



City of Sydney Heritage Development Control Plan 2006



January 2007

city of villages

Prepared by City of Sydney
 Architectus Sydney Pty Ltd

This DCP commenced operation on 2 January 2007

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1 Introduction

1.1 About this Development Control Plan

The City of Sydney contains a rich and diverse range of buildings, sites and elements which illustrate the City's history and characterise many of the City's villages and neighbourhoods. It is important that the heritage of the City is recognised, celebrated and conserved to allow present and future generations to appreciate the rich tapestry of the historic environment.

1.2 Purpose and structure

The Heritage Development Control Plan (DCP) provides objectives and provisions for the development of buildings with heritage significance, either individually or as part of their street or area. The aims, in relation to heritage are to:

- Establish the framework for detailed heritage and conservation planning; and
- Ensure that development applications for heritage items and works within heritage conservation areas and heritage streetscapes are assessed on the basis of heritage significance and desired heritage outcomes.

1.3 Philosophical approach

Heritage planning aims to ensure that the significant elements of the past are appropriately managed and respected by new development. Heritage conservation does not preclude change but rather responds to different constraints and opportunities.

The philosophical approach of this DCP is derived from the *Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance* (The Burra Charter). The Burra Charter is widely accepted as an industry standard for heritage conservation in Australia.

This DCP is based on the underlying principles that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item, building site, streetscape and/or area.

The intention of this DCP is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

1.4 Application of DCP

The DCP applies to all heritage buildings, sites and elements including:

- Heritage items (including landscape and archaeological items, and building elements) as identified in the State Heritage Register or any applicable Local Environmental Plan (LEP);
- Buildings and sites within heritage conservation areas and heritage streetscapes as identified in any applicable LEP; and

- Properties older than 50 years requiring a heritage impact statement.

The DCP does not apply to development identified as exempt or complying development in a relevant Exempt and Complying Development Control Plan.

A statement of heritage impact may need to be submitted with development applications for works to buildings older than 50 years. In this regard, the provisions of the DCP will apply to buildings older than 50 years where a heritage impact statement is required to be submitted. You are advised to contact Council to clarify whether a heritage impact statement will be required.

1.5 Approach to Special Areas

Special areas are areas which have a unique special character and are considered to be of prime importance to the identity and quality of Central Sydney. Special areas are only found in Central Sydney and have specific objectives and provisions contained in the relevant LEP.

The *Sydney Local Environmental Plan 2005* provides character statements, and objectives relating to the Special Areas.

Special areas as a whole are not addressed within this DCP. However, some special areas include heritage items and heritage streetscapes. In these instances, the relevant provisions of this DCP will apply to those heritage items and heritage streetscape classifications.

1.6 Area to which the plan applies

The controls apply to land within the City of Sydney local government area (LGA) as shown on Figure 1. where the City of Sydney or Central Sydney Planning Committee is the consent authority.

1.7 Commencement

This DCP was approved by the Council of the City of Sydney on 11 December 2006. The DCP commenced operation on 2 January 2007.

1.8 Relationship to other Environmental Planning Instruments and Development Control Plans

This DCP generally complements the provisions of the relevant environmental planning instruments as they apply to the City of Sydney. Where there is any inconsistency between this DCP and an applicable LEP, the LEP will prevail.

Upon commencement the following development control plans, or parts thereof, and policies have been repealed:

- *Part 2.9 Extensions to heritage items - Central Sydney Development Control Plan 1996;*
- *Part E: 3 Heritage and Conservation - South Sydney Urban Design Development Control Plan 1997;*
- *South Sydney (Heritage Conservation) Development Control Plan 1998;*
- *Part A7.0 Heritage Conservation - Leichhardt Development Control Plan 2000;*

- *King Street and Enmore Road Heritage and Urban Design Development Control Plan 2000;*
- *City of Sydney Policy Roof Extensions and Dormer Windows Policy 2005.*

