Act 1977 as amended and has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Architectural character** – includes massing, articulation, composition of building elements, material use and details including building entrances, fenestration, balconies and balustrades, awnings, planters, pergolas, boundary walls, fences etc.
- **Awning** – is a predominantly horizontal structure that projects over a footpath from the host building to provide weather protection for pedestrians.
- **Balcony** – is an open area, not being an enclosed room or area, attached to or integrated with and used for the exclusive enjoyment of the occupant or occupants of a dwelling.
- **Building elements** – doors, windows, gutters, downpipes, chimneys, walls, shopfronts, roofs, and stairs.
- **Building envelope** – the three dimensional space that limits the extent of a building on an allotment. The building envelope is defined by building height and front, side and rear boundary setbacks. Refer to definitions for building height and setback for inclusions and exclusions.
- **Building height** or **Height of building** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Building line** or **Setback** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Bulk** – the total effect of the arrangement, volume, size, and shape of the building.

- **Character** – the combination of the individual characteristics or qualities of a neighbourhood, precinct or street.
- **Conservation** – all of the processes of conserving a place to retain heritage significance.
- **Conservation management plan** – refer to 'Heritage conservation management plan'.
- **Contributory buildings** - are buildings that contribute to the character of the heritage conservation area. They are:
  - (i) **Heritage item** – buildings that are listed as a heritage item in the Newcastle Local Environmental Plan 2012; or
  - (ii) **Contributory 1** – buildings that clearly reflect a Key Period of Significance for the heritage conservation area and are key elements of the heritage conservation area. This ranking is assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes buildings with rear additions which do not affect the main front roof; or
  - (iii) **Contributory 2** – buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the heritage conservation area. They retain their overall form from the original date of construction and, even though altered, are contributory to the heritage conservation area character. This ranking is assigned where a building has alterations such as cement rendering to Federation or Inter-war period brickwork or a first floor addition which affects the main front roof form, yet the period and style of the building remains discernible.
- **Contributory buildings map** – means a map of the heritage conservation area which identifies buildings and sites as being contributory, neutral or non-contributory. Refer to the Contributory Buildings Maps of the Heritage Technical Manual.
- **Contributory item** – a feature, including a building, work, relic, tree or place within a conservation area which in the opinion of the Council has cultural significance and whose loss would be detrimental to the overall heritage significance of the conservation area.
- **Curtilage** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Demolish** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Fabric** – the physical material of the place (including the building, site or area).
- **Facade** – the exterior walls of a building.
- **Facadism** – the practice of demolition of a building, retaining only the facade.
- **Fenestration** – arrangement of windows and other patterns on a building.
- **Fine grain** – a variety of different land uses in proximity to one another or a series of narrow building elements as opposed to a large consolidated land use or a broad, unbroken building form.
- **Form** – the overall shape and volume of the building and the arrangement of its parts.
- **Height of building** – refer to 'Building height'.
- **Heritage Act 1977** – an Act of the NSW Parliament providing for conservation orders and other controls over items having heritage significance. The Act is administered by the Heritage Council of NSW.
- **Heritage buildings, sites and elements** – heritage items (including landscape and archaeological items, and building elements), buildings, works, relics, trees and sites within heritage conservation area and heritage streetscapes.

- **Heritage conservation area** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Heritage conservation management plan** – also includes "Conservation Management Plan" - a document prepared to conform with the publication *The Conservation Plan; a guide to the preparation of conservation plans for places of European cultural significance*, J.S.Kerr, Australia ICOMOS, 2013, ACT, and has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Heritage Council of NSW** – the NSW Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Heritage and others on heritage issues. It is also the determining authority for s.60 applications.
- **Heritage impact statement** – also includes "Statements of Heritage Impact" – a document that conforms to the standards contained in the NSW Heritage Branch publication *Statements of Heritage Impact, 1996, revised 2002*, and has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Heritage management document** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Heritage item** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Heritage significance** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Host building** – the existing building on the land that is the subject of an alteration or addition.
- **In the vicinity** – the surrounding context, environment or setting of a heritage item.
- **Infill development** – a new building in an established neighbourhood or precinct.
- **Intactness** – the degree of original elements, or elements from a significant period of development, which demonstrate the heritage significance of the building or group of buildings.
- **Internal fabric** – the interior fittings such as fireplaces, ceilings, joinery, walls, lifts, galleries, stairs, hardware and moveable items.
- **Intrusive building** – a building that has a negative effect on the character or heritage significance of a heritage conservation area.
- **Landmarks** – prominent or distinguishing buildings or features by which people orient themselves and identify places within the City.
- **Lot** – refer to 'Allotment'.
- **Maintenance** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Massing** – the size and volume of a building.
- **Neutral buildings** – are buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the heritage conservation area, but which reflect the predominant scale and form of other buildings within the heritage conservation area, and therefore do not detract from the character of the heritage conservation area. This ranking is assigned where the building is either so altered the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.
- **Nominated State heritage item** – has the same meaning as in the Newcastle Local Environmental Plan 2012.

