

SECTION 13 HERITAGE & CONSERVATION

13.1 INTRODUCTION

North Sydney has a rich and diverse heritage. It comprises buildings, structures, places, aboriginal and archaeological sites, lookouts, streetscapes, urban patterns, parks and reserves, all of which contribute to the area's cultural life, sense of place and identity.

North Sydney's heritage is identified through the provisions of the LEP (heritage items and heritage conservation areas) and the DCP (contributory, neutral or uncharacteristic items). Each heritage item and heritage conservation area has special qualities. These qualities are intrinsic to their value and make them significant.

The need to accommodate more residents and workers within a constrained area is placing increased pressures on the ability to retain and protect the LGA's heritage. This section of the DCP seeks to provide a balance between these conflicting issues.

13.1.1 Guiding Statement

North Sydney's heritage is a tangible link between the past and present. How it is managed today will determine whether it can still be a link for present and future generations in accordance with the principles of intergenerational equity. Council's commitment to protecting North Sydney's heritage resources is expressed in the Guiding Statement.

Heritage conservation does not preclude change. The challenge is to manage pressures for increased development and contemporary living standards in ways that allow the rich tapestry of the historic environment to be retained for present and future generations.

Council will work to protect North Sydney's heritage by:

- (a) Ensuring Council decisions are consistent with policy as expressed in the LEP and the DCP;
- (b) Acknowledging the importance Aboriginal occupation and protecting sites that are important to Aboriginal culture and history;
- (c) Acknowledging and protecting North Sydney's archaeological remnants;
- (d) Committing to responsible management of Council's own heritage resources and heritage in the public domain;
- (e) Not supporting developments that remove or significantly reduce the heritage significance of any heritage item;
- (f) Striving to achieve an appropriate balance between contemporary expectations, environmental sustainability and protecting the elements that make an item significant or important to a conservation area's character;
- (g) Acknowledging and protecting the setting of heritage items;
- (h) Permitting flexible yet sensitive adaptation of heritage affected sites where appropriate. Council responds to guidance from and the planning principles of the NSW Land and Environment Court

Burra Charter

Council acknowledges the principles of and practices recommended by the Burra Charter in the conservation of items of cultural heritage and have informed the preparation of this section of the DCP. The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places). The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

When preparing a development application, the principles of the Burra Charter should be applied. It advocates a cautious approach to change: *do as much as necessary to care for*

the place and to make it useable but otherwise change it as little as possible so that cultural significance is retained. In the event of any inconsistencies between the Burra Charter and the DCP, the DCP will prevail.

13.1.2 General Objectives

The general objectives of this Section of the DCP are to:

- O1 establish a framework for detailed heritage and conservation planning in North Sydney;
- O2 ensure that Aboriginal heritage and archaeology are taken into consideration;
- O3 ensure that the assessment of applications for works on or in heritage items, heritage conservation areas and in the vicinity of heritage, are based on the identified heritage significance of the heritage item, conservation area, property, location or place;
- O4 ensure that supporting documentation is appropriate to the scale of the proposed works and heritage significance of the heritage item, conservation area, property, location or place;
- O5 facilitate opportunities to improve the understanding and/or appreciation of the heritage significance of any heritage item, conservation area, property, location or place; and
- O6 encourage sustainable development practices through the reuse and recycling of the existing building stock as appropriate.

13.1.3 When does this section of the DCP apply?

This Section of the DCP applies to:

- (a) properties that are individually listed as heritage items;
- (b) properties that form part of a group heritage item listing;
- (c) properties and structures within heritage conservation areas; and
- (d) properties within the vicinity of heritage items and heritage conservation areas.

13.1.4 Relationships to Other Sections

Where relevant, this Section of the DCP should be read in conjunction with the following Sections of the DCP:

- (a) Part A: Section 3 – Submitting an Application;
- (b) Part B: Section 1 – Residential Development;
- (c) Part B: Section 2 – Commercial and Mixed Use Development;
- (d) Part B: Section 3 – Non-residential Development in Residential Zones;
- (e) Part B: Section 9 – Advertising and Signage;
- (f) Part B: Section 10 – Car Parking and Transport;
- (g) Part B: Section 12 – Access;
- (h) Part B: Section 15 – Bushland;
- (i) Part B: Section 16 – Trees and Vegetation Management; and
- (j) Part C: Area Character Statements.

13.1.5 Relationship to other planning policies and requirements

Where relevant, this Section of the DCP needs to be read in conjunction with the following:

- [The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance](#) (Burra Charter); and
Note: The Burra Charter was first adopted in 1979 and is periodically updated to reflect developing understanding of the theory and practice of cultural heritage management.
- [Design In Context: Guidelines for infill development in the historic environment](#), 2005 (NSW Heritage Office).

In some instances, it may be difficult to reconcile all legislative requirements and heritage values. Council will exercise discretion where appropriate but reserves the right to refuse applications where the objectives or aims of this or other policies are not met.

Where a BASIX Certificate is required, applicants are encouraged to check compliance with BASIX well before the intended lodgement date of the development application as modifications can be required to achieve compliance.

13.1.6 When is development approval required?

Not all maintenance works or development to a heritage item or property within a heritage conservation area requires the lodgement of a development application or the obtaining of development approval. Table B-13.1 provides a guide to the application and approval process for works to a heritage item or to development within a heritage conservation area.

TABLE B-13.1: Development Approval Requirements

Category 1 Minor routine maintenance	No application required No development approval required
Category 2 Routine maintenance	Written request to Council required Council's authorisation required
Category 3 Exempt development	Written request to Council may be required Council's authorisation may be required
Category 4 Complying development	Complying development certificate required to Council or an accredited certifier Complying development certificate required
Category 5 All other works not identified	Development application to Council required Development consent required

Note: If you are unsure about the notification requirements for a particular type of work or development, contact Council's Planning Advisors.

Unless otherwise stated, Table B-13.2 applies to all heritage items, and to all properties and structures identified as contributory, neutral and uncharacteristic items within heritage conservation areas.



TABLE B13.2: Approval requirements for various examples of development types

Type of Work	Typical Examples
Category 1 – Minor routine maintenance	
<p><u>Description:</u> Work to protect and care for a building or work.</p> <p><u>Approval requirements:</u> Development consent is not required for minor routine maintenance works. Such works are permitted as <i>exempt development</i> pursuant to satisfying the provisions of cl.3.1 and Schedule 2 to NSLEP 2013. In particular, refer to development type – “<i>Minor routine maintenance of buildings identified as a heritage item or within a conservation area</i>” within Schedule 2 of NSLEP 2013.</p> <p><u>Application requirements:</u> No application required</p>	<ul style="list-style-type: none"> • Replacement of screws and bolts to secure fixtures. • Re-hinging doors and gates. • Replacement of plumbing and wiring which does not involve the replacement of fixed floor, wall or ceiling linings. • Repairing (excluding the replacement of floorboards), sanding, polishing or oiling floorboards. • Removal or replacement of floor coverings (excluding the removal of floorboards attached to joists or concrete slabs). • Maintenance or upgrade of kitchens or bathrooms (excluding the removal of walls, widening of openings, demolition of chimney breast or fireplaces). • Removal or replacement of built in cupboards. • Removal or replacement of internal light fittings. • Repainting internal surfaces of a building. • Replacement of broken glass panes within windows and does not involve a change in the opacity or colour of the glass. • Replacement of broken roof tiles.
Category 2 – Routine maintenance	
<p><u>Description:</u> Work to protect and care for a building or work. Work that does not alter the structure of the building.</p> <p><u>Approval requirements:</u> Written authorisation must be obtained from Council that states that the proposed works will not have an adverse impact on the heritage significance of an item or conservation area in accordance with cl.5.10(3)(a) of NSLEP 2013.</p> <p><u>Application requirements:</u> The applicant must notify Council in writing and Council must confirm or advise in writing that it is satisfied that the proposed development will not adversely affect the heritage significance of the heritage item. Refer to s.13.1.8 for the information to be included in a letter to Council requesting approval to undertake routine maintenance. If you are unsure about the notification requirement for a particular type of routine maintenance, contact Council’s Planning Advisors.</p>	<ul style="list-style-type: none"> • Repair, replacement, restoration or reconstruction of: <ul style="list-style-type: none"> ○ front fences ○ paths ○ roofing ○ letter boxes ○ decks ○ damaged guttering ○ damaged tuck pointing or roughcast rendering ○ handrails ○ steps ○ timber windows, doors or joinery • Repair or repainting of: <ul style="list-style-type: none"> ○ chimneys ○ verandahs ○ balcony balustrades ○ valences • Repair of existing tiling to: <ul style="list-style-type: none"> ○ balconies ○ verandahs ○ front steps ○ pathways • Replacing or maintaining gardens with compatible plants, trees, shrubs and lawns. • Removal of unsympathetic and non-original features to the building.



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TABLE B13.2: Approval requirements for various examples of development types

Type of Work	Typical Examples
	<ul style="list-style-type: none"> • Garden maintenance. • Any other minor maintenance or restoration works not listed above that Council considers are not likely to have an adverse impact on heritage significance.
Category 3 – Exempt development	
<p><u>Description:</u> Development that is considered minor and will have a minimal impact on the local environment.</p> <p><u>Approval requirements:</u> Development consent is not required for exempt development provided the requirements outlined in cl.3.1 and Schedule 2 of NSLEP 2013 are satisfied or the relevant provisions of above mentioned SEPPs.</p> <p><u>Application requirements:</u> Depending on the type of exempt development, the applicant may be required to notify Council in writing and Council must confirm or advise in writing that it is satisfied that the proposed development would not adversely affect the heritage significance of the item.</p> <p>Refer to s.13.1.8 of this DCP for the information to be included in a letter to Council requesting approval to undertake exempt development.</p> <p>If you are unsure about the notification requirement for a particular type of exempt development, contact Council’s Planning Advisors.</p>	<p>Refer to Schedule 2 of NSLEP 2013 for a complete list of exempt development applicable to heritage items or properties within a heritage conservation area.</p> <p>In addition, refer to the relevant sections of the following State Environmental Planning Polices (SEPPs) that relate to exempt development:</p> <ul style="list-style-type: none"> • SEPP (Exempt and Complying Development Codes) 2008 • SEPP (Transport and Infrastructure) 2021
Category 4 - Complying development	
<p><u>Description:</u> Low impact development types that can be addressed by predetermined development standards.</p> <p><i>Complying development does not apply to heritage items listed in Schedule 5 of NSLEP 2013.</i></p> <p>Complying development may apply to contributory, neutral and uncharacteristic items within a heritage conservation area.</p> <p><u>Approval requirements:</u> Development consent is not required for complying development outlined in Schedule 3 of NSLEP 2013.</p> <p>To carry out the development you must obtain a Complying Development Certificate from an accredited certifier, or Council.</p> <p>If your application is successful, the council or certifier will issue a Complying Development Certificate, subject to conditions.</p> <p><u>Application requirements:</u> A Complying Development Certificate to be submitted to Council or an accredited certifier.</p> <p>If unsure about the notification requirement for a particular type of complying development, contact Council’s Planning Advisors.</p>	<p>Refer to Schedule 3 of NSLEP 2013 for a complete list of complying development.</p> <p>In addition, refer to the relevant sections of the following State Environmental Planning Polices (SEPPs) that relate to complying development:</p> <ul style="list-style-type: none"> • SEPP (Exempt and Complying Development Codes) 2008 • SEPP (Transport and Infrastructure) 2021

TABLE B13.2: Approval requirements for various examples of development types

Type of Work	Typical Examples
Category 5 – Development consent	
<p><u>Description:</u> Development not identified in Categories 1 to 4 inclusive.</p> <p><u>Approval requirements:</u> Development consent is required pursuant to Clause 5.10(2) of NSLEP 2013.</p> <p><u>Application requirements:</u> Development application to be submitted to Council.</p>	<p>All other works not identified above.</p>

13.1.7 Understanding your property’s history

There are number of ways to determine the heritage significance of heritage items and conservation areas.