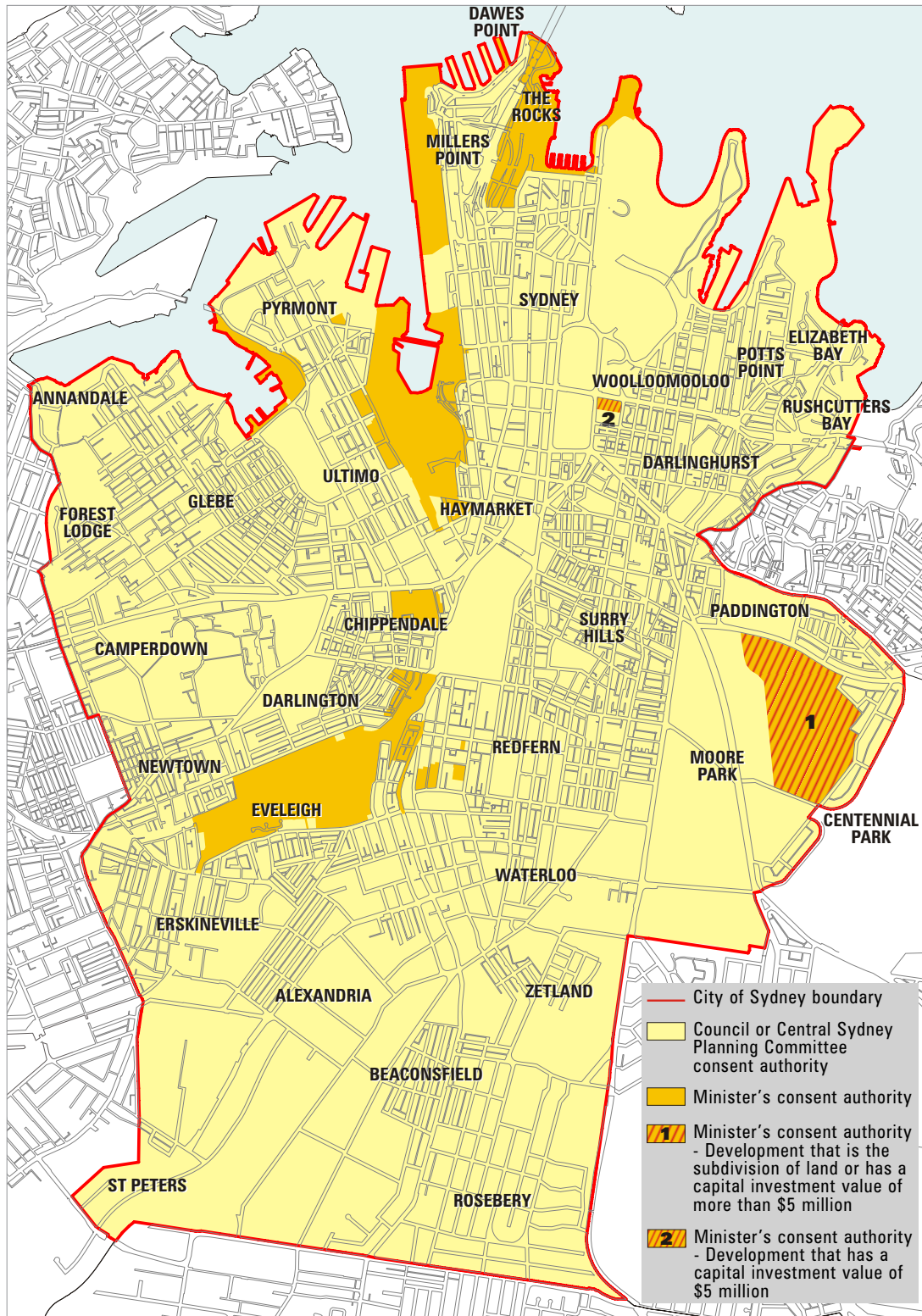


Figure 1 - City of Sydney consent authority map

1.9 Supplementary information

1.9.1 Maintenance of heritage properties

Maintenance for the purpose of this DCP means the ongoing protective care of a heritage building, site or element but does not include alterations and additions or the introduction of new materials or technology. Typical maintenance works include:

- Clearing of gutters;
- Ensuring fixtures are securely held in place;
- Re-hinging doors and gates;
- Sealing gaps in walls with appropriate materials;
- Pest control; and
- Painting previously painted surfaces with the same colours.

Maintenance is particularly important for older buildings and structures with heritage significance. Reference should be made to the relevant LEP and Exempt and Complying DCP provisions to determine whether development consent is required for the proposed works.

1.9.2 Researching your property's history

All proposals for works to heritage buildings, sites or elements should be based on an understanding of heritage significance. The research should focus on:

- Historical research on the property, including:
 - o the architect/builder;
 - o the period of subdivision;
 - o any previous significant owners or occupiers; and
 - o any previous significant uses.
- An assessment of the heritage significance of the building and site; and
- An assessment of any changes that have been made to the property and its degree of intactness.

The Archives Investigator on the City of Sydney website may assist in researching your property's history and can be found at:

www.cityofsydney.nsw.gov.au/investigator/

Other sources of information may include:

- NSW Heritage Office;
- City of Sydney Archives'
- your local heritage society;
- the State Library of NSW;
- Local Studies libraries;
- the Office of Land Property Information; and
- old survey maps and plans.

1.9.3 Fire and Building Code of Australia (BCA) upgrading

The consent authority, when considering alterations and additions to buildings, must consider the fire safety and spread of fire under the provisions of Clause 94 of the *Environmental Planning and Assessment Regulations 2000*.

Information on fire upgrading for heritage properties can be found at the Heritage Office's Fire Advisory Panel's webpage at www.heritage.nsw.gov.au

1.10 Development Application requirements

The information required for any development application will depend on the heritage significance of the heritage building, site or element, the contribution of the existing heritage building, site or element to the heritage conservation area or heritage streetscape, and the proposed development.

