

Appendix B2

Kogarah South Heritage Conservation Area Assessment Guidelines

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PURPOSE OF THESE GUIDELINES

Kogarah South Heritage Conservation Area has a particular character which residents wish to see preserved. The design of additions to existing buildings and new buildings located within the Conservation Area should aim to maintain and enhance the distinctive historic character of the locality.

Many owners buy houses in an area because of its particular character and are keen to see that character preserved. This does not mean that old homes cannot be brought up to modern standards of convenience and comfort. However, it is necessary to conserve those features of the building and its surrounding environment which give it heritage significance.

The significance of a heritage conservation area is the special value that such an area, and the buildings and items of which it is comprised, should have for past, present and future generations. This value represents historic links, aesthetic or technical achievements, scientific potential or community esteem. That significance is embodied in the remaining physical fabric of a building or place, its relationship with its setting and with the historical documentation which tells its story.

The overall guiding principle for the design of any new development in the Kogarah South Heritage Conservation Area is that it complements the scale, form, materials, colours, and general appearance of existing original buildings and landscape features in the streetscape, and will preserve and be sympathetic with those special qualities which define the historic character of the locality.

RELATIONSHIP WITH OTHER COUNCIL PLANS

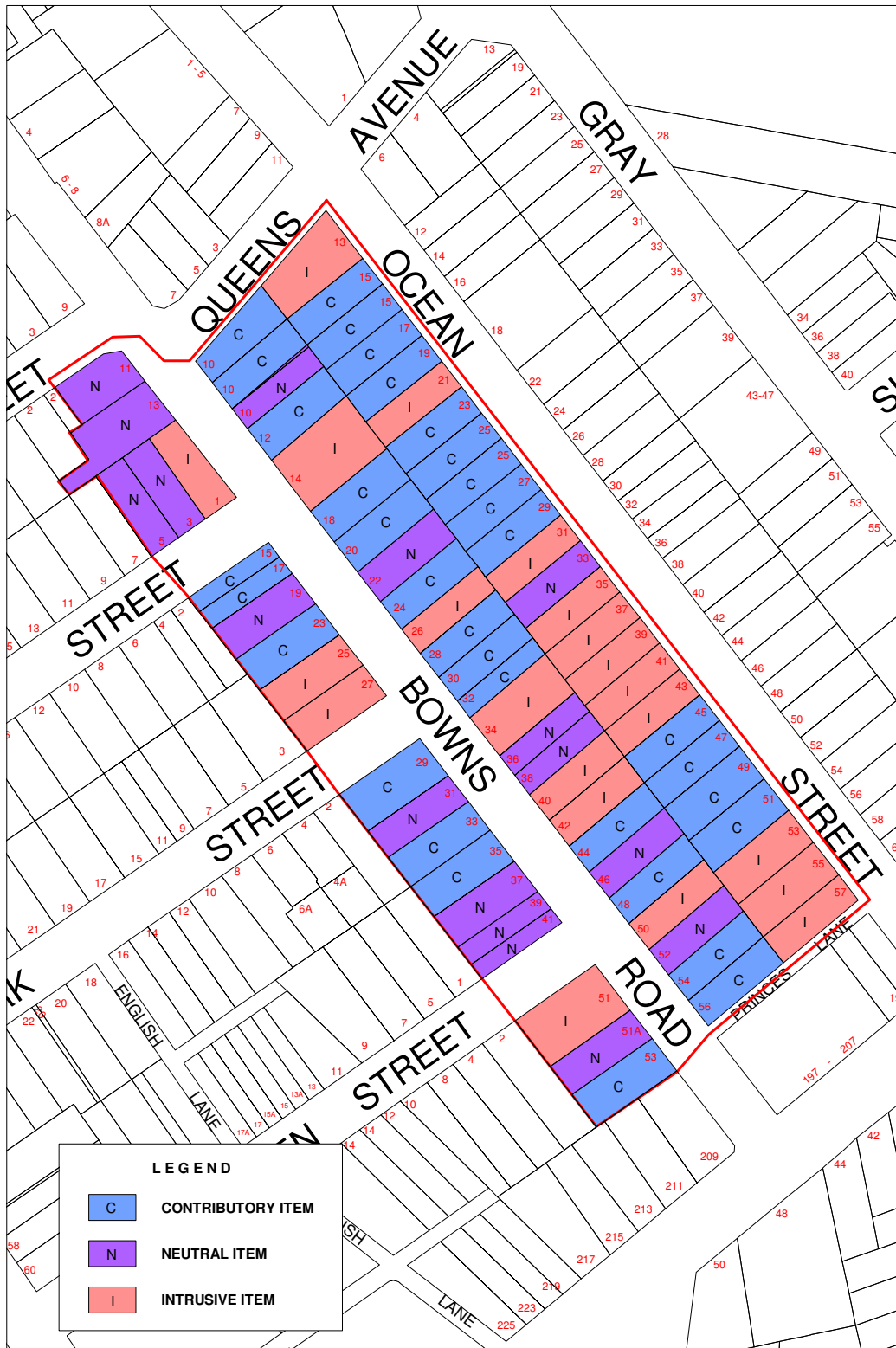
These Guidelines are a Council endorsed policy document which provides information for owners intending to develop their property and Council staff, on the background to the nomination of the Kogarah South Heritage Conservation Area and how this listing will effect development in the area. As required by clause 17A 6(b)(ix) of Kogarah Local Environmental Plan 1998, these Guidelines must be addressed in a heritage impact statement accompanying an application for development in the Kogarah South Heritage Conservation Area. In particular, this must include consideration of how any proposed development satisfies the provisions of these Guidelines.