Heritage Inventory data sheets

The first source of information is to determine if a Heritage Inventory data sheet for the heritage item or conservation area. Heritage Inventory data sheets have been prepared for all heritage items and conservation areas listed in Schedule 5 to NSLEP 2013. The data sheets are available from NSW Heritage at: <https://www.environment.nsw.gov.au/topics/heritage/search-heritage-databases/state-heritage-inventory> or from the Heritage Centre at Stanton Library, 234 Miller Street, North Sydney.

It should be noted that not all data sheets are comprehensive and limited details on the data sheet does not mean that the heritage item is not significant.

Researching property history

Where a Heritage Inventory data sheet for a particular heritage item does not have a detailed documented history, additional research is necessary.

The purpose of undertaking research into a property’s history is to assist property owners and applicant to understand the significance of the item or place which in turn should help to inform future development options. . It also assists Council in considering how a proposed development has taken into account the history and significant features of the item or place. Important or relevant information may include:

- (a) **Construction details:** date, architect/builder, period of subdivision, names of any significant owner or people who have lived at the premises, significant previous uses or associations.
- (b) **Heritage significance:** additional information to supplement details provided on heritage item or heritage conservation area listing sheets.
- (c) **Intactness:** details of changes that have been made to the property over time and assessment of the intactness of the item or implications of layers of history.

Area Character Statements

Part C to this DCP contains the Area Character Statements for each Planning Area and Locality Area in the Local Government Area. The Locality Areas are in part based on heritage conservation areas as identified in Schedule 5 to NSLEP 2013. The Character Statements for each of the heritage conservation areas provide an explanation as to why each Area is significant and identifies those elements which positively contribute to the character of that area and those which do not.

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North Sydney Heritage Centre

The North Sydney Heritage Centre in the Stanton Library has extensive information about the social and cultural heritage of the local area, with a particular focus on the built environment. The Heritage Centre collects primary and secondary material for a wide range of historical research, including family history, house histories and heritage reports. This is available for the community and is an excellent resource for applicants. Many of the Heritage Centre's resources may be accessed at:

<https://www.northsydney.nsw.gov.au/heritage>

13.1.8 Heritage Applications

Additional submission requirements

Where a proposal seeks to undertake works to a heritage item, on land adjacent to or in the vicinity of a heritage item, or within a heritage conservation area, specific information relating to heritage is required to be submitted to Council for consideration as part of a development application or an authorisation application. The extent of information required depends on the heritage significance of the building, property or conservation area affected, its relative contribution to a heritage conservation area (if applicable), and the scope and nature of works proposed.

Authorisation Applications

Authorisation applications comprise Category 2 – Routine Maintenance or Category 3 – Exempt Development works (i.e. refer to Table B-13.2 to this DCP) and require at least the following information to be provided:

- (a) Details of the site;
- (b) A description of the proposed work including details of materials, finishes and colours noting changes from existing;
- (c) Photographs; and
- (d) Where relevant, a statement confirming that all relevant criteria for exempt development have been met.

Development Applications

Development applications comprising Category 5 – Development consent (i.e. refer to Table B-13.2 to this DCP) are required to provide all information listed in the general submission requirements as set out in Part A: Section 3 – *Submitting an Application* of the DCP. In addition to these requirements, heritage applications for Category 5 works may also be required to provide any of the following:

- (a) For development applications for heritage items and buildings in heritage conservation areas may require:
 - (i) A **Statement of Heritage Impact**;
 - (ii) All sets of plans clearly indicating, in colour, existing walls to be removed and those to remain;
 - (iii) Measured drawings of the existing building including elevations;
 - (iv) Details of external materials and finishes (including colour schemes);
 - (v) A **Conservation Management Plan**.
- (b) For development applications proposing substantial redevelopment or alterations and additions to, or demolition of heritage items may require:
 - (i) **Demolition Report**;
 - (ii) **Structural Report** prepared by a structural engineer and is to verify that the proposed works will not detrimentally affect the structural stability of the building.



- (c) For development applications for any site in the vicinity of a heritage item (Refer to the vicinity controls at Section 13.4 to this Part) that is likely to impact on the setting of the heritage item may require:

- (i) a **Statement of Heritage Impact**.

Note: Items listed on the State Heritage Register are required to obtain separate approval from the NSW Heritage Council under Section 60 of the NSW [Heritage Act 1977](#). Details for application details and exemptions under the [Heritage Act 1977](#) are available at <https://www.environment.nsw.gov.au/topics/heritage>.

Before preparing an Authorisation Application or Development Application, it is recommended to contact Council to determine the level of additional submission requirements.

Conservation Management Plans

Council requires a conservation management plan to be provided with applications that propose changes to a heritage item of state heritage significance. They may also be required with applications where substantial changes are proposed to large or complex heritage items of local significance, or where Council considers the significance of the heritage item and the extent of change proposed warrant more detailed and rigorous assessment.

Further details on preparing Conservation Management Plans are available at <https://www.environment.nsw.gov.au/topics/heritage>.

Statement of Heritage Impact

A Statement of Heritage Impact is to be submitted with applications for development affecting:

- (a) Heritage items (other than where a Conservation Management Plan is required) including applications for fire upgrading; and
- (b) Properties within heritage conservation areas.

A Statement of Heritage Impact should address at least the following:

- (a) Historical development of the site;
- (b) Description of the item and its setting (e.g. garden, fences, ancillary buildings, etc);

Note: This aspect should also include existing plans/sections and elevations to appropriately document the evolving history of the site and to assist in making a clear comparison and assessment of the impact of the new work on the cultural significance of the place

- (c) Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period;
- (d) Heritage significance (use Heritage NSW's [Assessing Heritage Significance](#) guidelines and heritage inventory data sheets);
- (e) The proposal's anticipated impact on the heritage significance of the identified heritage item or place and its setting, any identified conservation area and/or nearby heritage items;
- (f) Design options and rationale for the preferred option; and
- (g) Relevant conservation principles in accordance with ICOMOS Burra Charter.

When preparing a Statement of Heritage Impact, the chronological layers of a property must be identified to establish the relative heritage significance and conservation value of various elements.

A Statement of Heritage Impact can be prepared by either a specialist heritage consultant or property owner. However, applicants should be advised that Council will only consider those Statements which adequately address the concerns arising from the proposed development. Guidance on preparing Statements of Heritage Impact is available at <https://www.environment.nsw.gov.au/topics/heritage>. You may also consult with Council prior to lodging your application.



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Demolition and site redevelopment

Requests to demolish heritage items or contributory items within heritage conservation areas are not supported by Council. However, should an applicant insist in pursuing such a request, the onus is on the applicant to demonstrate why the building is not reasonably capable of retention.

Demolition of a heritage item is usually only considered where the structure is unsound. In its determination of any application to demolish a heritage item, Council will give consideration to the relevant Planning Principles established by the Land and Environment Court. The Planning Principles can be viewed on the Land and Environment Court's website (<https://www.lec.nsw.gov.au/practice-and-procedure/principles/planning-principals.html>).

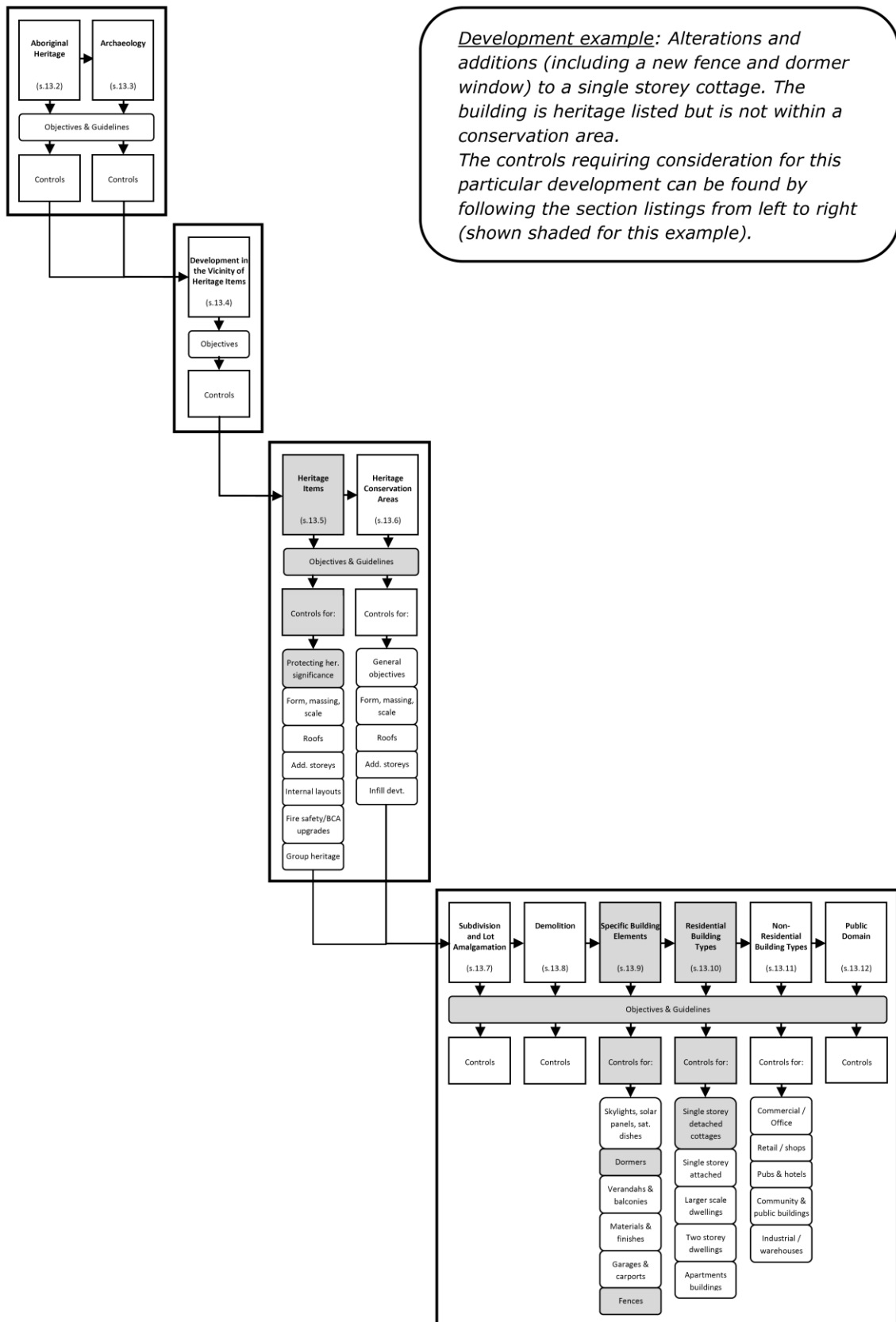
A Demolition Report is required to accompany any application for demolition of a **heritage item** or **contributory item in a heritage conservation area**. The report is to provide details of the heritage significance of the heritage item or contribution of the contributory item to the heritage conservation area, and is to address the matters at s.13.8 to this Part of the DCP.