- **Non-contributory buildings** – are buildings from a construction period which falls outside any Key Period of Significance for the heritage conservation area and that have scale or form that is not consistent with the key characteristics of the heritage conservation area. This ranking is assigned where the building is recent or late 20<sup>th</sup> century and is out of scale, not consistent with the height, form and scale of buildings within the streetscape.
- **Relic** – has the same meaning as in the Newcastle Local Environmental Plan 2012.
- **Restoration** – means returning the existing fabric of a building or work to a known earlier state by removing accretions or by reassembling existing components without the introduction of new materials.
- **Setback** – refer to 'Building line'.
- **Scale** – the size of a building in relation to its surroundings.
- **Setting** – the context within which a building or structure is situated in relation to the surroundings. For example, buildings, roof scapes, chimneys, valleys, ridges, view corridors, trees, parks, gardens, view corridors, vantage points and landmarks may contribute to the setting of a building.
- **State Heritage Inventory** – is an online database of all statutory listed heritage items and heritage conservation areas in New South Wales including Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans. Each listing may include a description of the item or area, a Statement of Heritage Significance and recommended management provisions to guide future development. The information is provided by local councils and State government agencies.
- **Statement of environmental effects** – is a document that outlines the environmental impacts of a proposed development and outlines any steps taken to protect the environment and to manage impacts.
- **Streetscape** – means the form, character and visual amenity of the street environment.
- **Verandahs** – located on the ground floor. Commonly seen on terrace houses and bungalows.
- **View** – an extensive or long range outlook towards a particular urban aspect or topographical feature of interest.

## Statements of Heritage Significance and Desired Future Character

Note 3: These statements should be read in conjunction with the details provided in the *Heritage Technical Manual* and the *State Heritage Inventory* listing for the heritage conservation area.  
[www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx](http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx)

### ▪ **Cooks Hill Heritage Conservation Area**

#### **Summary Statement of Heritage Significance**

Cooks Hill Heritage Conservation Area is culturally significant on a number of levels. As a residential and commercial precinct it is regarded for its special historical character, liveable streetscapes, diverse range of historic residential and commercial buildings and several tree lined streets. The age of the suburb, relative to other suburbs of Newcastle, is apparent in the style and form of buildings and eclectic street layout.

It has a significant visual character comprising buildings which represent all of the common architectural styles including mid 19th century workers' houses and terraces, Federation bungalows, Inter-war cottages and post-war residential flat buildings. A critical mass of contributory buildings, traditional streetscapes, significant trees, sandstone kerb and gutters, artefacts, heritage listed hotels, shops and parklands, gives the suburb a strong sense of place and a distinctive historic identity valued by local residents and visitors.

Cooks Hill is closely associated with the Australian Agricultural Company as part of the original 2000 acre grant owned by the Company. The Company began to sell off parts of Cooks Hill in the 1850s. However, even before that the Company built huts for its workmen and so the area began its life as a mining village in the midst of the Company's railways and mines. When the first land sales did occur, development was rapid along Lake Macquarie Road (Darby Street) and eventually Blane Street (Hunter Street), becoming an extension of the main laid out streets towards the City Centre. The early houses were single and two storey terraces and miners' cottages, both brick and timber. Retailing and hotel keeping flourished as did the population. The area is significant as it reflects the land uses and activities of the AA Company. Its mines, its railways, and the Colliery railway serving the Merewether district, exercise a strong physical presence over Cooks Hill to this day.

#### **Key Period of Significance – circa 1850 to 1940**

#### **Desired Future Character Statement**

The character of the Cooks Hill Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Cooks Hill will be preserved, celebrated and maintained through the retention of contributory buildings, the existing subdivision pattern, and elements of visual interest. Elements that are to be preserved include:

- contributory buildings constructed prior to the Second World War
- mature trees in gardens and the public domain
- the former Burwood Coal and Copper Company rail line and bridge abutments at Laman Street
- heritage fences
- sandstone kerbing and guttering
- Victorian era post box on Corlette Street
- pubs and shops on Darby, Union and Bull Streets and
- parks, including Centennial Park, Corlette Street, National Park.

The eclectic character of Cooks Hill will continue to provide residents with a unique and valued sense of place into the future.

- **Glebe Road Federation Cottages Heritage Conservation Area**

**Summary Statement of Heritage Significance**

The Glebe Road Federation Cottages Heritage Conservation Area is important at the local level in demonstrating the principal characteristics of the Federation period and the nature of residential building construction in Newcastle between 1909 and 1915. The narrow window of time in which the precinct developed is significant in providing evidence of the key features of the Federation period including construction and building technologies, fashions and key elements of the Federation style. Those being the single storey scale of these modest detached row of dwellings, a symmetrical street frontage, set close to Glebe Road and set off side boundaries, open verandah, pyramidal roof form, hip and gable roofs, bearer and joist construction with lightweight cladding material (weatherboard), and the absence of garaging with provision for parking occurring at the rear accessed via side driveways. The uniformity of the group in terms of architectural style, age, height, form, massing, setbacks, materials, and lack of obvious garaging contributes to defining the character.

The house at 55 Glebe Road has associative significance with a prominent individual, being the home of RJ Kilgour, a past Mayor of Merewether, and whose son was the first to enlist locally in 1915 for the First World War. The group of houses itself has associational significance with the Australian Agricultural Company, and the south east boundary line abuts the easement of the former Burwood Coal and Copper Company railway line, which was the Merewether Estate's coal haulage line.