In preparing an application for development within the Conservation Area, these Guidelines are to be used in conjunction with the Residential Design Guide 2005 (RDG). Where there is an inconsistency between the Guidelines and the controls of the RDG, these provisions take precedence. Accordingly, variations to the requirements of the RDG, such as side and rear setbacks and the maximum depth of a second storey component, will be considered where it will allow for a development that maintains the existing building scale and pattern.

These Guidelines will be used by Council when assessing any application for change in the Conservation Area. It is advised that any owner wishing to make additions or alterations to their home discusses those works with Council staff or Council's Heritage Advisor prior to preparing plans or lodging a Development Application.

WHERE DO THESE GUIDELINES APPLY?

These Guidelines will be taken into consideration for any proposed works within the area nominated on the following map. This will include any works undertaken within the public domain including road works, street planting, paving, fences, lighting and signage. Generally any works that will impact on the setting and external appearance of a building, including front fencing, driveway access and parking arrangements will require Council's consideration. Advice on landscaping or internal works can also be provided by Council if requested.



WHY IS THIS A CONSERVATION AREA?

The Kogarah South Heritage Conservation Area is associated with the first wave of residential development in the railway suburbs of the Kogarah district. The subdivision layout of Bowns Road and Ocean Street form part of the original subdivisions of Bowns Park Estate 1885 and Bay View Park Estate. The Bay View Park Estate was the first subdivision of the region and was offered for sale in 1880. The subdivisions are indicative of the early speculative building which took place after the opening of the Illawarra Railway link in 1884.

The majority of housing in the area was constructed post 1890 and while it consists mainly of brick Federation one-storey residences, there are a variety of architectural details and high quality of workmanship of the Victorian and Californian Bungalow styles.



The development of the area was linked with that of the adjoining Kogarah Town Centre Area, including its commercial functions, hospital and institutional development.

In summary, the Kogarah South Heritage Conservation Area is important because:

1. It is representative of the first wave of speculative subdivisions and building following the opening of the Illawarra Railway, and indicative of the associated middle class aspirations of the time.
2. The majority of buildings in the area are well maintained and of a consistent scale with some demonstrating a high degree of intactness.
3. The precinct possesses streetscape significance due to the high level of continuity of housing styles, landscaping and fencing.
4. The area is increasingly rare as a group of Federation houses and Californian bungalows, and possesses some excellent examples of Federation houses with fine detailing and a high degree of intactness.

ARE ALL BUILDINGS TREATED THE SAME?

Council recognises that conservation areas are not museum pieces and stresses that the important principle is to respect their essential character by conserving significant elements and adding new sympathetically designed elements.

Buildings in the area generally fall into one of 3 categories.