Plans of the replacement development are to be submitted with any application for demolition. Submitting the documentation to seek approval to demolish a heritage item or contributory item does not imply that approval will be granted. Council may seek independent advice on aspects of any application for demolition.

13.1.9 Using this section

Heritage development applications are to be consistent with the DCP aims, objectives and controls that apply to the proposal. Notes in the right-hand column of the DCP and supporting diagrams provide additional detail to assist interpretation of the controls and links to other documents are relevant. The Guiding Statement at s.13.1.2 to this Part of the DCP is an expression of Council's intent for the decision making process for heritage development applications.

The flowchart within Figure B-13.1 illustrates the linear nature of this section and may assist in navigating through it when preparing a development application.



Development example: Alterations and additions (including a new fence and dormer window) to a single storey cottage. The building is heritage listed but is not within a conservation area. The controls requiring consideration for this particular development can be found by following the section listings from left to right (shown shaded for this example).

Figure B-13.1:
Flowchart outlining process for using this Section of the DCP.

13.2 ABORIGINAL HERITAGE

There are a number of known Aboriginal places of heritage significance located within the North Sydney Local Government Area. The location of these known places are not readily available to the general public.

There is also potential for the existence of Aboriginal places of significance and Aboriginal objects on sites that are not currently known about. Such places generally occur:

- along the harbour foreshores and creeklines and streams; and
- on sites containing sandstone outcropping (including flat surfaces above cliffs and scarps, rock shelters on slopes below ridges cliffs and scarps and beneath or part of fallen boulders).

Sites will be more common where properties adjoin bushland and where sandstone cliffs contain overhangs and less common where the land has been heavily modified. Commercial areas where land disturbance has been most intensive will have the lowest frequency of sites.

Notes: Refer to the [National Parks and Wildlife Act 1974](#) for requirements to protect and preserve Aboriginal objects and places of significance.
 Applicants are encouraged to contact the Metropolitan Local Aboriginal Land Council officer, North Sydney Council Aboriginal Heritage Manager and/or the National Parks and Wildlife Service (which forms part of the NSW Office of Environment and Heritage) before lodging a development application.

Objectives

- O1 Acknowledge the importance of Aboriginal heritage as part of North Sydney's heritage resources.
- O2 Protect Aboriginal objects and Aboriginal places of heritage significance by minimising the likelihood of disturbance from development.
- O3 Minimise potential for interference with archaeological objects as a result of development by encouraging relics to be preserved in-situ.

Provisions

- P1 Obtain relevant approvals from the Aboriginal Heritage Office prior to commencing work where a site contains, or has potential for Aboriginal objects.
- P2 Building and landscaping works, including paths and driveways are not to disturb any Aboriginal objects.
- P3 Minimise disturbance and exposure of areas along the foreshore, including excavations for swimming pools, jetties and boat sheds.
- P4 Site structures away from the foreshore where possible.
- P5 Minimise disturbance to rock outcrops and overhangs.

13.3 ARCHAEOLOGY

This subsection of the DCP only deals with non-Aboriginal archaeology (i.e. European Heritage) and refers to sites, which are addressed in s.13.2 above. It primarily relates to sites of known or potential cultural significance, both below and above ground which have the potential to increase our knowledge of earlier human occupation, activities and events.

Notes: Archaeological resources are protected by the relics provisions of the NSW [Heritage Act 1977](#).
 A lot of North Sydney's archaeology is related to maritime history. Old machinery and equipment can be an important link to the industrial and maritime heritage of the area.

Objectives

- O1 Acknowledge the importance of archaeology as part of North Sydney's heritage resources.
- O2 Minimise potential for interference with archaeological heritage as a result of development by encouraging relics to be preserved in-situ.

Provisions

- P1 Minimise the depth and extent of any excavation and locate new work away from areas known to contain archaeological relics.
- P2 Minimise disturbance along foreshore areas where there is a high likelihood of relics. This includes excavation and exposure of subsoil areas for swimming pools, jetties or boat sheds.
- P3 Locate structures to minimise changes to the natural landform.
- P4 Minimise disturbance to below ground and sub-floor areas by careful siting of new work to conserve potential archaeology.
- P5 Ensure reversibility of changes (as relevant).

13.4 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS

The setting of a heritage item often contributes to its heritage significance. With historic curtilage, the setting can extend beyond current property boundaries, and will be different for each heritage item.

Development near heritage items is required to consider the potential for new work to impact on the heritage item's setting. This requires an understanding the role of the site in the streetscape, and in relation to the heritage item.

If Council's heritage assessment staff confirm that the vicinity controls will apply to your property, then a **Statement of Heritage Impact may be required** with your development application.

Objectives

- O1 Ensure that new work is designed and sited so as to not detrimentally impact upon the heritage significance of the heritage item and its setting.

Provisions

- P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.
- P2 Maintain significant public domain views to and from the heritage item.
- P3 Ensure compatibility with the orientation and alignment of the heritage item.
- P4 Provide an adequate area around the heritage item to allow for its interpretation.
- P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.
- P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).

13.5 HERITAGE ITEMS

Heritage items are listed in Schedule 5 of NSLEP 2013. Heritage items can comprise land, works, vegetation, structures, moveable objects, places, buildings, groups of buildings or combinations of some or all of these elements.

Council adopts a "whole property" approach for heritage items. This is because the heritage significance of any heritage item normally relates to more than the front or street façade of buildings.

Council will consider the analysis and weighting of significance to various elements of a property. It is important to discuss the analysis with Council's planning and heritage advisors, prior to the lodgement of any development application.

13.5.1 Protecting heritage significance

Objectives

- O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.
Note: Council does not support demolition of heritage items as a matter of principle.
- O2 Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item.
Note: Development to heritage items should be sympathetic, and achieve a reasonable balance between contemporary expectations, environmental sustainability and protecting heritage significance.
- O3 Ensure significant features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.
- O4 Acknowledge changes over time to heritage items, as subsequent layers may also be of significance.
- O5 Encourage reinstatement of missing details and the removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.
- O6 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.
- O7 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.
- O8 Encourage changes to be reversible where possible and appropriate.

Provisions

- P1 Retain features (including natural and cultural landscape features) that contribute to the significance of the item.
- P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.
- P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.
- P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item’s history or development.
- P5 Locate change away from original areas of the heritage item that are intact. For example, where a building’s significance is related to the front of a building, locate new work to the rear.
- P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.

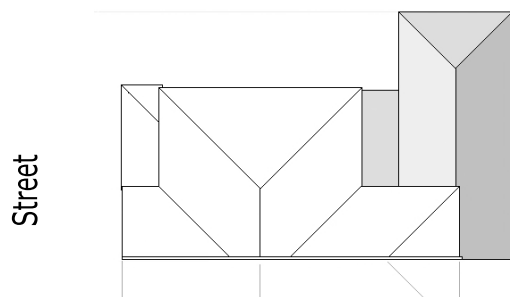


Figure B-13.2:
Locate change away from the primary intact areas of the heritage item – changes to the rear are often preferable.

13.5.2 Form, massing, scale

Objectives

- O1 To allow alterations and additions to heritage items, where the new work does not impact on the heritage significance of the heritage item.
- O2 To maintain and promote the original built form of the heritage item as viewed from the public domain.

Provisions

- P1 Locate alterations and additions away from principal elevations and primary forms, and behind and below the main ridge line.

Note: Alterations and additions should occur to the rear of heritage items such that they are not visible from the public domain.

- P2 Ensure that alterations and additions are smaller in scale, height and massing than the existing building.
- P3 Locate additions within characteristic setbacks.

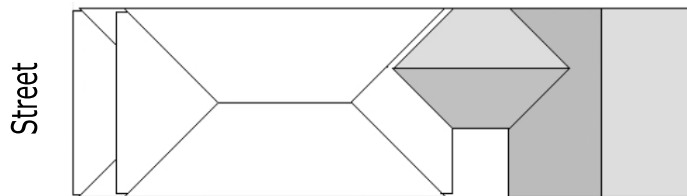


Figure B-13.3:

Additions should be smaller in scale and length than the existing building.

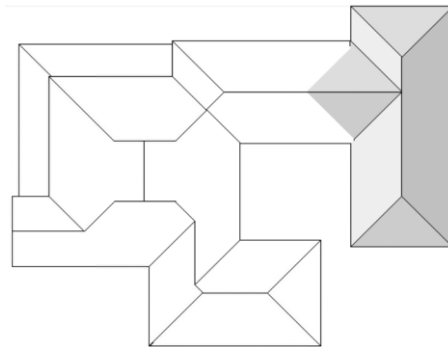


Figure B-13.4:

New work should maintain the integrity of the building form, allowing the original form to be discerned.

Integrity of building form

- P4 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned.
- P5 Additions should be submissive in bulk and scale in comparison to the original building form (i.e. additions should generally be smaller in footprint and lessor in height than the original building form).

13.5.3 Additional storeys

The suitability of adding additional levels to any heritage item will depend on the form, scale, architectural style and heritage significance of the heritage item. Additional storeys are not appropriate where the building is part of an intact group.

Objectives

- O1 To minimise the visual dominance of any new work from public places.

Heritage & Conservation

Provisions

- P1 Additional storeys must be confined to within the existing roof space or below the gutter line of the main roof. Whole floor additions will not be supported. Refer to Figure B-13.6
- P2 The consent authority may consider permitting additional levels at the rear of a building, but only where those levels are located below and behind the main ridge line.