***Key Period of Significance – circa 1909 to 1915***

**Desired Future Character Statement**

The character of the Glebe Road Federation Cottages Heritage Conservation Area is made up of the single storey Federation cottages that were built between 1909-1915. The homogenous character of this precinct will be preserved and maintained through the retention of all contributory buildings, elements of visual interest and heritage significance. Elements that are to be preserved include:

- the building group at 55 to 75 Glebe Road, The Junction, is a fine representative example of a group of intact Federation era cottages which have high contributory value to the streetscape
- the single storey scale of housing stock that is an original defining feature of the Federation cottages group
- the urban form which reflects a regular pattern of subdivision and development that dates from the 1900-1920
- side driveways with access to garages and on-site car parking accommodation at the rear of the house group and
- items of heritage significance recommended for individual listing as heritage items in Schedule 5 of the Newcastle LEP.



- **Hamilton Business Centre Heritage Conservation Area**

**Summary Statement of Heritage Significance**

Hamilton Business Centre Heritage Conservation Area is of heritage significance for its role in the economic and social life of the local Hamilton community. It contains many examples of two storey shops and commercial premises that serve to reflect the various periods of economic growth and social history. The area is representative of the waves of immigration during the 20th century and the eastern European immigrants who came to Newcastle established businesses in the street. Newcastle's earliest examples of Italian and Greek eateries opened on Beaumont Street during the 1950s. The Newcastle Earthquake of 28 December 1989 dramatically changed Beaumont Street. There was widespread damage and loss of life and major social dislocation. However, in terms of the buildings that survived, they were revitalised and many of the two storey shopfronts were saved by judicious planning and urban design. Beaumont Street is now a thriving urban centre with a cosmopolitan character. Many of the buildings have been compromised by unsympathetic signage however, the two storey scale is important in defining the character of the street.

***Key Period of Significance – circa 1870 to 1940***

- **Hamilton Residential Precinct Heritage Conservation Area**

**Summary Statement of Heritage Significance**

The Hamilton Residential Precinct HCA is a low scale, residential area typified by small lot housing of generally one or two storeys, with the character of the area and its streetscapes representative of the late Victorian, Federation and Inter-war periods of Australian urban development. The style of housing - late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, and California and Spanish Mission influences. In particular, a large number of detached terrace houses, with streets generally comprising of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station, and general absence of space for vehicle accommodation.

The Hamilton residential precinct represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field as mining moved out to the Hunter valley from 1880s until the turn of the 20th century. The urban development in the suburb reflects the gradual release of land by the AA Company, with some houses built as early as 1870. Most of the suburb was released in 1885-1886, and 1900-1920. Hamilton's development between 1880 and 1900 reflects a period of intensive infrastructure investment by the state government, comprising the opening of the railway and train station in 1887. This attracted people to the suburb from the city centre and the style and age of much of the housing stocks reflects this period of growth and development. The Hamilton Residential precinct HCA has special associations with the Australian Agricultural Company, being part of their 2000 acre grant of land in inner Newcastle. The township developed around the lucrative borehole pit, and was named 'Pit Town', with operations at the No 1 pit, No 2 pit, the Hamilton pit and the lucrative D pit on Cameron Hill, all of which were opened up in the late 1840s and 1850s. The enduring legacy of the AA Company is still reflected in the contemporary names of streets, including Lindsay, Denison, Cleary, Everton and Skelton Streets. The smaller lot layout of the present day residential area of Hamilton can be attributed to the manner in which the AA Company released land for sale, the main purchasers being miners and company employees, and also reflects an era of urban development before the widespread use of the motor car, with little provision made for car parking.

***Key Period of Significance – circa 1870 to 1940***

### **Desired Future Character Statement**

The character of the Hamilton Residential Precinct Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Hamilton residential precinct will be preserved and maintained through the retention of contributory buildings, street trees and elements of visual interest and heritage significance. Elements that are to be preserved include:

- the range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets
- street furniture such as sandstone kerbing and guttering, and other features of historical interest
- the urban form which reflects a regular pattern of subdivision and development that dates from the 1890s to the 1930s, and building stock from this period
- prevailing absence of garages and on-site car parking accommodation
- sandstone kerb and gutters and traditional road layout and
- items of heritage significance individually listed as heritage items in Schedule 5 of the Newcastle LEP.

### ▪ **Hamilton South 'Garden Suburb' Heritage Conservation Area**

#### **Summary Statement of Heritage Significance**

The Hamilton South 'Garden Suburb' Heritage Conservation Area is significant to the local community for the surviving evidence of an early twentieth century subdivision pattern made up of single dwellings on large 'suburban' style allotments generally over 600 square metres. The precinct has associational significance with the eminent Australian architect and planner Sir John Sulman and as such, its original form is important evidence of his work and ideas. The suburb is one of Newcastle's earliest and largest examples of a planned garden suburb and as such is historically important. The evidence of Sulman's original design is reflected in the road layout, allotment shape and pattern, and form of housing – single storey detached bungalow and cottage style houses, with a consistent palette of face brick and painted weatherboard houses.