In addition to the general requirements for development applications the following additional details are required for applications relating to heritage buildings, sites and elements, and buildings older than 50 years requiring a heritage impact statement:

- Measured drawings of the existing building including elevations, and clearly indicating, in colour, existing walls and building elements to be retained and those proposed for removal or alteration;
- Plans at a scale of 1:50 for detailing including dormer windows, balustrading and the like;
- Details of materials, finishes and colour schemes; and
- A Heritage Impact Statement, Conservation Management Plan, and/or Conservation Management Strategy as required by the relevant LEP.
- Additional submission requirements which may include:

Structural Report - major alterations may also require a report from a structural engineer verifying that the proposed works will not have a detrimental impact on the structural stability of the building, on significant building elements, or on neighbouring properties.

Archaeological Assessment Report - where there is a likelihood of disturbance of significant archaeology, an Archaeological Assessment will be required.

Interpretation Strategy – major alterations to a heritage item may also require the production of an interpretation strategy, detailing how the significant aspects and uses of the building may be publicly interpreted.

In the case of an item listed on the State Heritage Register, an Integrated Development Application or Section 60 Approval from the State Heritage Office may need to be submitted. Exemptions from this requirement are detailed on the NSW Heritage Office website at www.heritage.nsw.gov.au

Heritage Conservation Incentives

Council currently operates two incentives schemes to assist owners of heritage buildings and sites:

The **Heritage Floor Space (HFS)** Scheme applies only to heritage items, listed under Schedule 8 of the Sydney Local Environmental Plan 2005, located within the City Centre or City Edge Zones.

The **Heritage Grants Programme** provides grants for individuals, businesses and groups for conservation works to improve the quality of the City's heritage and built environment, and applies to heritage items and contributory buildings in heritage conservation areas and heritage streetscapes,

Further details on both these schemes can be found on the City's website at www.cityofsydney.nsw.gov.au

Where modifications are proposed to an existing, valid development consent, consideration must be given to the impact of the amended development on the heritage significance of the building or site.

You are advised to contact the City prior to submitting a development application to clarify what the submission requirements will be for your particular development proposal.

1.11 Guidelines for preparing Conservation Management Plans

A Conservation Management Plan is a comprehensive document which identifies the heritage significance of a place and should be prepared in accordance with the *NSW Heritage Manual* published by the NSW Heritage Office and *The Conservation Plan* by J.S. Kerr (available from the NSW National Trust). The Conservation Management Plan should also consider compliance with any recommended management policies contained in the Heritage Inventory Assessment Report for the property, heritage conservation area or heritage streetscape. A Conservation Management Plan must be prepared by a suitably qualified heritage practitioner. A list of heritage practitioners can be found on the NSW Heritage Office website at www.heritage.nsw.gov.au.

A Conservation Management Plan must be submitted with applications that:

- Propose a change of use to heritage items of State heritage significance;
- Propose any physical changes to the fabric of an item of State heritage significance, including changes within the grounds in which the heritage item is located; and/or
- Seek an award of heritage floor space.

A Conservation Management Plan may also be required to be submitted with applications that propose:

- Substantial changes to large or complex heritage items of local significance; and/or
- Substantial changes to the internal layouts of heritage items of local significance.

In particular cases, Council or the NSW Heritage Office may accept a Conservation Management Strategy, in place of a Conservation Management Plan. Guidelines for the preparation of a Conservation Management Strategy are available on the NSW Heritage Office website at www.heritage.nsw.gov.au

1.12 Guidelines for preparing Heritage Impact Statements

A Heritage Impact Statement is a document which assesses the impact of any proposed development on the heritage significance of the building, site streetscape, or area. The Statement should clearly identify each of the proposed works and should incorporate all development application drawings.

The statement should include options that have been considered for the proposal and document reasons for choosing the preferred option. These should include proposals to minimise the impact of the development on the heritage significance of the building, site, streetscape or area. The statement should also consider compliance with any recommended management policies contained in the Heritage Inventory Assessment Report for the property, heritage conservation area or heritage streetscape. The NSW Heritage Office have produced guidelines for the preparation of Heritage Impact Statements which are available on their website at www.heritage.nsw.gov.au

A Heritage Impact Statement must be submitted with any applications for development to:

- Heritage items;
- Properties adjacent to heritage items where the works may impact upon the item;
- Properties within heritage conservation areas and heritage streetscapes, including applications for demolition; and
- Fire upgrading of heritage items and contributory buildings in heritage conservation areas and heritage streetscapes; and
- A heritage impact statement may be required for demolition or applications for development to buildings older than 50 years old that do not fall into the above categories.

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

You are advised to contact Council, before submitting a development application, to clarify whether a Heritage Impact Statement will be required.