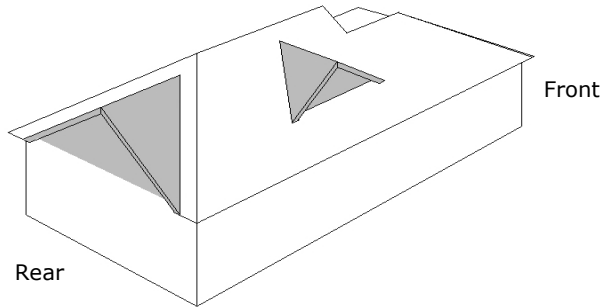


Figure B-13.5:

Consider use of existing roof space at the rear of a building rather than constructing an additional storey.

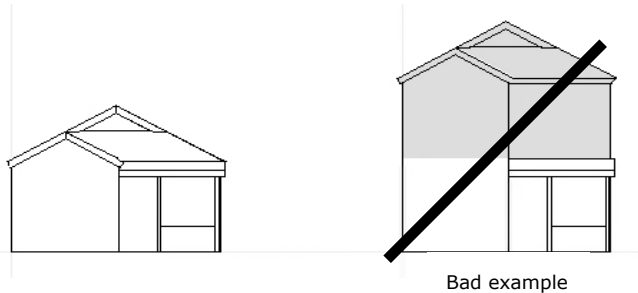


Figure B-13.6:

Whole floor additions are generally not supported. Consider use of existing roof space with dormer windows subject to the controls in Section 13.7.3. to this Part

13.5.4 Roofs

Roofs are often prominent elements of heritage items in North Sydney, and combine in many heritage conservation areas to give a distinctive skyline pattern.

Objectives

- O1 To ensure that original roofs, their hierarchy and materials are retained.

Provisions

- P1 Retain hierarchy of roof forms, with dominant forms maintained on the primary facades.
- P2 Retain original roofing materials, such as slate or terracotta tiles.
- P3 Retain chimneys and other decorative roof elements.
- P4 Where new roof form additions are proposed, they must be set lower than the existing primary roof ridge and be designed to positively respond to the roofs prevailing character.
- P5 All new services/drains/etc to be internal and/or of suitable materials.
- P6 Original roof forms are not to be modified to accommodate decks or balconies.

13.5.5 Interior layouts

The floor plan of a heritage item is normally intrinsic to its built form. Retaining internal elements is often a good way to ensure structural security.

Council seeks the retention of significant interior elements, as a building that retains its traditional layout and features is more likely to retain its significance than a building that has been extensively changed inside.

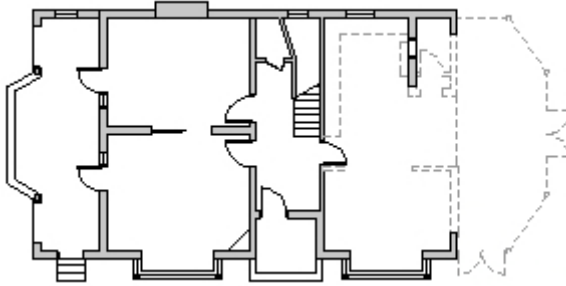


Figure B-13.7:

Demolition is concentrated to the rear and original rooms of significance are left intact.

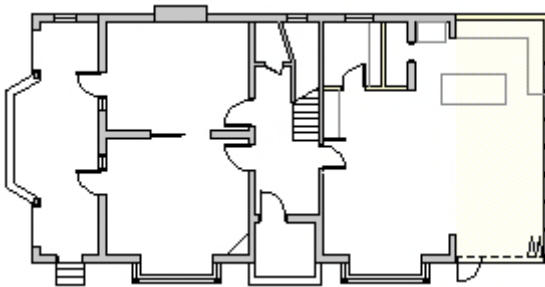


Figure B-13.8:

The rear section is replanned and is the focus of the new work.

Objectives

O1 To ensure that significant interior elements are retained and preserved.

Provisions

- P1 Applications are to be accompanied by current photographs of interior features, including walls, floors, ceilings, windows and fireplaces etc.
- P2 Minimise change to the original or significant internal room configuration/layout (as appropriate) so that the evolution of the building remains discernable. This can be achieved by retaining wall nibs, decorative ceilings, joinery and original features such as fire places.
- P3 Kitchens or bathrooms must not be located within primary rooms of significance, unless all of the following are achieved:
 - (a) all of the original interior detailing is retained;
 - (b) the volume of the room can still be appreciated;
 - (c) the original use of the room is still interpretable;
 - (d) new services do not adversely impact on significant fabric; and
 - (e) the works can be fully reversed, such that the room may reverted to its original purpose.
- P4 Retain access and relationship to original building entrances and associated hallways.
- P5 Retain significant internal original features including joinery, door sets, fire places, flooring, cornices and ceilings.
- P6 Locate alterations away from rooms that have intact or significant features.
- P7 Ensure new openings have similar dimensions or are compatible with existing openings, such as width and height of double doors.
- P8 Provide for reversibility of internal changes (where appropriate and reasonable).

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13.5.6 Upgrading for fire safety, BCA and other matters

Older buildings do not always meet contemporary building regulations. This is particularly so with many heritage buildings. It is important that these older buildings are upgraded to ensure the safety of their occupants. Whilst some minor upgrades may constitute exempt or complying development, some will also require development consent.

Objectives

- O1 To ensure that buildings are constructed to an appropriate standard to ensure the safety of its occupants, whilst retaining heritage significance.

Provisions

- P1 Proposed fire upgrades to heritage buildings are to be accompanied by a heritage analysis carried out by a suitably qualified heritage consultant.
- P2 Fire and other upgrades are to be consistent with the heritage significance applicable to the property. Upgrades and replacement of balconies, stairs, timber windows etc are to be sensitive to that significance.
- P3 Fire and other upgrading works need to balance the fire safety and other compliance needs with protecting heritage significance. In order to achieve the most appropriate outcome, applicants may need to utilise alternate solutions to BCA compliance issues.

13.5.7 Group heritage items

There are many examples of semi-detached dwellings and attached dwellings which have common or shared features. Alterations and additions to one building within the group can affect the heritage significance of the group as a whole.

The controls in this subsection apply to heritage items that form part of a group as identified on the relevant heritage data inventory sheet.

Where there is an inconsistency between this subsection and another subsection in this Section, this subsection will prevail.



Figure B-13.9:
Example of a group heritage item.

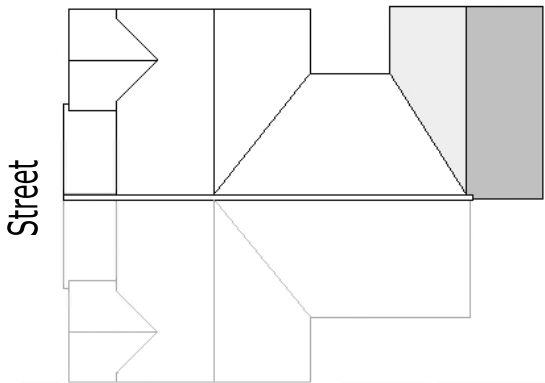


Figure B-13.10:
For group and pair items – locate new work away from the shared and/or significant elements of the group.

Objectives

- O1 Retain the significant features or characteristics of the group but allow flexibility for change where significance will not be affected.

Provisions

P1 Retain significant features that are common to the group.

Note: Council may require reinstatement of missing details on **group heritage items** where physical or documentary evidence is available

P2 Locate new work away from the significant elements of the group.

P3 Retain significant historical boundaries.

13.6 HERITAGE CONSERVATION AREAS

Heritage conservation areas are listed in schedule 5 of the NSLEP 2013 and are illustrated on the Heritage Maps to the LEP. Heritage conservation areas have a cohesive sense of place. Their significance is often a function of the subdivision and street pattern, combined with buildings that share common periods of development, historical associations, materials, form and scale.

Buildings that are not heritage items are identified as contributory, neutral or uncharacteristic. The contribution of any building to the conservation area should guide the approach to development, as set out below.

Note: This Section should be read in tandem with the relevant Area Character Statement (refer to Part C of the DCP). Contributory and uncharacteristic items are listed in Tables App-A.1 and App-A.2 within Appendix A to this DCP. All other properties within a heritage conservation area and is not listed as a contributory or uncharacteristic item is deemed to be a neutral item.



Contributory items are part of the collective significance of the particular conservation area in which they are located. They are important for what they offer to the streetscape or character of the heritage conservation area. As a result, the focus for contributory items is how the building appears in the public domain, and especially from the street.

Council does not support the demolition of contributory items.



Neutral items are not defining, but do not detract from the overall character of a conservation area. They often represent the original era of development and may display the predominant architectural style.

The focus for neutral items is how the building appears in the street and public domain. The intention is to achieve a neutral or improved built outcome by removing previous unsympathetic alterations, or adding features that are characteristic of an area.



Uncharacteristic items are buildings and structures that are intrusive and detract from the character and significance of the heritage conservation area. They are not suitable benchmarks for new developments. Replacement buildings are to achieve a neutral or contributory status.

13.6.1 General Objectives

The objectives to section 13.6 are to:

O1 Ensure that new development is designed to retain and complement the character and significance of the conservation area (refer to Part C of this DCP for a description of the significance of the heritage conservation area).

O2 Ensure that contributory items are retained and where practical improved, with a focus to locate new work to the rear or away from publicly visible elevations of building.

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- O3 Enable neutral items to be improved such that they contribute to the character of the heritage conservation area through the removal of unsympathetic and inappropriate elements, and reinstating missing details where appropriate.
- O4 Encourage change that will remove uncharacteristic items or reduce the extent of their intrusion.

13.6.2 Form, massing and scale

Objectives

- O1 To ensure new development has a compatible and complementary building form and scale to that which characterises the conservation area.
- O2 To maintain and enhance streetscape character as identified within the Area Character Statements.

Provisions

- P1 Development should reflect the bulk, mass, scale, orientation, curtilage and setbacks of surrounding heritage and contributory items.
- P2 Development should recognise and complement the predominant architectural scale and form of the area.
- P3 Do not obstruct existing views in the public domain, including slot views over and between buildings as these provide connection and contribute to the context of the area’s location.
- P4 Reinststate characteristic and decorative features to **contributory items** where alterations and additions are proposed. This could include reinstatement of verandahs and balconies, joinery, chimneys, fences or window detailing.
- P5 Achieve a neutral outcome to **neutral items** or improved outcome to **neutral items** which were constructed in the core period of development by:
 - (a) respecting original or characteristic building patterns in terms of bulk, form, scale and height;
 - (b) minimising changes to original and characteristic features;
 - (c) removing unsympathetic and uncharacteristic changes and/or;
 - (d) reinstating characteristic details where there is physical or documentary evidence.