#### ***Key Period of Significance – circa 1913 to 1940***

#### **Desired Future Character Statement**

The character of the Hamilton South 'Garden Suburb' Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Hamilton South 'Garden Suburb' will be preserved and maintained through the retention of contributory buildings, open space, the existing subdivision pattern and maintenance of the 'Garden Suburb' layout, street trees and elements of visual interest and heritage significance such as Parkway Avenue, Learmonth Park, small pocket parks, and the vegetated edges of Cottage Creek. Elements that are to be preserved include:

- the original dwellings of the 'Garden Suburb' which were built up to 1935
- the single storey scale of housing stock that is an original defining feature of the 'Garden Suburb'
- the consistent front and side setbacks including retaining the offsets to side boundaries and keeping front gardens as open space
- existing subdivision pattern and street layout as evidence of Sulman's 'garden suburb' layout and town plan
- a strong symmetrical and hierarchical pattern of streets including Parkway, Gordon and Stewart Avenues

- the existing appearance, form and function of Parkway Avenue, including the road verges, street trees, bridge abutments at Cottage Creek, and the central median that splits the carriageway into two single lane roads
- gardens, street trees and public open space including pocket parks at Wilson Place, Corona Street, and elsewhere and
- the relationship of houses to their gardens and houses to each other.

- **Newcastle City Centre Heritage Conservation Area**

**Summary Statement of Heritage Significance**

The Newcastle City Centre Heritage Conservation Area is significant on many levels. The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography on the edge of the sea and the mouth of a harbour.

The pre-1840s buildings in the city are of state significance (Rose Cottage, c1830, Newcomen Club, 1830, parts of James Fletcher Hospital) and share associations with the city's convict origins. Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city.

The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The town's layout by Surveyor General Henry Dangar in 1828 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets.

***Key Period of Significance – circa 1801 to 1940***

- **Newcastle East Heritage Conservation Area**

**Summary Statement of Heritage Significance**

The Newcastle East Heritage Conservation Area is highly significant as a historic landscape that provides a record of the interaction between the natural environment, including the harbour and the sea, and human settlement. It contains important evidence of Aboriginal life in Newcastle East, uncovered during excavations at the Convict Lumber Yard (CLY) and historical archaeological sites. This evidence allows archaeologist to understand the human and environmental history of the precinct.

Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic site), the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity. The residential area is significant for its consistent streetscapes of two and three storey terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers. There are also examples of single storey detached houses.

The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists and there are rows of public housing that make this place a community and home for many. It is also an important place of recreation at facilities like the Ocean Baths, Nobbys Beach, and Foreshore Park.

***Key Period of Significance – circa 1801 to 1940***

**Desired Future Character Statement**

The character of the Newcastle East Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Newcastle East will be preserved and maintained through the retention of contributory buildings, open space, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements. Elements that are to be preserved include:

- the range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets
- existing subdivision pattern and street layout, including preserving the integrity of laneways
- street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks, views and vistas
- the regular and homogenous urban form which reflects a regular pattern of subdivision and development, and building stock from between the 1870s and 1930, demonstrating the gradual urbanisation of a once indigenous landscape
- the existing appearance of Newcastle East, views outwards to the coastline and harbour, and views into the area from Foreshore Park and the Newcastle coastline and Ocean Baths
- icon heritage items including the Coal River Precinct, the Nobbys headland and breakwater, Fort Scratchley Historic Site, Convict Lumber Yard and Customs House precinct, the Newcastle Ocean baths, Joy Cummings Centre and other significant groups such as the Lahey Bond Store and Stevenson Place terraces and
- parks and reserves, including Newcastle beach, Nobbys Beach, and Foreshore Park.

▪ **The Hill Heritage Conservation Area**

**Summary Statement of Heritage Significance**

The Hill is of outstanding heritage significance to the City of Newcastle on many levels. It is a significant historic landscape containing numerous heritage items, significant trees, views of the ocean and harbour, and a steep topography that gives it a distinctive character. Its history is multi-dimensional as one of the oldest settled areas and as a place of first European settlement.

There are many significant paintings by early colonial artists including Joseph Lycett, Sophia Campbell and others, depicting European use of the hill area during the first two decades of settlement, and that depict the traditional owners of the area, the Awabakal, living in this area. The Anglican Cathedral and burial ground is situated at the top of the hill. The first railway in Australia was located in this precinct, starting at the AA Coy's A Pit, just off Church Street. The flat bench created for the mine is still visible with the "The Boltons" heritage group now sitting over the site. The funicular railway is significant as the first in Australia, and it was manually powered by the convict labour force indentured to the Company.

The heritage conservation area is also significant historically for its three AA Coy coal pits, the three earliest private coal mines in Australia, the A Pit, off Church Street, the B Pit, off Swan Street, the C Pit, off Bingle Street, and their remains including the winding house at No 18 Bingle Street (see Item No. 2173981). These sites are of high heritage significance as they brought profound changes to the economic fortunes of the colony after 1828 because a coal export trade gained great momentum. The Cathedral and its burial ground have the potential to reveal through their archaeology information about the convict settlement, and despite the repositioning of the graves, the human remains survive in their original resting places.

The Hill Heritage Conservation Area has a strong sense of place and contains highly intact streetscapes with houses, terraces and villas dating from the mid 19th Century through to the late 20th century. There are several residences which date as far back as the 1850s and Claremont House in Newcomen Street which was built in the 1840s, and these are of particular importance. A remnant stone wall (the remains of the Parsonage at the corner of Newcomen and Church Street) dates between 1818-1820. The sandstone retaining walls are an important historical element in The Hill along with mature trees, gardens, and early roads formations.