1.13 Demolition and Demolition Reports

The demolition of heritage items and contributory buildings or building elements within heritage conservation areas or heritage streetscapes is not supported. The onus is on the applicant to demonstrate why the building cannot be retained, taking into consideration:

- The heritage significance of the item or contribution of the building or building elements to the heritage significance of the heritage conservation area or heritage streetscape; and
- A Demolition Report.

A Demolition Report is a document which should include consideration of:

- The heritage significance of the building and area and the contribution of the building or building element to that significance;
- The structural stability of the building in the form of a structural engineer's report; and/or
- A pest inspection report

If the application proposes demolition of a structure of heritage significance, the applicant must:

- Submit a Demolition Report demonstrating that the structure is not reasonably capable of retention;
- Submit a factual statement as to why the structure needs to be demolished, including a statement from an appropriately qualified structural engineer; and
- If demolition is recommended primarily on economic grounds, submit a statement from a quantity surveyor comparing the cost of demolition and cost of retention.

The above requirements may be waived in the event of an emergency or danger to the public.

Submitting the necessary reports or justifications in no way implies that the consent authority will agree to the proposed demolition. The City may obtain independent structural engineering advice. Where possible and reasonable, built heritage should be retained.

Where demolition is allowed, a photographic record of the building must be submitted to Council prior to the commencement of the demolition works.

1.14 Heritage Inventory Assessment Report

The City maintains a Heritage Inventory database which lists all heritage items, heritage conservation areas and heritage streetscapes within the (LGA). Each listing contains a Heritage Inventory Assessment Report that includes a description of the item or area, a Statement of Heritage Significance and Recommended Management provisions. The Heritage Inventory Assessment Report will be considered by the consent authority as part of its assessment of development applications. The recommendations in the Report should form the basis of all applications for development.

Limited information on the Heritage Inventory does not mean that the item is not significant. Where insufficient detail is available, information provided with the development application may be used to update the database.

Heritage Inventory Assessment Reports are available by contacting the City or online through the NSW Heritage Office at: www.heritage.nsw.gov.au

1.15 Building Contributions Maps

Buildings and sites within heritage conservation areas and heritage streetscapes are also identified on Building Contributions Maps as being contributory, neutral or detracting to the character and heritage significance of the heritage conservation area or heritage streetscape.

(a) Contributory buildings

Contributory buildings are buildings that make an important and significant contribution to the character of the heritage conservation area or heritage streetscape. They have a reasonable to high degree of integrity and date

from a key development period of significance. They are defined as buildings which are from a:

- (i) significant historical period layer, highly or substantially intact; or
- (ii) significant historical period layer, altered yet recognisable and reversible.

(b) Neutral buildings

Neutral buildings are buildings that do not contribute or detract from the significant character of the heritage conservation area or heritage streetscape. Buildings that do not belong to a key period of significance, good contemporary infill, and development from a key period of significance which has been irreversibly altered, are identified as neutral. They are defined as buildings which are from a:

- (i) significant historical period layer, altered in form, unlikely to be reversed;
- (ii) new sympathetic layer or representative of a new layer; or
- (iii) non significant historical period layer.

(c) Detracting buildings

Detracting buildings are buildings that are intrusive to a heritage conservation area or heritage streetscape because of inappropriate scale, bulk, setbacks, setting or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area or heritage streetscape. They are defined as buildings which are:

- (i) new detracting development; or
- (ii) other detracting development.

The Building Contributions Maps are available on the City's website at: www.cityofsydney.nsw.gov.au

2 Vicinity controls

Development in the vicinity of a heritage item can often have an impact upon the heritage significance of the item, in particular through an impact on the setting of the item. Determining whether a property is within, or impacts upon, the setting of a heritage item is a necessary component of the site analysis of a proposal. Specialist heritage advice may need to be obtained in order to determine a property's setting. If in doubt, it is recommended that clarification be sought from the City prior to preparing a development application.

The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views to and from the property.

2.1 Objectives

The objective of these provisions is to ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.

2.2 Provisions

- (1) Alterations and additions to buildings and structures, and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:
 - (a) building envelope;
 - (b) proportions;
 - (c) materials, colours and finishes; and
 - (d) building and street alignment.
- (2) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
 - (a) providing an adequate area around the building to allow interpretation of the heritage item;
 - (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);
 - (c) protecting (where possible) and allowing the interpretation of archaeological features; and
 - (d) retaining and respecting significant views to and from the heritage item.



Figure 2 – Extract East Sydney Conservation Area



Figure 3 - Analysing the setting of a heritage item



Figure 4 – Aerial photograph of site



Figure 5 – Site from Palmer Street



Figure 6 – Site eastwards from Stanley Street



Figure 7 – Site westwards from Stanley Street

3 Controls for heritage items

Heritage items include buildings, sites, building elements, and archaeological, townscape and landscape items of both State and local significance, and identified on the State Heritage Register and/or in a schedule of the relevant Local Environmental Plan. Any proposals for development must achieve a reasonable balance between the meeting amenity and contemporary needs, and protecting the heritage significance of the item.