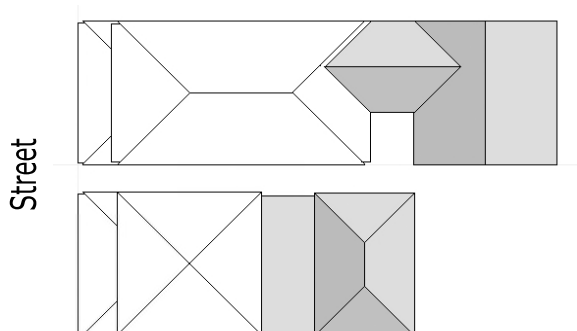


Figure B-13.11:
Minimise changes to the front elevations, consider pavilion extensions.

- P6 Achieve an improved outcome to **uncharacteristic items** by removing the uncharacteristic or intrusive element or incorporating changes to improve the contextual design and visual impact of the site.
- P7 Respond to characteristic building alignments by not building forward of the established or characteristic front setback.

- P8 Repeat any consistent pattern of side and rear setbacks of heritage and contributory items in the vicinity of the site.
- P9 New work may adopt a contemporary character, provided the development is not likely to have a detrimental impact on the characteristic built form of the area, particularly in terms of bulk, scale, height, form or materials.

13.6.3 Roofs

Objectives

- O1 To maintain the characteristic roof profiles and roofing materials within a heritage conservation area.

Provisions

- P1 Roof form, pitch and materials are to be compatible with heritage and contributory items in the conservation area, as identified in the relevant character area statement (refer to Part C of the DCP).



Figure B-13.12:
Roofs can be unifying elements of conservation areas.



Figure B-13.13:
Buildings from the nineteenth and early twentieth centuries often have steep pitches and formal geometry that combines to give a distinctive skyline.

13.6.4 Additional storeys and levels

Objectives

- O1 To ensure that the scale of the streetscape and context of the heritage conservation area are respected.

Provisions

- P1 Additional storeys or upper level additions are not supported in heritage conservation areas.
- P2 Despite P1, the consent authority may permit an additional storey or upper level addition, but only if the applicant can demonstrate:
 - (a) that the resultant building will exhibit a similar scale to that in the vicinity of the site, and
 - (b) that the design respects the heritage characteristics of the area; and
 - (c) that the additional storey does not alter the form or scale of any heritage or contributory items.

Note: Modest cottages need to retain a small form and height.

- P3 Typically, additions should be set back behind the main roof lines and should be located substantially within the existing roof.

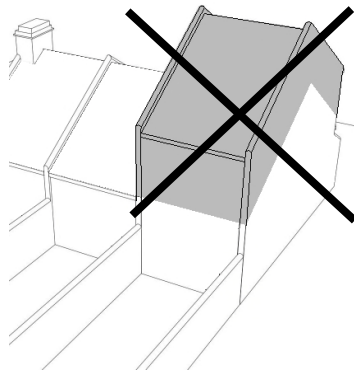


Figure B-13.14:

Additional storeys are usually not appropriate, particularly where the existing building is part of an intact group or streetscape.

13.6.5 Internal layouts

While Council does not seek to control changes within contributory, neutral or uncharacteristic buildings in heritage conservation areas, the internal layout of a building can be indicative of its heritage significance. This significance normally only comes to light once a property owner seeks to undertake new works.

Retaining internal elements is often a good way to ensure structural soundness.

Objectives

- O1 To ensure that significant interiors are retained.

Provisions

- P1 Consideration is given to the internal layouts of buildings.
- P2 Where interior layouts are determined to be significant, they should be retained.

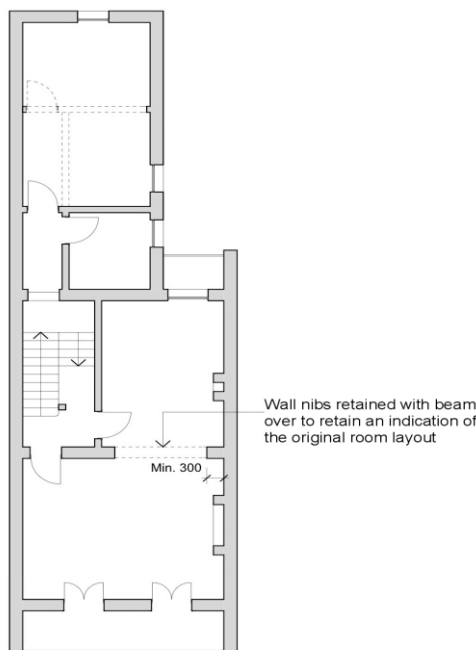


Figure B-13.16:

Retaining wall nibs gives an indication of the original layout.

13.6.6 Infill development in conservation areas

Infill development refers to any new building in a heritage conservation area. Heritage items are good reference points for indicating appropriate bulk, massing, scale, and material usage.

Objectives

- O1 To ensure that new development is consistent in terms of materials, bulk, scale, character and setback with significant buildings in the heritage conservation area.

Provisions

- P1 Infill developments in heritage conservation areas need to positively respond to the setting and special character of the area, as outlined in the relevant character area statement (refer to Part C of the DCP).
- P2 Consideration be given to the NSW Heritage Office’s publication *Design In Context* provides guidance for infill development, copies of which are available from their website - <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/design-in-context-guidelines-for-infill-development-historic-environment.pdf>.



Figure B-13.16:
Good infill development responds to the form, scale, setbacks and modulation of characteristic adjoining developments.



Figure B-13.17:
Poor infill development does not respond well to adjoining characteristic developments.

13.7 SUBDIVISION AND LOT AMALGAMATION

The subdivision pattern typically reflects the area’s development history and underpins its significance. Unsympathetic developments often occur where there is a change to the characteristic subdivision pattern.

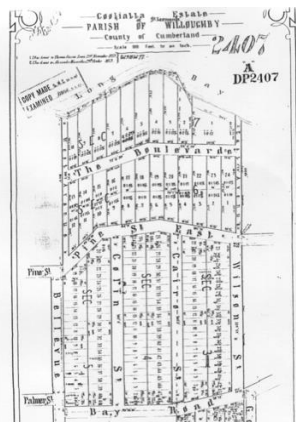


Figure B-13.18
Subdivision of the Carlotta Estate, Cammeray 1889.



Figure B-13.19
The subdivision created a large number of small lots that led to the construction of single storey Federation and Edwardian cottages that are distinctive of the area.



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Part C of the DCP contains area character statements for each heritage conservation area, which include extracts from historic maps that illustrate the subdivision of each area over time.

Objectives

- O1 To ensure that the character of heritage conservation areas are not adversely affected from inappropriate development.
- O2 To ensure the significance of heritage items are not reduced through reduced curtilages.

Provisions

- P3 Subdivision patterns should reflect that identified in the relevant area character statements (refer to Part C of the DCP).
- P4 Changes to property boundaries will not be permitted where it will result in the reduction of a curtilage to a heritage item, where it results in an adverse impact upon the items significance.

13.8 DEMOLITION

These controls apply to development applications for demolition works to heritage items and sites within heritage conservation areas.

Objectives

- O1 To ensure that heritage items and buildings which positively contribute to the significance and character of a heritage conservation area retained.
- O2 To outline the criteria which need to be considered by Council should applicant still seek to demolish the heritage item or building which positively contributes to a heritage conservation area.

Provisions

Demolition of heritage items

- P1 Heritage items must not be demolished and demolition will not be supported by Council.
- P2 Despite P1 above, Council may consider the demolition of a heritage item, but only where an applicant can satisfactorily demonstrate:
 - (a) why it is not reasonable to conserve the heritage item taking into consideration:
 - (i) The heritage significance of the property; and
 - (ii) the structural condition of the building; and
 - (iii) pest inspection reports; and
 - (iv) whether the building constitutes a danger to the public.
 - (b) that alternative options to demolition have been considered with reasons provided as to why the alternatives are not acceptable.

Note: A report from a qualified quantity surveyor is required where the costs of retention are part of the justification for the proposed demolition.

Note: Plans of the replacement building are to be lodged concurrently so that the applications can be assessed concurrently.

Demolition of contributory items

- P3 Contributory items must not be demolished and demolition will not be supported by Council.



- P4 Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:
- (a) that the building’s contribution to the streetscape or character of the conservation area does not warrant its retention;
 - (b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable; and
 - (c) that any replacement building is compatible with the characteristic built elements of the heritage conservation area as identified in the relevant Area Character Statement (refer to Part C of the DCP).

Demolition of neutral items

- P5 Neutral items should not be demolished and demolition will generally not be supported by Council.
- P6 Despite P5 above, Council may consider the demolition of a neutral item, but only where the applicant can demonstrate:
- (a) the existing building is not capable of adaptation or modification in a way that will reasonably meet contemporary amenity and living standards while also improving the appearance and contribution of the building to the area’s character;
 - (b) that any replacement building improves the contribution of the site to the area’s character in terms of form, setbacks, bulk, scale, materials and style;
 - (c) that sustainability outcomes of the proposed replacement development reasonably justify the change; and
 - (d) that all reasonable alternatives to demolition have been considered.

Demolition of uncharacteristic items

- P7 Council will only consider the demolition of uncharacteristic items if the applicant can satisfactorily demonstrate:
- (a) that the replacement building will allow the site to be reclassified from at least “uncharacteristic” to “neutral”; and
 - (b) that sustainability outcomes of the proposed replacement development reasonably justify the change.

13.9 CONTROLS FOR SPECIFIC BUILDING ELEMENTS

These controls apply to development applications for works to heritage items and sites within heritage conservation areas.

Part C to this DCP contains the Area Character Statements for each Planning Area and Locality Area in the Local Government Area. These Character Statements for each of the heritage conservation areas identify characteristic elements, built form elements which positively contribute to the character of that area. The statements also identify uncharacteristic elements, which detract from the character and heritage significance of a conservation area.

It is important to note that uncharacteristic elements, whilst potentially common within a conservation area, are in fact undesirable, detract from or are simply unsympathetic to the heritage significance of the area. These uncharacteristic elements should be removed wherever possible.

13.9.1 Skylights, solar panels and satellite dishes

Structures placed on the roof a heritage item or building within a heritage conservation area can be intrusive.

Heritage & Conservation

Objectives

- O1 To ensure that skylights, solar panels and satellite dishes do not detrimentally impact upon the significance of heritage items and heritage conservation areas.

Provisions

- P1 Locate skylights, solar panels and other roof mounted structures away from visually prominent roof planes and front elevations.



Figure B-13.20:

Skylights are an effective way to improve light and ventilation but need to be carefully located as they can be intrusive on front elevations.