### ***Key Development Period of Significance – circa 1801 to 1940***

#### **Desired Future Character Statement**

The character of the Hill Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of The Hill will be preserved and maintained through the retention of contributory buildings, open space, the existing subdivision pattern, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in The Hill, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements. Elements that are to be preserved include:

- the range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets
- sandstone retaining walls, street features such as sandstone kerbing and guttering, and other features of historical interest such as coal shutes, public stairs, lanes, parks, views and vistas
- the eclectic and organic nature of the urban pattern and varying ages of the building stock that demonstrates the gradual urbanisation during the 19th and 20th century of a once indigenous landscape
- the existing appearance of the Hill, views outwards to the coastline and harbour and views into the area from the City, foreshore and Stockton which reveal a tree-lined suburb with a steep topography
- gardens, street trees and public open space and
- existing subdivision pattern and street layout.

## Heritage Impact Statement Guidelines

A Heritage Impact Statement is required with development applications for properties within or within the vicinity of a heritage conservation area where the carrying out of the proposed development would affect the heritage significance of the heritage conservation area concerned. The statement is to assess the impact of the proposed development on the heritage significance of the building, streetscape, or area, and how any impact arising from the changes will be mitigated.

The length of the statement will vary depending on the scale and complexity of the proposal. For the most simplistic development proposals which apply for minor works that are likely to have a negligible impact on the heritage significance of the heritage conservation area, for example proposed works to a property which are not visible to the street, it may be sufficient for a brief one or two page Heritage Impact Statement to be included as a section within the Statement of Environmental Effects. A more extensive report would be required for more complex proposals or those that will have a significant impact on the heritage significance of the heritage conservation area, for example proposed works to a property which are visible to the street.

Note 4: It is a document that conforms to the standards contained in the NSW Heritage Branch publication *Statements of Heritage Impact, 1996, revised 2002*. The issues to be addressed by the heritage impact statement for development that is to be carried out within a heritage conservation area must include:

- (a) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance
- (b) the impact that the proposed development would have on the heritage significance of the heritage conservation area
- (c) the compatibility of any proposed development with nearby contributory buildings, the streetscape and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development
- (d) the measures proposed to conserve the significance of the heritage conservation area and its setting, including protection of significant views
- (e) whether any landscape or horticultural features would be affected by the proposed development
- (f) whether any archaeological site or potential archaeological site would be affected by the proposed development
- (g) whether any Aboriginal cultural heritage or potential Aboriginal cultural heritage would be affected by the proposed development
- (h) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern
- (i) an addendum to the statement to address the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.

The statement should clearly identify each of the proposed works and should reference all development application drawings.

The statement should consider compliance with any recommended management policies contained in the State Heritage Inventory for the property or heritage conservation area.

Where a building has a current Conservation Management Plan, the Heritage Impact Statement will need to demonstrate compliance with the plan.

The statement should include options that have been considered for the proposal and document reasons for choosing the preferred option. These should include proposals to minimise the impact of the development on the heritage significance of the building, site, streetscape or area.

Major alterations to a heritage item may also require the statement to include options and justify the preferred option for interpretation, to detail how the significant aspects and uses of the heritage item may be publicly interpreted.

The inclusion of supplementary consultants' reports, for example an archaeological assessment report, interpretation strategy report or Aboriginal cultural heritage assessment report, may be required if further detailed assessment is necessary and relevant to the application.

### **Aims of this section**

1. To provide a framework for the conservation of the special qualities within each of Newcastle's Heritage Conservation Areas - Cooks Hill, Glebe Road Federation Cottages, Hamilton Business Centre, Hamilton Residential Precinct, Hamilton South 'Garden Suburb', Newcastle City Centre, Newcastle East, and The Hill.
2. To define the importance, in heritage terms, of each heritage conservation area by providing a Statement of Heritage Significance and a Desired Future Character Statement that shall be the basis of design development.
3. To ensure that development activity within each heritage conservation area is commensurate with heritage significance and produces good design and liveable streetscapes.
4. To ensure that all development has a positive effect on the character of heritage conservation areas.
5. To provide clarity on the types of alterations and additions acceptable in each heritage conservation area.
6. To ensure that proponents of development refer to the Heritage Technical Manual and State Heritage Inventory in the design of development proposals.
7. To identify when the adaptive re-use of existing buildings is suitable.
8. To integrate the principles of ecologically sustainable development with best practice heritage management.

## 6.02.01 Alterations and additions in heritage conservation areas

### Objectives

1. Contributory buildings are retained, recycled and adaptively reused, and their positive contribution to the area or streetscape is maintained. Reconstruct original features by removing unsympathetic alterations and additions or using more appropriate decorative treatment.
2. The benign contribution of neutral buildings to the area or streetscape is maintained. Depending on the building's context and heritage significance, it is preferable to retain and restore neutral buildings. It may be possible to remove unsympathetic alterations and additions to the neutral building to improve the contextual design and visual impact of the site to reinforce the character of the heritage conservation area.
3. The detrimental impacts of non-contributory buildings to the area or streetscape are ameliorated or removed. Development on sites containing non-contributory buildings is an opportunity to improve the contextual design and visual impact of the site to reinforce the character of the heritage conservation area.
4. The architectural style of the host building(s) is reflected in the design of the additions and alterations.
5. Alterations and additions contribute positively to the streetscape and the setting of the host building.
6. Additions are designed to minimise the impact on the special qualities of the streetscape and the architectural style of the host building.
7. Additions are in proportion to the host building and conserve the scale of the building and the street.
8. Additions are not visible from the public domain unless the addition is architecturally outstanding.