3.1 Objectives

The objectives of these provisions are to ensure that development to heritage items:

- (i) encourages the retention of existing heritage items and their significant elements;
- (ii) is based on the understanding and conservation of the heritage significance of the item;
- (iii) encourages heritage items to be used for purposes that are appropriate to their heritage significance;
- (v) maintains the setting of the heritage item including the relationship between the item and its surroundings;
- (vi) encourages the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and
- (vii) is consistent with policy guidelines contained in the Heritage Inventory Assessment Report.

Details on the requirement for a Conservation Management Plan or Heritage Impact Statement are contained in the relevant LEP. Further details on the submission requirements can be found in section 1.10 of this DCP.



Figure 8 - Heritage item

3.2 Provisions

- (1) Any development application involving a heritage item is to be accompanied by a Heritage Impact Statement, Conservation Management Plan, or Conservation Management Strategy.
- (2) Development to a heritage item is to:
 - (a) be consistent with an appropriate Heritage Impact Statement, Conservation Management Plan or Conservation Management

Strategy;

- (b) be consistent with the Heritage Inventory Assessment Report;
 - (c) protect the setting of the heritage item;
 - (d) retain significant internal and external fabric and building elements;
 - (e) retain significant internal and external spaces;
 - (f) remove unsympathetic alterations and additions;
 - (g) reinstate missing details and building elements;
 - (h) use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item; and
 - (i) respect the pattern, style and dimensions of original windows and doors.
- (3) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernable and can be interpreted.
- (4) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.
- (5) Original and early trees, plantings, garden layouts and landscaping should be retained and traditional garden designs should be reinstated where possible.

Evidence of the original room layout can be demonstrated by keeping joinery, decorative ceiling mouldings and wall nibs. Refer to Figure 9.



Figure 9 – Interpretation of internal room layout

The original room layout can be interpreted through the maintenance of beams and wall nibs.

3.3 Incorporating heritage items in new developments

- (1) Where a current Conservation Management Plan for a heritage item proposes that it may be incorporated into a new development, the design is to include appropriate measures to:
 - (a) ensure that the heritage significance of the item is conserved;
 - (b) retain an appropriate setting to allow for the continued appreciation and integrity of the item; and
 - (c) ensure provision is made for the ongoing maintenance of the heritage item.

3.4 Changing the use of a heritage item

- (1) Any proposal involving the change of use (including the adaptive reuse) of a heritage item is to demonstrate that:
 - (a) the new use requires minimal alterations to significant fabric and building elements, and that any changes to these are reversible or have minimal impact on the heritage significance of the item;
 - (b) any internal changes do not compromise the heritage significance of the external appearance of the building;
 - (c) alterations and/or additions required to support the new use do not obscure the understanding of the building's significant use;
 - (d) the significant use can be interpreted;
 - (e) the introduction of new services will not have a detrimental impact on significant fabric or spaces; and
 - (f) the new use is consistent with the agreed conservation policy identified in the Conservation Management Plan or Heritage Inventory Assessment Report for the heritage item.
- (2) Proposals to change the use of public and community buildings must take into account the effect on significant interior elements and fittings.
- (3) The significant use of the building should be interpreted on site. Interpretation of the use may include the use of historic artefacts, the in situ retention of machinery and signage, or artistic interpretation.

Note: To reduce adverse impacts on the Heritage Item it may be necessary to prepare an alternative building solution to achieve a performance-based design outcome to meet the obligations of the *Building Code of Australia*. Performance-based solutions are addressed in Part A0 of the *Building Code of Australia*.

4 Heritage conservation areas and heritage streetscapes

Heritage conservation areas and heritage streetscapes provide an important opportunity to conserve and interpret the heritage significance of an area or significant townscape, group of buildings and sites. It is important that the heritage significance of the whole area is considered when proposing development.

The Building Contributions Maps are provided for each area and streetscape and classify existing buildings as contributory, neutral or detracting. The contribution of any particular building to the area or streetscape's character and heritage significance, based on the Building Contributions Map, will guide the approach to development.

Specific controls for the following areas are contained in Schedules 1 and 2 of this DCP:

- Chippendale Heritage Conservation Area;
- Part of the Darling Nursery Estate Heritage Conservation Area north of Cleveland Street;
- Part of the Lang Road Heritage Conservation Area; and
- Martin Road Heritage Conservation Area.

The controls contained in these Schedules must be applied in addition to the other controls in this DCP.