13.9.2 Dormer windows

Dormers can be an effective way to make use of existing space within the home. Dormers should not appear “tacked on” and should not dominate or appear as a second storey. Design clues should be taken from the existing building.

Objectives

- O1 To ensure that dormer windows do not detrimentally impact upon the significance of heritage items and heritage conservation areas.

Provisions

- P1 Are to comply with the requirements for dormers in s.1.4.11 to Part B of the DCP.
- P2 Dormers must not be placed on the street elevation of a building.
- P3 Despite P2, Council may permit a dormer on the street elevation of a building, but only where it can be adequately demonstrated that:
 - (a) it will not result in any adverse impacts to significance of any heritage item or heritage conservation area;
 - (b) it will not result in any significant impacts on privacy to adjoining properties;
 - (c) it will not detract from the coherence of the streetscape; and
 - (d) surrounding properties have dormers visible from the street.
- Note:** For the purpose of this subsection, surrounding properties are defined as those properties in the immediate vicinity which are visible when standing opposite the subject building.
- P4 New dormer windows are to be secondary in scale to the roof, and setback from the eaves and ridge line.
- P5 Dormers must not have a roof pitch exceeding 36 degrees.
- P6 Dormers on the street elevation of a building must not comprise more than 1/3 of the width of the roof plane upon which they are placed.
- P7 Dormers must not project above any part of the ridge of the roof plane to which the dormer is attached.
- P8 The design of the dormer is to complement the style and detailing of the existing building and its roof. Figures B-13.21 and B-13.24 show examples of Victorian and Edwardian dormer windows.
- P9 Dormers should be set in from any party walls.



Figure B-13.21
Example of a Victorian dormer window



Figure B-13.22:
Example of a Victorian dormer window.

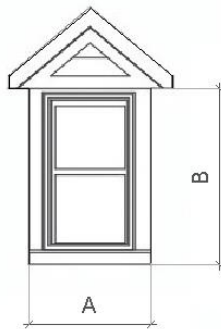


Figure B-13.23:
Suggested dimensions and proportions for a dormer window:

- Victorian dormers:*
- Width (A) = 900mm (max)
 - Width (A):Height (B) = 0.5:1 to 0.7:1
- Federation dormers:*
- Width (A) = 1200mm (max)
 - Width (A):Height (B) = 1:1 to 1.2:1



Figure B-13.24:
The simple roof form of Federation and Interwar houses can be sympathetically altered using dormers that form gablets.

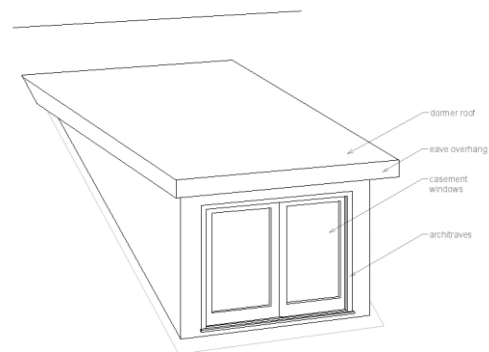


Figure B-13.25
Suggested dimensions and proportions for an Edwardian Arts and Crafts eyelid dormer window:

- Height = 1000mm (max)
- Width:Height = 2:1 to 2.2:1

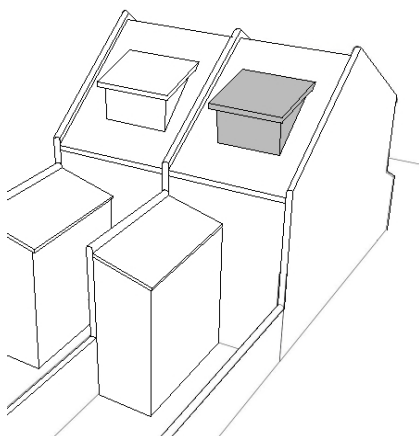


Figure B-13.26

Rear dormers can be larger than front dormers as they have less effect on streetscape. This does not apply where rear or side elevations are visible from the public domain.

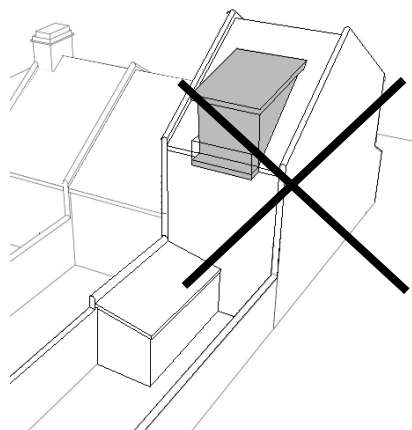


Figure B-13.27

Balcony dormers are not supported.

- P10 On larger houses with hipped roofs, rear dormers are to be inset from the hips to the rear.
- P11 Balcony dormers are not supported. See Figure B-13.27.
- P12 Where side and rear elevations are visible from the street, dormers are to be similar in scale to front dormers.

13.9.3 Verandahs and balconies

Verandahs and balconies are characteristic elements of many housing styles in Australia. Verandahs create patterns of light and shade, and give depth to the building envelope.

Verandahs are often distinctive architectural features of a building, and can be significant to the character of many street elevations, reinforcing links between buildings. Adjoining buildings can provide clues about missing verandah details, especially in the case of semi-detached or terrace groups.

Objectives

- O1 To ensure that verandahs and balconies do not detrimentally impact upon the significance of heritage items and heritage conservation areas.
- O2 To encourage the retention and reinstatement of original verandahs and balconies, especially where they are significant or contributory to a individual, row or group of buildings.

Provisions

- P1 Retain existing significant or characteristic balconies.
- P2 Reinststate missing verandahs, balustrades or detailing.
- P3 Later and intrusive verandah and balcony enclosures should be removed.
- P4 Enclosing front balconies and verandahs is not supported.
- P5 The design, proportions and detailing of new balconies is to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement (refer to Part C of the DCP).
- P6 Glass balustrades are not appropriate on pre-1970's buildings or where visible from the public domain.

13.9.4 Materials, colours and finishes

External materials and finishes contribute to the significance of many heritage items and to the characteristic qualities of heritage conservation areas. The Area Character Statements, within Part C of the DCP may contain details in relation to particular heritage conservation areas.

Objectives

- O1 To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas.

Provisions

- P1 Retain external face brick or stone walls where they are significant features of a heritage item or identified as part of the characteristic built elements of a heritage conservation area. Rendering of face brickwork will not be permitted unless it comprised a construction method used on the original building.
- P2 Retain original rendering on walls and ensure that any new materials required for repairs are consistent with the original render texture.
- P3 Where new materials are required, ensure that they are easily recognised as new, but are compatible with the key elements of the heritage item.
- P4 Select materials and finishes to reflect their characteristic usage, such as stone at the building base.
- P5 Details of proposed colour scheme are to be provided with the development application.
- P13 Ensure materials, finishes and colours are compatible with the characteristic built elements of the heritage conservation area as described in the relevant Area Character Statement (refer to Part C of the DCP).

13.9.5 Garages and Carports

Many sites in North Sydney are unsuitable for on-site parking. Carports and garages can have a detrimental impact on heritage items and the streetscape of heritage conservation areas. The intention for these controls is to ensure that significant and contributory buildings, with their landscaped settings, remain the dominant element in the streetscape.

Garages, carports and large areas of paving located within the front setback of heritage items and buildings located within heritage conservation areas are generally considered to be uncharacteristic elements.

Notes: All parking structures and spaces must comply with landscaped area and site coverage requirements.



Figure B-13.28:

Parking spaces combined with high fencing alienates the streetscape and is intrusive.



Figure B-13.29:

Parking spaces located forward of the building line can be intrusive to the streetscape.

Heritage & Conservation

Objectives

- O1 To ensure that vehicular accommodation does not detrimentally impact upon the significance of the heritage item or heritage conservation area.
- O2 To ensure that off-street car parking does not dominate the streetscape.

Provisions

- P1 Must comply with the provisions contained within s.1.5.4 to Part B of this DCP.
- P2 Rooms/studios located above garages or where increased floor to ceiling heights are sought to accommodate vertical car stackers and that garage fronts a laneway will not be supported.
- P3 Do not alter or demolish any part of a building for car parking, carports and garages.
- P4 Roof form, detailing and materials are to compliment the associated building.
- P5 Retain original garages for heritage items and contributory items.
- P6 Any off street parking located within the front setback area is to remain uncovered and be constructed using minimal paving and incorporate soft landscaping.

13.9.6 Fences

Fences are important elements of the streetscape, defining the street line and typically complementing the setting of heritage buildings and contributing to the character of heritage conservation areas.

Fences were traditionally kept low in front of the building line to allow houses to be seen from the street. High fences are often intrusive in the streetscape as they interrupt views to houses.

Fencing styles

The following list of building types indicates what styles of fences are typically associated with that building type and includes where relevant typical heights.

Victorian buildings:

- Iron palisade or woven wire fences
- Timber picket fences in 'acorn' pattern pickets
- Vertical emphasis typically 1100 mm in height

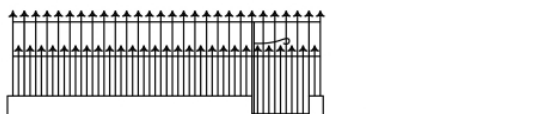


Figure B-13.30:
Victorian palisade

Federation/Edwardian buildings:

- Timber picket fences on a brick or sandstone base course
- Timber framed wire mesh fences
- Brick or sandstone and wrought iron fences with wrought iron infill panels (usually between 1m and 1.5m in height)
- Vertical emphasis typically 900-1200 mm in height, or up to 1500 mm for grand federation houses.

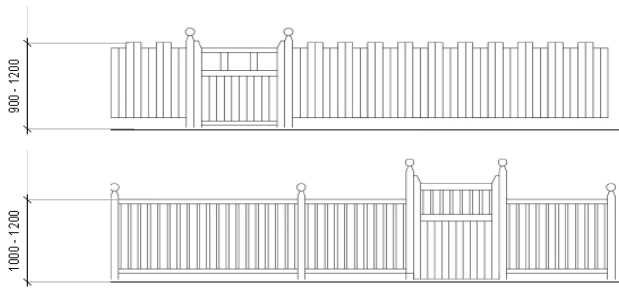


Figure B-13.31:

Federation timber picket on brick base course.

Figure B-13.32:

Edwardian timber fence.