1. Contributory Items

2. Neutral Items

3. Intrusive Items

1. Contributory Items

There are many buildings, structures and landscape features within the area which contribute to the heritage significance of the area because of their age, particular design characteristics and integrity. These are called Contributory items. Individually, they are not necessarily items of heritage significance, otherwise they would be listed as such, but they do possess collective significance. Loss of any one of them will erode the heritage significance of the area as a whole. There are also a small number of very significant building in the Conservation Area that are individually listed as heritage items. Accordingly, Council controls the removal or demolition of any building in the area, as the effect it would have on the heritage significance of the area must be assessed.

Adaptations are often needed to homes to accommodate modern working or lifestyle requirements. These may include the addition of bathroom or kitchen facilities, additional bedrooms or off-street parking. As long as the heritage significance of the place and the Conservation Area as a whole is not adversely affected, such changes may be perfectly acceptable. Demolition of Contributory buildings will generally not be supported and will only be considered where a strong case can be presented that the building is structurally unsound and cannot be restored at a reasonable cost. This assessment may require Council commissioning an independent consultant to assess the item, the cost of which would also need to be met by the applicant. Applications for demolition must be accompanied by a Heritage Impact Statement (prepared by a suitably qualified consultant), which will need to address the replacement dwelling and its capacity to contribute and improve the character and significance of the Conservation Area, as well as demonstrating that retention of the building is not achievable. In this circumstance, Council will require a joint application for demolition and construction of a new dwelling.

2. Neutral Items

Neutral items are generally dwellings which have had their contribution reduced by intrusive alterations, but may only need relatively minor changes to bring them back to a contributory nature. Neutral items can also be more modern dwellings which may contribute little to the character of the Conservation Area but are not considered to be intrusive. Altered buildings should only be considered for demolition if they are proven to be structurally unsound and the replacement will contribute and improve the character of the Conservation Area. Further, any additions and alterations should look to restoring the former character of modified buildings, or modify more modern buildings to respond to the characteristics of the area. Applications for demolition must be accompanied by an application for the replacement building and a Heritage Impact Statement as noted for Contributory items.

3. Intrusive Items

These items are buildings or landscape features which have been modified to an extent that they do not reflect the conservation values of the area. Demolition in this group of buildings will be considered if replacement buildings will contribute, improve and be sympathetic to the character and significance of the Conservation Area. Council strongly encourages a joint application for demolition and development.

WHAT CATEGORY IS MY BUILDING?

All items within the Conservation Area have been given a classification as either Contributory, Neutral or Intrusive. Individual owners will be separately notified as to the category of their property. The classifications are also noted on the map on page 4 of the Guidelines.

WHAT CHARACTERISTICS NEED TO BE CONSERVED?

This section identifies key elements which define the character of the Conservation Area and which need to be understood by homeowners and consultants when designing alterations, additions and new buildings.

The historic significance of the streetscapes of the Kogarah South Heritage Conservation Area have been influenced and shaped by the following factors:

Landform and street plantings

- A relatively flat topography devoid of any particular distinctive landform features.
- Typically grassed nature strips, with street plantings regularly spaced and a generally consistent species selection.

Date, type and style of the buildings

- A fairly homogenous collection of predominantly residential dwellings dating from the early twentieth century, with an occasional late nineteenth century residence. There is some infill development from the mid and late twentieth century which can generally be regarded as unsympathetic when considered against the dominant character of the Conservation Area. Predominantly mid to late Federation period bungalows, with some late Victorian Italianate style houses and Inter-War California Bungalows.



Scale and Form

- Predominantly single storey residences, apart from some two storey dwellings and apartment buildings dating from the late twentieth century.
- Predominantly double-fronted residences with a projecting and a recessive building bay – often the recessive bay has a verandah front.
- A consistency in the general placement, shape and form of window openings, doors and verandah elements in the built form.
- Roofs are pitched with hips and gables, and are predominantly tiled with the mass and bulk of the roof generally extending only over the main rooms of a house and skillion roofs to the rear. Tall chimneys help to balance or break up the visually massive roof forms.
- Many residences with front verandahs under the main roof plane, while others have independent flat, skillion or some bullnose profile verandah roofs. Some early residences in the Conservation Area have verandahs supported on cast iron posts, while later residences have verandahs supported on timber posts.



Subdivision pattern

- Relatively small allotments generally which suited early twentieth century house styles. Houses had either no garage, or garages located down a side driveway in rear yards.