### Controls

Note 5: These controls should be read in conjunction with the guidelines provided in the *Heritage Technical Manual* and the *State Heritage Inventory* listing for the heritage conservation area.  
[www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx](http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx)

### Building Envelope

1. The building envelopes in Part 3 of the Newcastle Development Control Plan 2012 do not apply in heritage conservation areas. The building envelope for alterations and additions in heritage conservation areas is established on its merits having regards to:
  - (a) maintaining the profile and form of the host building and its contribution to the area and streetscape, including roof form and profile, and allowing the original building to be discerned, with additions smaller in scale than the existing building, and additional storeys located behind and preferably below the main roof ridge height of the existing building
  - (b) consistency with and complementary to the massing, form, rhythm, bulk, scale, setbacks, wall height, building height, roof pitch, parapet and ridge line of neighbouring contributory buildings which predominate in the street



- (c) amenity considerations relating to the building and its neighbours including:
- i) avoiding overbearing development for public spaces and adjoining dwelling houses and their private open space
  - ii) impact on the amenity and privacy of residents
  - iii) protection of significant views or outlook of adjoining residents
  - iv) provision of access to natural light, sunlight and breezes
  - v) ensure buildings are related to land form, with minimal cut and fill
  - vi) ensuring the development will not impede the flow of stormwater or overland paths
  - vii) sufficient landscape and deep soil areas are provided around the development to conserve existing trees and accommodate intensive new landscaping.

Note 6: To assist with 1(c) amenity considerations, this control should be read in conjunction with the relevant sections of Parts 3.00 – Landuse Specific Provisions, 4.00 – Risk Minimisation Provisions, 5.00 – Environmental Protection Provisions, and 7.00 – Development Provisions of the Newcastle Development Control Plan 2012.

### Contributory Buildings

2. Alterations and additions to a contributory building are to:
- (a) respect significant original or characteristic built form
  - (b) respect significant traditional or characteristic subdivision patterns
  - (c) retain significant original fabric
  - (d) retain, and where possible reinstate, significant original features and building elements, including original balconies and verandahs, fences, chimneys, joinery, shop front detailing etc
  - (e) remove unsympathetic alterations and additions, including inappropriate building elements
  - (f) use appropriate materials, finishes and colours
  - (g) respect the pattern, style and dimensions of original windows and doors.
3. Where an addition to the building is proposed, significant original external elements are to be reinstated.
4. The appearance of a principal or significant frontage should generally be conserved and should not be significantly altered. Alterations and additions may be possible to the rear of contributory buildings where they do not significantly alter the appearance of principal and significant façades.

5. Where buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained, especially where they form part of the building's contribution to the streetscape and character of the heritage conservation area.

#### Neutral Buildings

6. Alterations and additions to a neutral building are to:
  - (a) remove unsympathetic alterations and additions, including inappropriate building elements
  - (b) respect the original building in terms of bulk, form, scale and height
  - (c) minimise the removal of significant features and building elements
  - (d) use appropriate materials, finishes and colours.
7. Alternatives to the retention and reuse of neutral buildings will be considered where it can be demonstrated that:
  - (a) retention and reuse of the building is not reasonable having regard to its heritage significance and contribution to the heritage conservation area
  - (b) the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

#### Non-contributory Buildings

8. Alterations and additions to non-contributory buildings are to:
  - (a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area; and
  - (b) respect the prevailing character of the area and street in terms of bulk, form, scale, height and materials.
9. Alternatives to the retention of non-contributory buildings will be considered where it can be demonstrated that the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

#### Architectural character

10. Additions respect the host building, preserving the significant aspects such as scale, roofscape, building form, external materials, details, and bulk.
11. Roof conversions occur where the host roof is a high pitch and can accommodate rooms largely within the roof volume. Depending on the significance and the style of the building, dormer roof windows to provide light and ventilation are permitted.
12. Wing additions occur at the rear. Roof pitch matches that of the host building with additions constructed in a manner that reflects the detailing of the host building.
13. Pavilion additions and rear additions are the preferred method of extending a building. A contemporary or contrasting form may be used where such additions are not visible from street or other public areas.

14. Two storey pavilions occur where there is no negative impact on the dwelling when viewed as an element in the streetscape; and, where it can be demonstrated that there is no negative affect on adjoining properties.
15. Sloping sites accommodate additions that follow the slope of the land. Such additions should be located at the rear.
16. Additional storey additions that alter the scale of the host building are permitted where an existing single storey building:
  - (a) is not a listed heritage item
  - (b) is surrounded by two to three storey buildings
  - (c) does not negatively affect the building in its streetscape setting
  - (d) does not result in a building of more than two storeys in total height.
17. In semi detached houses and contiguous groups of terrace houses, additions and alterations are only considered if the symmetry of the host building will be maintained.
18. Solar panels are permitted on roof planes facing the street where the host building is not a listed heritage item and where the panels are not visually intrusive.

### **6.02.02 Materials and details in heritage conservation areas**

#### ***Objectives***

1. Maximise the reuse of existing material on site.
2. Ensure selection of new materials and details compliment the local character.