California Bungalows:

- Low brick fences (usually 900mm to 1m in height)
- Brickwork to match the house and some detailing such as curved bricks or corbelling
- Horizontal emphasis
- 1930s/1940s/1950s housing
- Low brick fences either face brick or rendered (to match the building)
- Some detailing such as curved bricks or corbelling
- Horizontal emphasis 450-900 mm in height

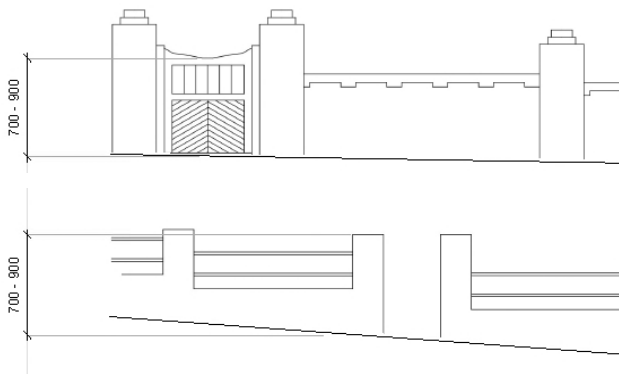


Figure B-13.33:

Inter-war brick fence.

Figure B-13.34:

Inter-war, 1940s and 50's low brick fence.

Objectives

- O1 To ensure that fences are consistent with the characteristic elements of the heritage item or heritage conservation area.

Provisions

- P1 Retain original fences and gates where they are characteristic elements of a conservation area or add to the significance of the building or place.
- P2 Front fences are to be of a design that is appropriate to the style and period of the building, or characteristic fences of the conservation area.
- P3 Maintain continuous fence lines and heights on streets and laneways.
- P4 The height of a new fence with a heritage conservation area is to be consistent with that identified within the relevant Area Character Statement (refer to Part C of the DCP).
- P5 Retain Depression era rusticated fences.



13.9.7 Gardens

Older buildings usually had a landscaped setting of some kind -even if only the small pocket front garden of a Victorian terrace. It is important to finish the conservation of a property with appropriate treatment of the garden. Original or period plantings and hard landscaping (such as paths) should be identified, retained and restored.

Where no original elements survive in the garden, then a garden appropriate to the period of the building should be planned.

Victorian

Paths: Brick or tessellated terracotta and/or marble tiling to match the front verandah tiling.

Garden edging: Terracotta decorative garden edging tiles, or metal hoops are both appropriate and available.

Structures: Fernery of lattice, lattice screens, rose pergola, potting shed.

Federation

Paths: Usually tessellated tiled to match front verandah, brick in modest (eg. weatherboard) cottages.

Garden edging: Brick, with shaped bricks such as curved bricks being popular.

Structures: Fernery or bush house; pergolas.

Objectives

O1 To ensure that significant landscape features and trees are retained and reflected in new development.

Provisions

P1 Retain garden settings and any horticultural features which relate to the heritage significance of the heritage item or conservation area.

P2 Do not develop front garden areas for carparking or pave extensively.

P3 Terraced gardens are to retain strong visual relationship to topography.

P4 Retain significant trees.

P5 Retain original pathways which contribute to established garden settings.

P6 Maintain traditional driveway widths and settings.

P7 Do not fully pave side accessways.

13.10 GUIDELINES FOR RESIDENTIAL BUILDING TYPES

13.10.1 Single storey detached cottages

Single storey detached cottages typically constructed in the Victorian and Federation periods on varying lot size.

Objectives

- O1 To maintain the scale, form and integrity of the principal or main building.
- O2 To retain original significant details.

Provisions

- P1 In addition to the requirements in sections s13.5-s.13.9 to this DCP, the following characteristic features should be incorporated:
 - (a) Simple floor plans;
 - (b) Open verandahs to the front and skillion lean-to's at the rear;
 - (c) Walls - stone, brick, rendered masonry and weatherboard;
 - (d) Roofs - hipped in timber shingles, slate, terra cotta tile and corrugated metal;
 - (e) Timber joinery.
- P2 New additions should generally comply with the examples illustrated in Figures 13.35 to 13.38.

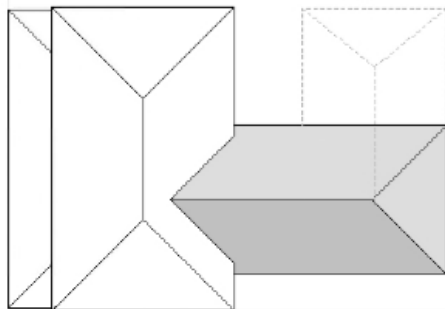


Figure B-13.35:

Simple rear extension replaces skillion, potential for L-shape return.

Inset side walls to clearly distinguish new work.

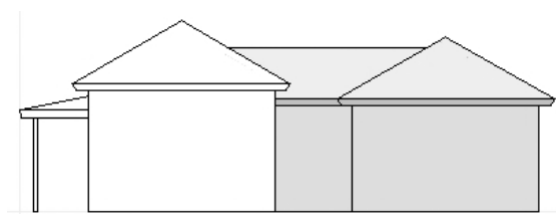


Figure B-13.36:

Ridge height of addition is lower than original cottage.

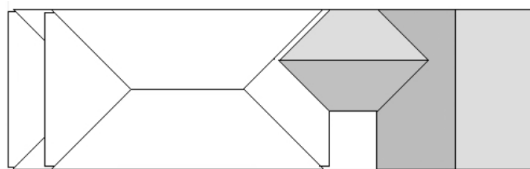


Figure B-13.37:

Pavilion addition linked to original cottage.

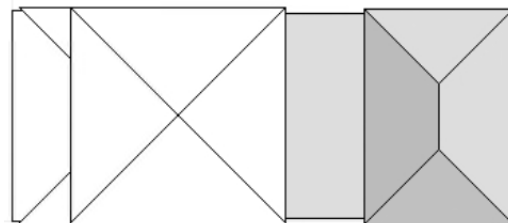


Figure B-13.38:

Pavilion addition linked to original cottage.

13.10.2 Single storey attached dwellings

Single storey attached dwellings typically constructed in the Victorian, Federation and Edwardian periods.

Objectives

- O1 To maintain the scale, form and integrity of the original or main building.
- O2 To retain the symmetry of the building pair.

Provisions

- P1 In addition to the requirements in sections s13.5-s.13.9 to this DCP, the following characteristic features should be incorporated:
- (f) Simple forms with open verandahs to the front and skillion lean-to's at the rear;
 - (g) Lot sizes may vary;
 - (h) Walls: stone, brick, rendered masonry and weatherboard;
 - (i) Roofs: hipped and gabled in slate, terra cotta tile and corrugated metal;
 - (j) Timber joinery;
 - (k) Cast iron lacework.
- P2 New additions should generally comply with the examples illustrated in Figures 13.39 to 13.42.

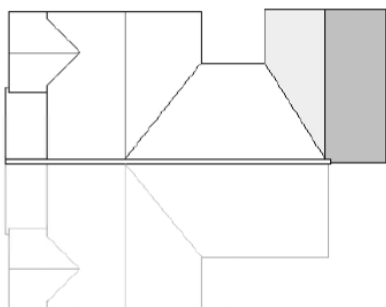


Figure B-13.39:
Simple addition to the rear, repeats roof form.

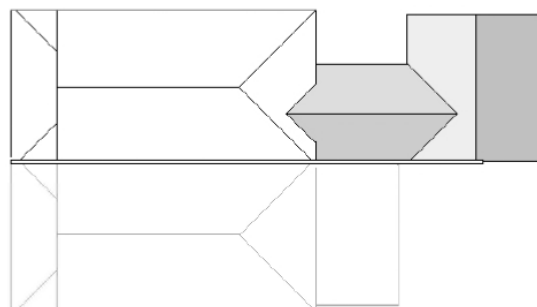


Figure B-13.40:
Pavilion extension retains integrity of the main building.

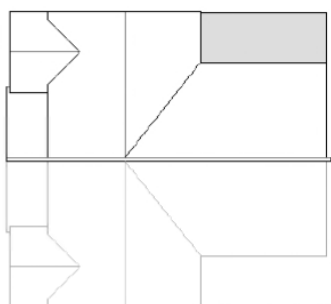


Figure B-13.41:
Small infill addition to the rear.

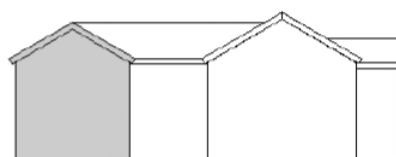


Figure B-13.42:
New work is subservient to the main building in terms of height, bulk and scale.

13.10.3 Larger scale single dwellings

Large scale single and multi storey detached dwellings with complex plan and roof forms typically constructed in the Federation and Edwardian periods.

Objectives

- O1 Maintain the scale, form and integrity of the original or main building.
- O2 Retain original significant details.
- O3 Retain original outbuildings.

Provisions

- P1 In addition to the requirements in sections s13.5-s.13.9 to this DCP, the following characteristic features should be incorporated:
- (a) Complex forms with open verandahs to the street;
 - (b) Skillion and pitched roof wings at the rear, sometimes constructed as a service wing;
 - (c) Often originally sited on large lots;
 - (d) Walls: stone bases, brick, rendered masonry, timber shingles, fibro and battens;
 - (e) Roofs: hipped and gabled in slate, terra cotta tile and corrugated metal;
 - (f) Timber joinery.
- P2 New additions should generally comply with the examples illustrated in Figures 13.43 to 13.46.

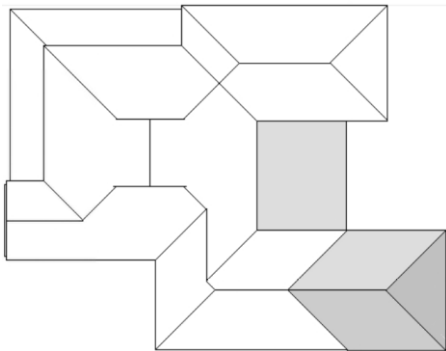


Figure B-13.43:
New work extends existing roof with infill of rear section.

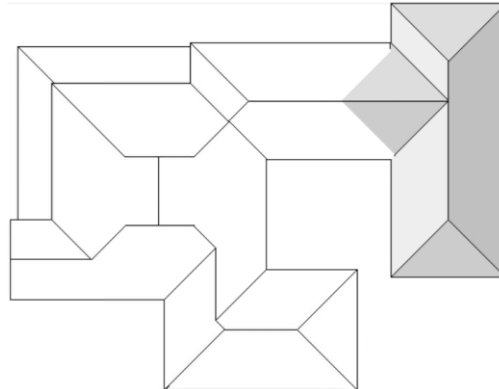


Figure B-13.44:
Wing addition retains integrity of principal building.

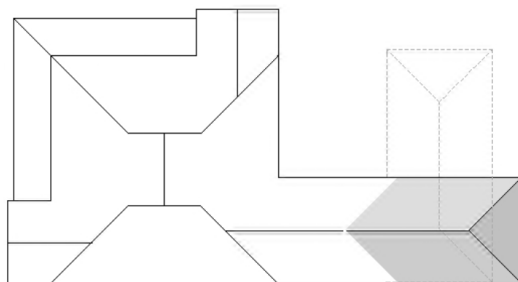


Figure B-13.45:
Simple rear addition extends existing roof line.