Setbacks and siting

- Uniform front and side boundary setbacks.
- Predominantly double-fronted residences built from side boundary to side boundary, with some single-fronted cottages sited close to one side boundary.

Materials, building techniques and details

- Residences primarily built in brickwork, with face brickwork in a range of colours and styles, generally of darker tones.
- Most dwellings are roofed with Mar-seilles pattern tiles, with some roofs covered with corrugated iron and slate.
- There is a general consistency of roof pitch throughout the Conservation Area associated with like styles. Most dwellings have exposed rafter eaves, while some early dwellings have boxed eaves.



- Tall chimneys, heightened by terracotta chimney pots, are prominent within the Conservation Area, particularly among Federation houses. Although many chimneys are no longer used, they remain essential elements in the design of each house and in its architectural decoration.
- Original window fenestration typically consisting of timber casements or double-hung sashes, some with original window awnings.



- Windows are in bays of two/three openings, or where a single unit is used it is broken into smaller, vertically proportioned elements with strong structural elements, such as central mullions, frames and architraves, emphasised by brick or rendered header courses and sills.
- Verandahs are often characterised by heavy structural elements with solid masonry balustrading, or masonry and timber post supports with timber beams and valances.

- Door openings are generally recessed within the verandah and are single leaf openings.

Carpports, garages and driveways

- There are very few carports (generally later additions) or garages in the street setbacks, with most garaging to the side or rear of the properties.
- Gates are often used to close off, disguise and protect access to the back yard.
- Driveways are generally minor, single-width and set to the side boundary.
- Some dwellings do not have provision for car parking on site.

Fencing

- Fencing along the street boundary is generally low brickwork (matching the brickwork of the dwelling) or timber, while some early dwellings have cast iron palisade fencing. Side boundary fencing is generally timber paling.
- A number of Contributory items have intrusive or absent front fencing.



Front gardens

- Many houses feature well developed front gardens with lawns, shrubs and the occasional signature tree.

GUIDELINE STATEMENTS

This section indicates the limits to which existing buildings can be expanded, and provides design criteria which needs to be considered when designing alterations, additions or new infill buildings in the Conservation Area.

The successful design of alterations, additions and new buildings in the Conservation Area must have regard to, and be appropriate under the following design criteria:

- Character;
- Scale;
- Form;
- Siting; and
- Materials, colours and detailing

The above design criteria are discussed in detail in the following sections.

When designing additions to single storey dwellings - which is the predominant building type in the Conservation Area - consideration should first be given to the extent and placement of new development. In order of preference from a heritage point of view, the following is a guide to the placement of new development for additions to existing single storey dwellings:

- single storey development located to the rear of the house;
- additional accommodation within the existing roof space; or
- two storey development located at the rear of the existing dwelling, separated by a new single storey 'link' building.

First floor additions proposed to be located over the existing dwelling and within existing roof planes, which usually require removal of the existing roof or a substantial part of same, and dominate the existing dwelling, will be considered the least desirable option by Council and will generally not be supported.

Character

The design of alterations, additions and new buildings in the Kogarah South Heritage Conservation Area requires careful analysis and examination of the locality to identify those elements which contribute to its historic character. As noted in Section 2, the character of the Conservation Area has been shaped by the following factors:

- the predominate landform;
- street landscaping;
- the date, type and style of buildings;
- the scale and form of buildings;
- street and subdivision patterns;
- the setback and siting of houses, carports and garages;
- fencing and front gardens; and
- materials, colour, building techniques and details.

Each of the design criteria discussed below collectively contribute to and influence, the overall historic character and distinctive streetscapes of the Conservation Area.

Scale

Scale, which encompasses proportion, height and bulk, relates to the size of buildings relative to surrounding buildings. Maintenance of the general scale of residences in the Conservation Area is a critical element in preserving the character of the locality. Where single storey buildings predominate in a streetscape, any additions should maintain that essential characteristic when viewed from the street or surrounding townscape.