4.1 Objectives

The objectives of these provisions are to ensure that development within heritage conservation areas and heritage streetscapes:

- (i) takes into consideration the contribution of the building as indicated by the Building Contributions Map;
- (ii) enhances the character and heritage significance of the heritage conservation area or heritage streetscape by:
 - (a) maintaining the positive contribution of contributory buildings to the area or streetscape;
 - (b) retaining and improving the contribution of neutral buildings to the area or streetscape; and
 - (c) improving the contribution of detracting buildings to the area or streetscape.
- (iii) is consistent with policy guidelines contained in the Heritage Inventory Assessment Report.

The **Heritage Inventory Assessment Report** describes the significant characteristics of each heritage conservation area and heritage streetscape. The reports include a statement of heritage significance for each area and Recommended Management provisions to guide future development.

4.2 Provisions

- (1) Development within a heritage conservation area or heritage streetscape is to be compatible with the surrounding built form and pattern of development by responding sympathetically to:
 - (a) existing form, massing, setbacks, scale and architectural style;
 - (b) site topography and landscape;
 - (c) views to and from the area;

- (d) surrounding neighbourhood character and streetscape, including buildings; and
 - (e) existing subdivision patterns.
- (2) Development should not project in front of the established building line towards the street.
 - (3) Alterations and additions are not to dominate or detract from the original building.
 - (4) Large expanses of solid walls are to be broken up by recesses, bays and modulations, vertical elements and/or the use of appropriate materials.
 - (5) Alterations and additions are to respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
 - (6) Development is to respect and minimise the impact on any significant public domain features.
 - (7) Any applications for development within heritage conservation areas or heritage streetscapes are to demonstrate consistency with the area's Heritage Inventory Assessment Report, in particular the Recommended Management provisions.

Many features in the public domain, such as stone kerbing, fencing, significant street trees and early painted signs are also important to the streetscape and townscape character of heritage conservation areas and heritage streetscapes.

4.3 Contributory buildings

Contributory buildings make a significant contribution to the character of heritage conservation areas and heritage streetscapes. They are normally highly intact or with reversible alterations, and date from key development periods. They are defined as buildings which are from a:

- (i) significant historical period layer, highly or substantially intact; or
- (ii) significant historical period layer, altered yet recognisable and reversible.

The appearance of a principal or significant frontage should generally be conserved, however alterations and additions may be possible to the rear of contributory buildings.



Figure 10 Contributory buildings

Contributory buildings are part of the defining features and character of the area. They are an important resource for interpretation of the area's heritage significance and character.

- (1) Contributory buildings are to be retained.
- (2) Alterations and additions should not significantly alter the appearance of principal and significant façades of a contributory building, except to remove detracting elements.
- (3) Alterations and additions to a contributory building must:
 - (a) respect significant original or characteristic built form;
 - (b) respect significant traditional or characteristic subdivision patterns;
 - (c) retain significant fabric;
 - (d) retain, and where possible reinstate, significant features and building elements, including original balconies and verandahs, fences, chimneys, joinery, shop front detailing etc;
 - (e) remove unsympathetic alterations and additions, including inappropriate building elements;
 - (f) use appropriate materials, finishes and colours; and
 - (g) respect the pattern, style and dimensions of original windows and doors.
- (4) Where an addition to the building is proposed, significant external elements are to be reinstated.
- (5) Where buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained, especially where they form part of the building's contribution to the character of the heritage conservation area or heritage streetscape.



Figure 11 – Contributory buildings



Figure 12 – Significant interior features

Significant interior features that are designed to be visible from the street are to be retained.

4.4 Neutral buildings

Neutral buildings do not contribute or detract from the significant character of the heritage conservation area or heritage streetscape. They include buildings that are connected to the area's historic development but have been substantially altered, as well as new, sympathetic development. They are defined as buildings which are from a:

- (i) significant historical period layer, altered in form, unlikely to be reversed;
- (ii) new sympathetic layer or representative of a new layer; or



Figure 13 – Neutral building

Neutral buildings neither contribute nor detract from the heritage character of the area. Alterations to this building are largely reversible.

(iii) non significant historical period layer.

It may be possible to remove unsympathetic alterations and additions to improve the contribution of neutral buildings to the heritage conservation area or heritage streetscape.

Depending on the building's context and heritage significance, it is preferable to retain and restore neutral buildings.

- (1) Demolition of neutral buildings will only be considered where it can be demonstrated that:
 - (a) restoration of the building is not reasonable; and
 - (b) the replacement building will not compromise the heritage significance of the heritage conservation area or heritage streetscape.
- (2) Where demolition is allowed, a photographic record of the building must be made and submitted to Council.
- (3) Alterations and additions to a neutral building are to:
 - (a) remove unsympathetic alterations and additions, including inappropriate building elements;
 - (b) respect the original building in terms of bulk, form, scale and height;
 - (c) minimise the removal of significant features and building elements; and
 - (d) use appropriate materials, finishes and colours.