#### ***Controls***

1. A high proportion of the construction material from the host building are recycled and incorporated in the new additions.
2. The proposal builds on the materials, colours and detail seen throughout the area and which reflect the character of local precincts.
3. The materials palette proposed in an alteration and addition reflects the original design and appearance of the host building.
4. Traditional building elements including windows, doors, hardware, chimneys, verandahs, wall surfaces and other characteristic features of the building, are retained and repaired.
5. Sandblasting is not an acceptable method for cleaning unpainted brickwork or remove paint from brick or stone.
6. Lime mortars are replaced by mortars of similar consistency. Expert advice should be obtained for re-pointing and repair work.

7. External colour schemes are complimentary to the heritage conservation area, are based on research, and have regard of the setting.
8. Exposed brickwork, stone, tiles and shingles are not painted or rendered.
9. Repair and replace joinery in profiles matching the original detailing.
10. Where a face brick structure is proposed, this matches the brick colour and texture of the associated dwelling.

### **6.02.03 Accommodating vehicles in heritage conservation areas**

#### ***Objectives***

1. Minimise the visual intervention of new structures that accommodate vehicles.
2. Maintain the relationship of buildings to the street and to their settings.
3. Maintain the setbacks associated with the heritage conservation area.
4. Produce liveable streetscapes underpinned by the historical character of the conservation area.

#### ***Controls***

1. Garages and carports are sited at the rear or behind the building line of the existing house.
2. Additional vehicle crossings in heritage conservation areas are not supported unless the vehicle crossing is to a rear laneway.
3. Where a property has access to a rear lane, vehicle accommodation is located adjacent to the laneway, providing vehicle access from the laneway.
4. Where access to the rear or side of the site is not available, single garages and carports are permitted where demonstrated that the impact on the streetscape or host building is acceptable.
5. Where double garages are proposed at the rear of sites, they are designed with two doors and a pier between them to reduce the horizontal effect of the opening.
6. Car parking where permitted in front of a building, is uncovered.
7. Sandstone kerbing is not to be disturbed.
8. Driveways are designed as concrete or brick strips with grass or gravel in between.
9. Paving materials are terminated inside the property boundary and are not extended into the public domain, unless of a matching colour and treatment.
10. New driveway crossings are to be designed in consultation with Council. All crossings are to be designed to match the colour palette of the site and the neighbouring footway, subject to advice from council staff. Generally plain concrete with a charcoal oxide and trowel finish is to be used where bitumen paving is the predominant paving material.

## **6.02.04 Fences in heritage conservation areas**

### ***Objectives***

1. Preserve and protect fences, stone and brick retaining walls and garden settings.
2. Ensure fences within the public domain contribute to the streetscape.
3. Retain and repair surviving original fences.
4. Ensure new fences in the public domain match the details and materials of the adjoining contributory fences or matches the original fence in the case of rebuilding projects.

### ***Controls***

1. Reconstruct missing fences to their previous design based on photographic evidence.
2. Retain, repair and re-instate original and traditional fences and retaining walls.
3. Use traditional materials and designs on front or side boundaries where visible to the street.
4. Retain later fences where they reflect the traditional fence design.
5. Front fences are between 700-1200mm high, to a maximum height of 1500mm, measured from ground level.
6. Front fences extend across the whole of the front boundary of the property, and should incorporate gates where there is a driveway present.

## **6.02.05 Gardens in heritage conservation areas**

### ***Objectives***

1. Ensure front gardens are a part of the streetscape.
2. Ensure appropriate landscaping is provided.
3. Retain surviving original garden elements such as lych gates, paths, edging tiles etc.
4. Promote use of traditionally designed gardens that enhance the appearance of historic houses and the streetscape.

### ***Controls***

1. Trees and shrubs are planted within the property boundaries and not on the front verge which forms part of the public domain.
2. The selection of street trees is undertaken by Council.

## 6.02.06 Subdividing or amalgamating land in heritage conservation areas

### Objectives

1. Ensure that subdivision and amalgamation of land in a heritage conservation area is commensurate with the heritage significance of the area, and conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the precinct.
2. Allow for the interpretation of the original pattern of the subdivision pattern in any development proposal.

### Controls

1. Lot boundary changes are not proposed where the development pattern or early subdivision is integral to the heritage significance of the heritage conservation area.
2. Lot boundary changes within heritage conservation areas retains significant features such as buildings, archaeological sites, trees, gardens, and outbuildings associated with the pattern of development of that area.
3. Lot boundary changes to large allotments enables the continuation of the significant or early subdivision pattern of development in the area.
4. Amalgamation of sites in heritage conservation areas provides for the conservation of the fine grain pattern of development associated with the area, where applicable.

## 6.02.07 Infill development in heritage conservation areas

Note 7: These controls should be read in conjunction with the guidelines provided in the *Heritage Technical Manual* and the *State Heritage Inventory* listing for the heritage conservation area.  
[www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx](http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx)

All new development in the conservation area should be treated as 'infill', that is, it should respect the design of its neighbours and the character of the area generally. Similar principles are applied to infill development as are applied to alterations and additions, and must begin with an understanding of the design and heritage significance of the buildings to which it relates.