In designing additions to existing buildings and new buildings, the following factors relating to building scale should be considered:

(i) Additions to single storey dwellings

a) *Single storey additions*

- Council will consider single storey additions located to the rear of the existing building. New roof and building mass should not project above or dominate the existing building scale, and in addition, a single run of long wall (as an extension to the existing wall) is to be avoided.
- The overall length of any extension is to be less than, and secondary to, the original dwelling.



b) *Roof space additions*

- Additional floor space should preferably be within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should preferably be located on the rear roof plane.

c) *Two storey additions*

- Two storey additions to single storey buildings are less desirable than single storey additions, and will only be considered where there is no scope for roof space additions or single storey additions. Second storey additions which dominate the existing building will not be considered acceptable.
- Two storey additions are to be substantially setback to the rear of the existing house and are to be visually subservient to the front.
- In addition to the above, two storey additions should be separated from the rear of the existing house by a single storey 'link' addition. Separation between large built forms (existing house and two storey addition) should be maximised as much as possible. Refer to Figure 1 which is indicative only.

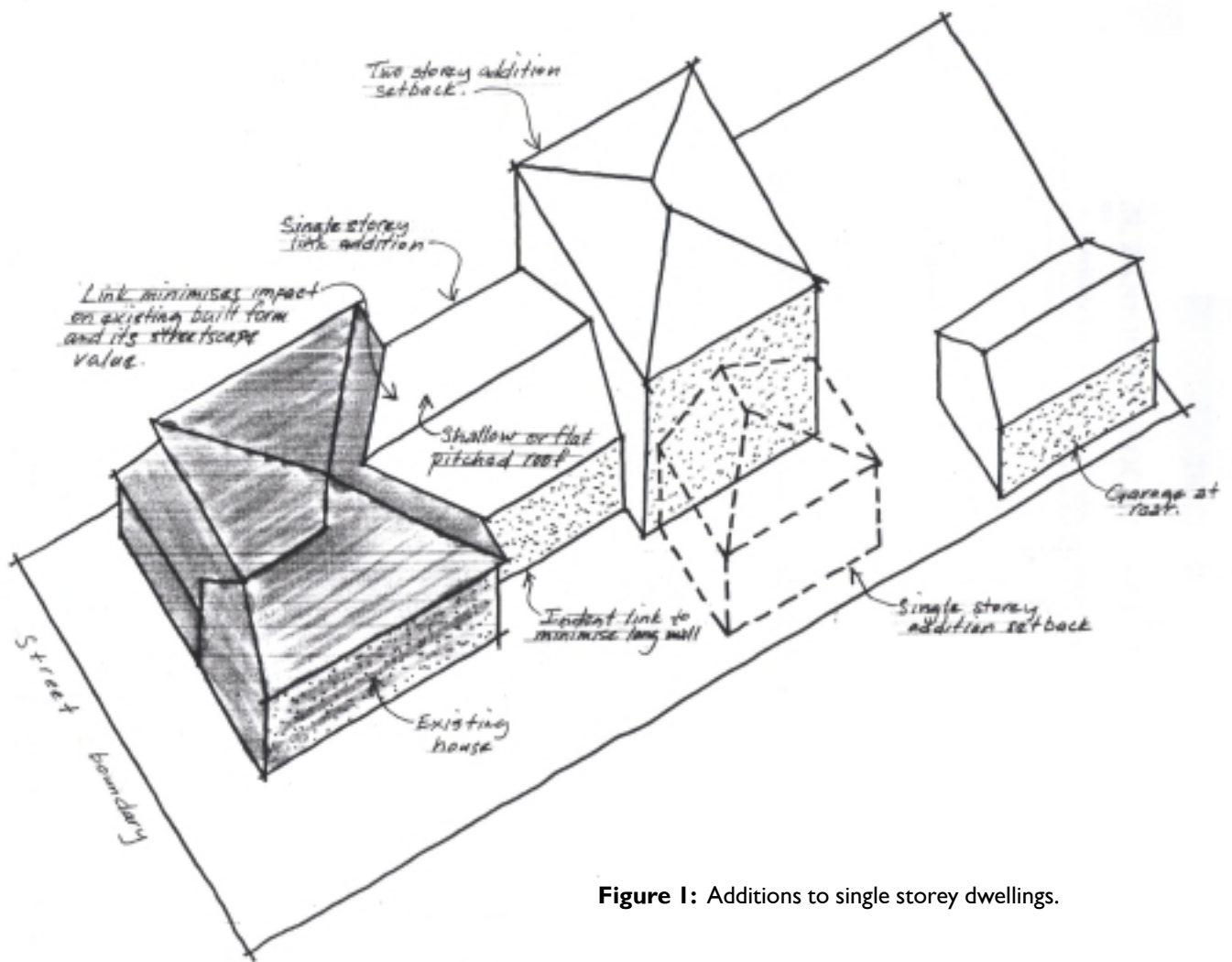


Figure 1: Additions to single storey dwellings.