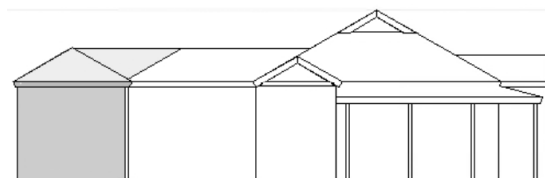


Figure B-13.46:
Height, bulk and scale of addition is smaller than the main building.

13.10.4 Two storey detached and attached dwellings

Detached and attached dwellings typically constructed in the Victorian, Federation and Edwardian periods.

Objectives

O1 To retain the integrity and form of the original building.

Provisions

- P1 In addition to the requirements in sections s13.5-s.13.9 to this DCP, the following characteristic features should be incorporated:
- (a) Simple forms with open verandahs to the front and skillion and pitched roof wings at the rear;
 - (b) Lot sizes may vary;
 - (c) Walls: stone bases, brick, rendered masonry and weatherboard;
 - (d) Roofs: hipped and gabled in slate, terra cotta tile and corrugated metal;
 - (e) Timber joinery;
 - (f) Cast iron lace work.
- P2 New additions should generally comply with the examples illustrated in Figures 13.47 to 13.49.



Figure B-13.47:
Locate changes at the rear.
Consider the impact on the attached pair, avoid changes that will affect common walls.

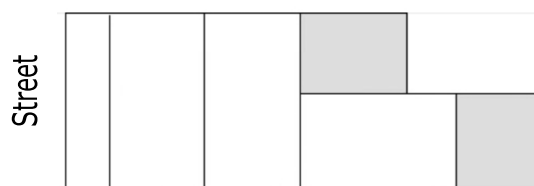


Figure B-13.48:
Side additions may also be suitable.

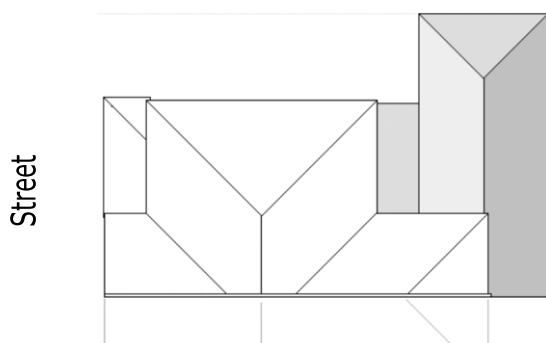


Figure B-13. 49:
Changes to the rear reduce impacts to the shared front elevation.

13.10.5 Apartment buildings

North Sydney contains many examples of apartment buildings from the Federation, Edwardian, Inter War and Post War periods. Some are heritage items and many are within heritage conservation areas.



Figure B-13.55:

Apartment buildings often exceed current floor space and height controls.

Objectives

- O1 Ensure that changes are sympathetic to significant fabric and building elements and do not have a detrimental impact on the heritage significance of the building.
- O2 Conserve significant building elements and features including verandahs, fenestration patterns, internal lobbies and staircases.

Provisions

- P1 Major changes to the scale and form of apartment buildings should not occur where the additional floor space would compromise the heritage significance of the existing building or surrounding area.
- P2 Alterations and additions are to respond to the articulation and rhythm of the existing building through the repetition of significant features that occur at regular intervals.
- P3 Retain original or significant window and opening patterns. New openings are to respect this pattern and not introduce new patterns of window or door openings.
- P4 External awnings, hoods and other overhanging devices that will detract from the buildings form are not permitted.
- P5 Incorporation of lifts should be designed to minimise impacts on significant spaces and fabric within the building.
- P6 Upgrading for compliance with the BCA, fire egress, disable access or service installations or structural upgrade should comply with Section 13.5.6 to this Part of the DCP.
- P7 Refer to section 13.5, 13.6 and 13.9 to this Part of the DCP for other applicable controls.

13.11 GUIDELINES FOR NON-RESIDENTIAL BUILDING TYPES

13.11.1 Commercial and office buildings

North Sydney contains many examples of office buildings from the Inter War and Post War periods. Some are heritage items or may be located in heritage conservation areas. Some contemporary buildings are also listed.

Objectives

- O1 Retain significant fabric and building elements and ensure new work does not compromise the building's significance.
- O2 Conserve important building elements and features including significant facades, fenestration patterns, decorative details, external materials and internal lobbies.
- O3 Ensure new work respects the original style of the building.

Provisions

- P1 Major changes to the scale and form of commercial buildings should not occur where the additional floor space would have a detrimental impact on the heritage significance of the existing building or surrounding area.
 - P2 Additional storeys or roof additions which require the removal of significant roof forms should not occur.
 - P3 Where a roof addition is proposed the new work is to be recessive in colour and distinguishable as new.
 - P4 Alterations and additions are to complement the form of the existing building and be setback from the predominant building envelope (including front and rear building lines) to allow the form of the existing building to remain distinguishable.
 - P5 Alterations and additions are to respond to the articulation and rhythm of the existing building through the repetition of significant features that occur at regular intervals.
 - P6 Retain original, internal and external significant fabric, building elements and features.
 - P7 Original significant elements are not to be removed from a façade.
 - P8 Retain original or significant window and opening patterns. New openings are to reflect this pattern and not introduce new patterns of window or door openings.
 - P9 External awnings, hoods and other overhanging devices that will detract from the building form are not to be attached to the façade.
 - P10 Face brick and sandstone are not to be rendered, painted or coated.
 - P11 Original wall finishes and claddings that are integral to the original design of the building are not to be removed or over-clad.
 - P12 New colour schemes are to be appropriate to the period and style of the building and character of the area. Corporate colours should not be used.
 - P13 Retain original hard and soft landscaping, finishes and sculptures.
 - P14 Original open forecourts and landscaped areas that contribute to the setting of the building are not to be enclosed or covered over.
- Note:** *Commercial buildings sometimes incorporate forecourts, landscaping and sculptures that form part of the original design intent. These elements are part of the significance and setting of the place and should be conserved*
- P15 Reinstating original hard and soft landscaping, finishes and sculptures is encouraged.
 - P16 Upgrading for compliance with the BCA, fire egress, disable access or service installations or structural upgrade should comply with s.13.5.6 to Part B of this DCP.

13.11.2 Retail buildings and shops

Many of the North Sydney's commercial areas are characterised by their significant retail shopfronts and facades that can date from the Victorian period to post war development. As well as being important individually, such shopfronts often contribute to the streetscape. It is particularly important to understand the style and period of the shopfront, particularly where this forms part of a significant row or streetscape.

Materials and detailing should be appropriate to the predominant style and period, and avoid the use of materials that were unavailable during the significant period of development.

Objectives

- O1 Retain significant and contributory shopfronts.
- O2 Promote the reinstatement of original and characteristic shopfront elements.
- O3 Encourage the design of shopfronts to adopt a contemporary interpretation of traditional forms when a part of infill development.
- O4 Ensure that alterations and additions do not compromise the integrity and consistency of heritage conservation areas.
- O5 Retain original interior decorative features.

Provisions

- P1 Original shopfronts, and original building elements and materials of existing shopfronts are to be retained.
- P2 Original shopfronts or significant characteristic elements are to be reinstated or reconstructed where there is evidence of the original style or detailing on the building or within the row or group.
- P3 Solid non-transparent shutters are not supported. Where required, open lattice type security grilles may be installed behind the glazing.
- P4 Shopfronts in new buildings may be contemporary in style, but are to be based on the characteristic elements of traditional and significant shopfronts of adjoining or nearby sites.
- P5 Reinstating previously removed awnings is encouraged, and should be based on historical or physical evidence or typical styles from the period of the building.
- P6 Where additional storeys are contextually appropriate, the new work is to respect the form, scale and detailing of the existing building and not interrupt the parapet line or other significant characteristics of the streetscape.

13.11.3 Pubs and hotels

Pubs and hotels often date from several periods of construction. As a result, significant elements are often associated with different periods of a building's history. A number of pubs and hotels in North Sydney were designed by prominent architects in high quality, contemporary styles.



Figure B-13.56:

North Sydney has a number of hotels that are heritage items.
Refer to s.13.9.3 for controls relating to verandahs and balconies.

Heritage & Conservation

Objectives

- O1 Retain significant fabric and building elements from all significant periods of construction, including interior features.
- O2 Maintain the ongoing use as public houses and hotels.

Provisions

- P1 Refer to sections 13.5 and 13.9 to this Part of the DCP for controls on heritage items and specific development types.

13.11.4 Community and public buildings

Public and community buildings include churches, schools, hospitals and community halls. These buildings often provide a landmark within an area or streetscape, and may have social significance in addition to the significance of the built fabric.

A Conservation Management Plan is required for applications that propose substantial changes to large or complex heritage items, or substantial changes to internal layouts of heritage items.

Objectives

- O1 Ensure changes are sympathetic to the significance of the building and do not compromise the heritage significance from all periods of construction.
- O2 Allow for, and encourage, the ongoing use of community and public buildings for the purpose for which they were constructed.
- O3 Retain significant fabric and building elements.
- O4 Retain significant internal features, including internal open volumes such as large halls.

Provisions

- P1 Refer to sections 13.5 and 13.9 to this Part of the DCP for controls on heritage items and specific development types.

13.11.5 Warehouses and industrial buildings

North Sydney has representative examples of industrial, maritime and workshop buildings. Some are heritage items or within heritage conservation areas. These controls relate to applications for adaptive reuse of changes to such buildings.

Note: Retaining original and significant fenestration patterns, finishes and decorative details should be a primary aim of adaptive reuse projects.

Objectives

- O1 Ensure changes are sympathetic to significant fabric and building elements, and do not compromise heritage significance.
- O2 Allow for the interpretation of the significant original form and use of industrial buildings and places.
- O3 Conserve important built elements and equipment including catheads, loading bays, structural systems, flooring, hoists and machinery, piers and wharves.

Provisions

- P1 Refer to sections 13.5 and 13.9 to this Part of the DCP for controls on heritage items and specific development types.

13.12 HERITAGE IN THE PUBLIC DOMAIN

The roads, footpaths, verges and land owned or managed by Council include important elements of North Sydney's heritage. These are elements are identified within the relevant character area statement (refer to Part C of the DCP).

Objectives

O1 To ensure development does not adversely impact upon the significance of heritage items and places in the public domain.

Provisions

P1 Proposed developments must give due consideration to the retention and enhancement of heritage items in the public domain.

P2 The following built form elements should be retained:

- (a) Sewer vents;
- (b) Street cobbles, stone kerbs and guttering;
- (c) Depression era rusticated fencing and signage.



Figure B-13.57:

There are many heritage items in public areas around North Sydney.