Infill development should not copy or replicate its neighbouring traditional buildings. Rather, it is appropriate to interpret the features of the neighbouring buildings and design them in a way that reflects and respects them.

Where a development application is submitted for infill development, appropriate design advice from an architect or accredited building designer should be obtained. A heritage impact statement should be written by the design professional to explain the form and style of the proposal and explain how it relates to the heritage conservation area.

## **Objectives**

1. Infill development respects the design of its neighbours and the character of the heritage conservation area.
2. Infill development achieves a harmony of character; sympathy of scale; appropriateness of form; appropriate orientation and setback, and sympathetic materials and details within heritage conservation areas.
3. Infill development demonstrates a good fit within its setting that respects the neighbouring buildings and the character of the heritage conservation area.
4. Contributory buildings are retained, recycled and adaptively reused, and their positive contribution to the area or streetscape is maintained.
5. The benign contribution of neutral buildings to the area or streetscape is maintained. Depending on the building's context and heritage significance, it is preferable to retain and restore neutral buildings.
6. Non-contributory buildings provide locations for appropriate infill development. The detrimental impacts of non-contributory buildings to the area or streetscape are ameliorated or removed. Development on sites containing non-contributory buildings is an opportunity to improve the contextual design and visual impact of the site to reinforce the character of the heritage conservation area.

## **Controls**

### Building Envelope

1. The building envelopes in Part 3 of the Newcastle Development Control Plan 2012 do not apply in heritage conservation areas. The building envelope for infill development in heritage conservation areas is established on its merits having regards to:
  - (a) consistency with and complementary to the massing, form, rhythm, bulk, scale, setbacks, wall height, building height, roof pitch, parapet and ridge line of neighbouring contributory buildings which predominate in the street; and
  - (b) amenity considerations relating to the building and its neighbours including:
    - i) avoiding overbearing development for public spaces and adjoining dwelling houses and their private open space;
    - ii) impact on the amenity and privacy of residents;
    - iii) protection of significant views or outlook of adjoining residents
    - iv) provision of access to natural light, sunlight and breezes
    - v) ensure buildings are related to land form, with minimal cut and fill
    - vi) ensuring the development will not impede the flow of stormwater or overland paths
    - vii) sufficient landscape and deep soil areas are provided around the development to conserve existing trees and accommodate intensive new landscaping.

Note 8: To assist with 1(b) amenity considerations, this control should be read in conjunction with the relevant sections of Parts 3.00 – Landuse Specific Provisions, 4.00 – Risk Minimisation Provisions, 5.00 – Environmental Protection Provisions, and 7.00 – Development Provisions of the Newcastle Development Control Plan 2012.

### Contributory Buildings

- Contributory buildings are to be retained.

### Neutral Buildings

- Alternatives to the retention and reuse of neutral buildings will be considered where it can be demonstrated that:
  - retention and reuse of the building is not reasonable having regard to its heritage significance and contribution to the heritage conservation area, structural adequacy and risk to life, and the economic feasibility of refurbishment and reconstruction
  - the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

### Non-contributory Buildings

- Alternatives to the retention of non-contributory buildings will be considered where it can be demonstrated that the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

### Character

- The character or style of new buildings relates to the overall character of the area. The design of new buildings should be influenced by the style of buildings within the street and the neighbouring buildings.
- The character of an infill building harmonises with the style of its neighbours. In particular, the proposed building should avoid becoming a dominant element within the streetscape or being deliberately modern.

### Scale

- Infill buildings must reflect the general scale of streetscapes within the heritage conservation area. In particular, infill buildings should respect and be similar to the scale of neighbouring contributory buildings in the vicinity.
- The predominant height of contributory buildings in the street should be used as the starting point for the scale of infill buildings, rather than the highest building in the street (especially where the highest building is non-contributory or intrusive).
- Consideration must be given to the relative scale of the components of a building. Infill development must be designed with elements that reflect the scale of building elements in contributory buildings. For example, window proportions and the height of major elements such as parapets and eaves lines relative to neighbouring buildings, balustrades and roof lines.



### Form

10. The form of new buildings (i.e. massing and overall bulk) is consistent with the prevailing form of contributory buildings within the heritage conservation area.
11. New development relates to the massing of neighbouring contributory buildings.
12. The roof form, slope and pitch of new development reflects and is respectful of the typical forms of contributory buildings in the heritage conservation area.

### Setbacks and orientation

13. Infill development is setback consistent with the prevailing setbacks in the heritage conservation area. For example, zero lot lines to front boundaries is a development pattern that should be repeated where relevant to the streetscape.

### Materials and details

14. The materials and details of new development are compatible with, but not directly copy, those of contributory buildings in the streetscape.

### Vehicle accommodation

15. Garages and carports are sited at the rear or behind the building line.
16. Where a property has access to a rear lane, vehicle accommodation is located adjacent to the laneway, providing vehicle access from the laneway.
17. Additional vehicular crossings in heritage conservation areas are not supported unless the proposed car-parking is provided at the rear of the site.
18. Where access to the rear or side of the site is not available, single garages and carports are permitted where demonstrated that the impact on the streetscape is acceptable.
19. Where double garages are proposed it is at the rear and does not impact the public domain or appreciation of the character of the heritage conservation area.
20. Sandstone kerbing is not impacted.
21. Paving materials are terminated inside the property boundary and are not extended into the public domain.