(ii) Additions to two storey dwellings

- Additions to existing two storey residences should preferably be single storey, or double storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.
- Additions should not dominate the existing house in its scale, bulk, massing, roof form and materials.
- An exception may be granted in the case of a Neutral or Intrusive item where any proposed works at the front of the building provide a design outcome that is an improvement, more consistent with the general character of the area and complies with all other aspects of these Guidelines.

(iii) New buildings

- Replacement buildings must respond in scale and height to the surrounding Contributory items, particularly if there is a general consistency in the building scale along that stretch of street, and from around the local townscape.
- If adjoining sites are single storey, new buildings will generally be limited to single storey. Where there is some variation in the height of Contributory buildings along a street, consideration may be given to a two storey element to the rear of the building if appropriate.
- Council will consider variation to the rear setback requirement of the Residential Design Guide to allow new buildings to be kept to single storey.
- New two storey buildings may be appropriate where adjoining Contributory buildings are two storey, and the proposal will provide a design outcome that is consistent with the general character of the area and complies with all other aspects of these guidelines.

(iv) Garages and carports

- Should be designed to minimise their bulk with maximum eave heights of 2.4 metres and single car width.

Form

Form relates to the overall shape and volume of a building, and the arrangement of its parts including, and very importantly related to, the roof and facade. In designing new additions to existing buildings and new infill buildings, the following factors related to building form need to be considered. It is noted that the form of new development need not copy exactly that of adjacent historic properties, but should however visually respect and relate to them in a positive way.

(i) Roof Form

a) Generally

- Roof forms play an important part in shaping the character of a locality. The design of roofs should respect the scale, form, detail and pitch of the existing building in the case of additions to existing houses, or adjoining and adjacent Contributory buildings in the case of new infill buildings. Roof additions should generally be confined to the rear of existing buildings and must be more subservient to the main existing roof.
- Changes to original roofs, particularly if seen from the street, should be minimal and should be determined by the street and building context. Roof elements such as dormers and skylights should not be located where visually prominent. Skylights may be preferable to dormer windows depending on their impact from angles of view.



b) *Additions to existing buildings*

- New work to the rear of an existing house can either extend the existing roof form, pitch and eaves, or, where the roofline is not maintained, be of a more subservient/differential style such as a skillion or flat/parapet style roof. In both instances the ridge of the new roof is to be lower than the existing roof, and the impact of the added roof is not to dominate the existing house and views from the street.



- Where new roofing of a visually detached addition projects above the existing roofline in the case of a second storey addition, it should be of similar pitch and form to the original.
- Where a building has undergone limited change, restoration and repair of the original front of the building is encouraged.

c) *New buildings*

- All new buildings must provide a pitched and tiled (or possibly slate) roof for that part of the building that is visible from the street. Rear elements may adapt a different form or materials as long as the other sections of these Guidelines are met.
- A range of roof forms and pitch are displayed throughout the Conservation Area. Roof forms should be drawn from surrounding Contributory dwellings.

d) *Ancillary elements including dormers and chimneys*

- Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
- Demolition of original chimneys will only be considered if they are proven to be structurally unsound and only when reconstruction in the original detail is proposed.
- Other elements such as solar hot water heaters, ventilators, antennae, solar tubes and the like should be placed in locations where they are not visible from the street.



e) *Garages and carports*

- Roof pitches similar to the house are generally acceptable for garages/carports located to the rear or side of a building. Flat (shallow pitched) carports may be considered if original design and details of the house permit.
- Use of parapets along the front façade, with shallow pitched roof behind is generally acceptable for carports sited to the side or rear of the building.