Figure 14 – Neutral building

4.5 Detracting buildings

Detracting buildings are intrusive to the streetscape because of inappropriate scale, bulk, setbacks, setting or materials. Sites containing detracting buildings are often suited to redevelopment and provide an opportunity for development to reinforce the context of the area. They are defined as buildings which are:

- (i) new detracting development; or
- (ii) other detracting development.



Figure 15 – Detracting building

Detracting buildings provide an opportunity to remove intrusive elements or provide landscaping or external treatment to improve the appearance of the building.

- (1) Development on sites containing detracting buildings is to improve the contextual design and visual impact of the site within the heritage conservation area or heritage streetscape.
- (2) Alterations and additions to detracting buildings are to:
 - (a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area or heritage streetscape; and
 - (b) respect the prevailing character of the area and street in terms of bulk, form, scale and height.

5 Lot boundary changes

Lot boundary changes include both the subdivision and amalgamation of sites.

The subdivision pattern of a heritage conservation area or heritage streetscape can reflect the history of the area's development and is often important to its heritage significance. The subdivision pattern of an area is particularly important where it has produced a distinctive built form.

The amalgamation of sites is discouraged in heritage conservation areas and heritage streetscapes because it obscures the original subdivision patterns and can result in unsympathetic development, particularly in terms of form and scale. Proposals to consolidate adjoining buildings must ensure that the resulting rhythm and form of the building continues to be compatible with the characteristic form of the area or streetscape.

The interpretation of the original site configuration can be assisted through the use of different materials and finishes across the site.

5.1 Objectives

The objectives of these provisions are to:

- (i) retain the significant characteristics of the existing subdivision and building pattern for heritage items, and in heritage conservation areas and heritage streetscapes;
- (ii) ensure that new development does not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form; and
- (iii) allow for the interpretation of the original subdivision pattern in new development.

5.2 Provisions

- (1) Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
- (2) Lot boundary changes within heritage conservation areas or heritage streetscapes or impacting upon heritage items must demonstrate that:
 - (a) the setting of an existing significant building on the site, or the setting of development on adjoining sites is not compromised;
 - (b) significant features of the existing site or adjoining sites, including streetscape and landscape features, trees, fences, outbuildings and gardens are not adversely impacted; and
 - (c) the change to lot layout is in keeping with the character of the area.
- (3) Lot boundary changes to larger sites are to demonstrate that:
 - (a) the building layout, design and hierarchy reflects the original significant site configuration; and
 - (b) the resultant allotment size is similar to the existing subdivision pattern in the vicinity of the site and satisfactorily provides for the continuation of the dominant building pattern.

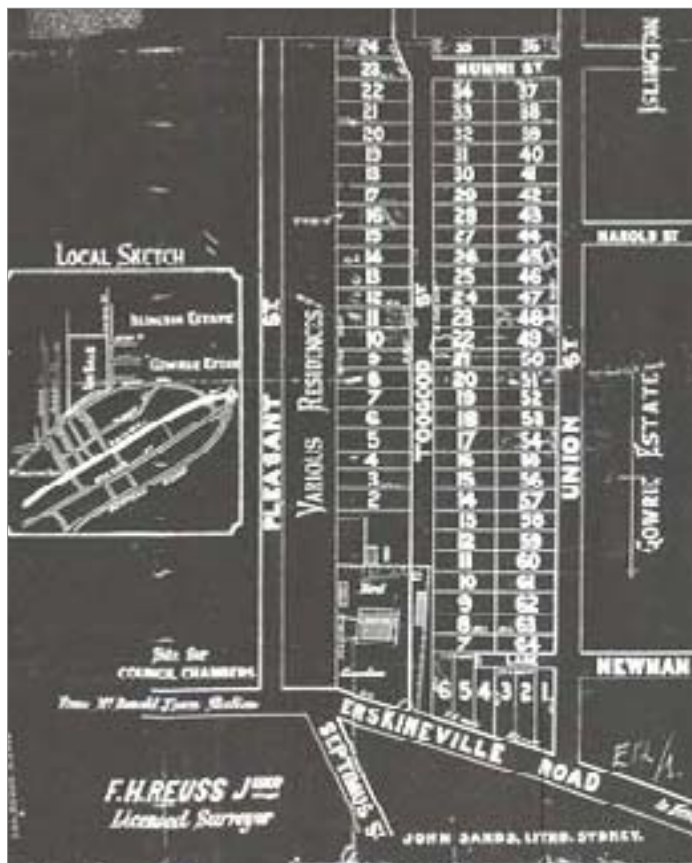


Figure 16 – Lot boundary changes

Lot boundary changes, for example site amalgamations, are discouraged where the original subdivision pattern is intact.