(ii) **Building form**

- The Conservation Area has consistent and repetitive building forms and styles which have a strong influence on the character of the streetscape. This is reinforced by a generally consistent setback and rhythm of buildings in the street.

a) *Existing buildings*

- The original articulation of the front elevation of existing buildings, which is typically a double-fronted façade with a projecting and a recessive building bay (often the recessive bay has a verandah front), must be maintained and not subject to change. In addition, the proportion, materials and openings of the façade must be retained.
- Existing buildings which have had the form of their facades altered may be subject to reconstruction to reinstate original details. This may include reconstruction of door and window openings subject to evidence for reinstating original details. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surrounding Contributory dwellings is encouraged.
- Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstruction of damaged or missing elements such as, removal of modern render from brick walls and reversal of reskinning.

b) *New buildings*

- The form of new buildings should compliment the form of original adjacent Contributory buildings, particularly when viewed from the street, and the overall character of the Conservation Area. Generally this entails a double-fronted façade with a projecting and a recessive building bay – often the recessive bay has a verandah front – and pitched roofs to respect surrounding Contributory items.
- The treatment of facades and side elevations visible from the street should be proportioned and articulated in a manner which responds positively to adjacent original buildings and the overall character of the street. Long, unbroken walls and roofs are to be avoided.
- The relationship of solid to void and use of verandahs in the design of the front elevation is to be encouraged. A long uninterrupted wall to the front façade with no articulation is to be avoided.
- Generally single-fronted facades to the street will not be supported.
- Prominent garage doors proposed in the streetscape façade will generally not be supported.

Siting

Siting relates to the positioning of buildings on allotments, which in this instance includes houses, garages and carports. The Conservation Area has a fairly consistent rhythm and spacing in the siting of buildings, established by the consistency of lot sizes and dimensions, and generally uniform front and side boundary setbacks. The following guidelines are designed to maintain the established pattern of uniform siting of buildings in the Conservation Area:

(i) Existing buildings

- Maintenance of the building siting is mandatory for Contributory items.
- Neutral or Intrusive items could be modified by sympathetic additions if it improves their siting in relation to adjacent original buildings.
- Additions to the side of buildings should be designed so that they are setback as far as possible from the front building line.

(ii) New buildings

- New buildings must be sited to reinforce the rhythm and spacing of Contributory buildings in the Conservation Area.
- The façade of new buildings must be orientated to the street frontage to be consistent with adjacent Contributory buildings.
- The setback of new buildings to the street and side boundaries must maintain the established significant pattern of setbacks in the streetscape.

(iii) Ancillary buildings including carports and garages

- Garages and carports should be detached elements located only in traditional positions, that is to the rear or side of the dwelling, and set back from the front façade.
- Garages and carports sited forward of the building will not be supported.
- In some cases car access to rear yards may be achieved through the creation of a shared right of carriageway between two adjoining buildings, assuming there is sufficient width and appropriate grades. Where such an opportunity exists, Council will require owners to demonstrate that approaches have been made to adjoining owners and that this option has been considered.
- Where possible, concrete or brick wheel tracks at the side of dwellings leading to garages in the rear yard should be retained.
- Conversion of existing garaging to habitable floor space, which would then preclude alternative garaging behind the building, will not be supported.
- All garaging should be restricted to a single garage door (single width) with tandem parking provided if two car spaces are necessary.
- With regard to new buildings, garaging within the front façade will generally not be supported.
- The paving or concreting of traditionally green space at the front of dwellings for the parking of cars, paving or alteration of existing concrete surface material is not desirable.
- Where there is no provision of car parking on site, it is not considered appropriate to provide a hard-stand area at the front of the site.



Materials, colours and detailing

The Conservation Area exhibits a consistency in the materials, colours and detailing of elements which contributes to the historic character of the locality.

Additions and new buildings should exhibit in their composition a harmonious compatibility with the materials, colours and textures of adjacent Contributory buildings.

The design of alterations and additions and new buildings need not mimic exactly existing original details, but rather re-interpret and be complementary with existing dwellings, responding to the following guidelines.

(i) Roofs

- The general consistency in roofing materials throughout the Conservation Area is a strong visual element and influence on the character of the area.
- New roofing must be consistent with existing materials, or where new buildings are proposed, be generally glazed or unglazed terracotta Marseilles pattern tiles if visible in the streetscape.
- The re-roofing of the main body of the house is not considered desirable, except to match original materials. Original tiles should be reused in roof planes that front the street.
- Concrete tiles are not characteristic of the Conservation Area and will generally not be supported by Council where visible from the street.
- Tile colouring can be drawn from examples on neighbouring Contributory items where original roofing survives.
- Some existing Contributory items have slate or corrugated metal sheet roofing, and use of those materials for additions is encouraged.



(ii) Facades/walls

- Brickwork is the dominant building element in the Conservation Area, and is generally in darker tones.
- New work in elevations that are visible from the street should use materials and colours which are characteristic of the area, such as brickwork. Other materials may be used in lieu of brickwork, or combined with brickwork, but such materials must be harmonious and sympathetic with the character of the area and should be chosen for their complimentary qualities in relation to colour, texture and tonal contrast.



- The front façade of new buildings should predominantly be brickwork, but could be combined with other harmonious materials as previously noted. Brickwork should be of a colour and texture similar to adjacent Contributory items.
- Existing brickwork is not to be painted, rendered or bagged.
- Consideration may be given to painting, rendering or bagging buildings that are Intrusive or Neutral items where the design outcome improves the general character of the building and streetscape.
- Re-instatement of original tuck pointing to brick joints which commonly appears on the front façade is strongly encouraged. Evidence of well preserved original tuck pointing can usually be found in areas protected from weathering, such as under eaves or under verandahs.
- Removal of, or alteration to original facades of Contributory items is generally not supported. Alterations to the principal elevations of Neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the Conservation Area to improve their contribution.
- Proposals which involve face brickwork should ensure that re-pointing materials, colours and design are compatible. Original bricks are to be cleaned and re-used wherever possible, especially in all face brickwork.



(iii) Painted finishes

- Paint should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- New buildings should use colours which harmonise with the traditional colour schemes.
- New exterior brickwork in the front façade is to remain unpainted.
- Re-instatement of traditional colour schemes is strongly encouraged. Evidence of original schemes may be determined by scraping back paint from areas that are not subject to intense weathering.
- Advice may be sought from Council's Heritage Advisor should you wish to alter the colour scheme for your building.
- Contact Council for details on obtaining a discount on the purchase of paint for implementing a traditional colour scheme.



(iv) Doors, windows and verandahs

a) Alterations and additions

- Where new doors, windows or verandahs are proposed in street facing elevations or where visible from the street, they should be of similar proportion, size, location and detailing to original elements. If there is no indication of original treatment, the design of new doors and windows should be vertically emphasised and kept simple.
- The retention and repair of original architectural details such as doors, windows, verandah piers/columns, decorative timber work to verandahs and gables, roughcast and tile work in principal elevations is encouraged. Original leadlights and coloured glass panes should be kept.



- Existing incompatible elements (eg aluminium windows or doors) in principal elevations should be replaced where alterations or additions are proposed.
- Original verandahs and external detailing in general should be retained or repaired or reinstated where necessary. Removal or infilling of verandahs visible from a public place is not supported.
- New verandahs proposed in elevations visible from the street should be covered by the main roofline or substantive awning (i.e. no projecting balconies) and incorporate appropriately scaled and detailed support posts.

b) New buildings

- The principal elevation of new buildings should provide a level of detail and design of openings that is in proportion with and similar to that of surrounding Contributory buildings.
- Doorways are generally recessed from the main façade, often with an accompanying verandah, and windows have robust proportions, often multi-paned, with heavy mullion/transom elements and surrounds.



(v) Fences and gates

- Existing fencing that is original or consistent with the prevailing scale, design and materials of Contributory items within the immediate locality must be retained.
- Any demolition of original fencing to accommodate driveway access must include reconstruction – utilising existing materials of end piers etc.
- Alterations and additions or new buildings must provide for a new fence of appropriate materials, colours and scale where no fencing exists at the moment. Fencing should be simple with a level of detail compatible with the house and with regard to other like Contributory items adjacent.



(vi) Garages and carports

- Use recessive or darker colours that reduce visual prominence.
- Designs should be kept simple. Do not necessarily mimic elaborate design elements of the main dwelling if it over-emphasises the garage/carport appearance.

(vii) Driveways and hardstands

- Driveways and hardstands are restricted to a maximum width of 3.5 metres at the street frontage and should be simple.
- Brushed concrete or dark segmental pavers and the use of “strip” driveways are appropriate.
- Light coloured paving, “faux brick” or stencil finishes are not supported.