6 Additions

Additions to a building generally consist of a change in the building envelope through external alterations often resulting in an increase in floor space. The potential for additions to heritage items and buildings within heritage conservation areas and heritage streetscapes is dependent upon many factors including the size of the site, the curtilage of the building, significant elevations of the building, and the impact upon neighbouring properties and the wider area. General planning considerations, including height and floor space ratio controls, and amenity considerations, are contained within the relevant LEP or DCP and will also guide the potential for additions to properties.

This section provides general provisions for additions to heritage buildings and sites and more specific examples of addition types. The illustrations have used the example of additions to a terraced property, however, the types of additions detailed may also be appropriate for other forms of development.

6.1 Objectives

The objectives of these provisions are to ensure that additions to heritage items, and buildings in heritage conservation areas and heritage streetscapes are designed to:

- (i) minimise the impact on the heritage significance of the existing building, heritage conservation area, and/or heritage streetscape;
- (ii) minimise the impact on the setting of the building;
- (iii) respect the scale of existing buildings;
- (iv) respect the form and massing of the existing building;
- (v) encourage the reinstatement of demolished significant and original building elements where evidence exists for these;
- (vi) maintain the uniformity of significant coherent front and rear elevations where the building forms part of a group, row or semi-pair; and
- (vii) allow design flexibility for extensions and additions to the rear, including pavilion additions, that do not affect highly intact heritage items.

6.2 General provisions

- (1) Additions are not to result in the removal of significant building or site elements or outbuildings.
- (2) Additions should maintain the integrity of the profile and form of the original building, including the roof form and profile, and allow the original building to be discerned.
- (3) Additions are to be smaller in height and scale than the existing building.

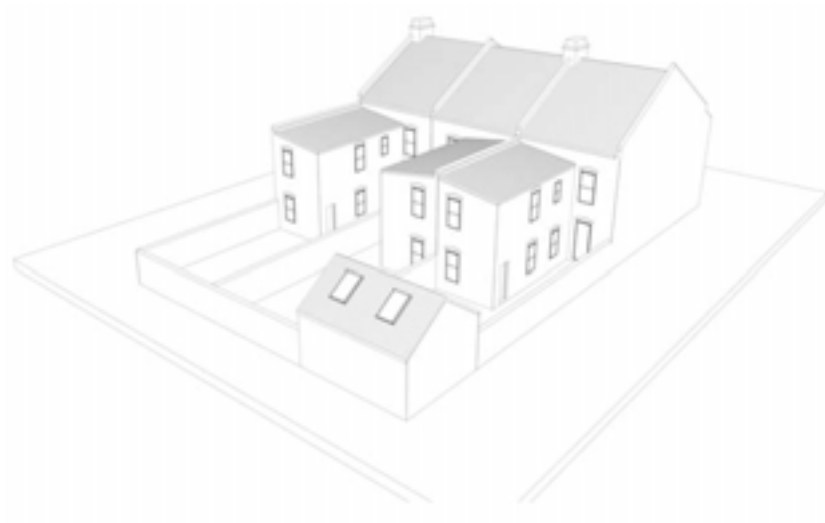


Figure 17 – Rear additions

Rear additions should be smaller in scale than the existing building.

6.3 Lean-to additions

Lean-to additions are the most traditional form of rear extension, and are suitable for most buildings.

- (1) Lean-to additions are to have a skillion roof with a low pitch that pitches away from the building.

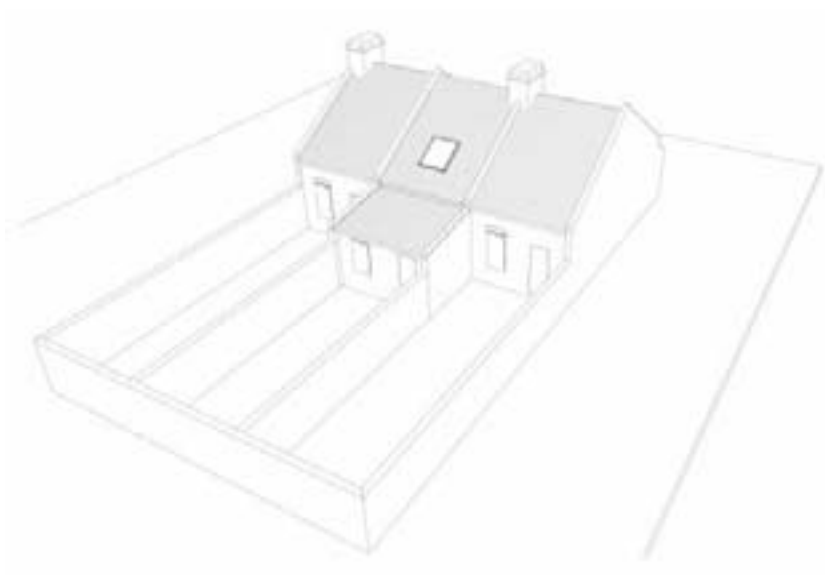


Figure 18 - Lean-to addition to single storey building

Lean-to additions are suitable for most buildings

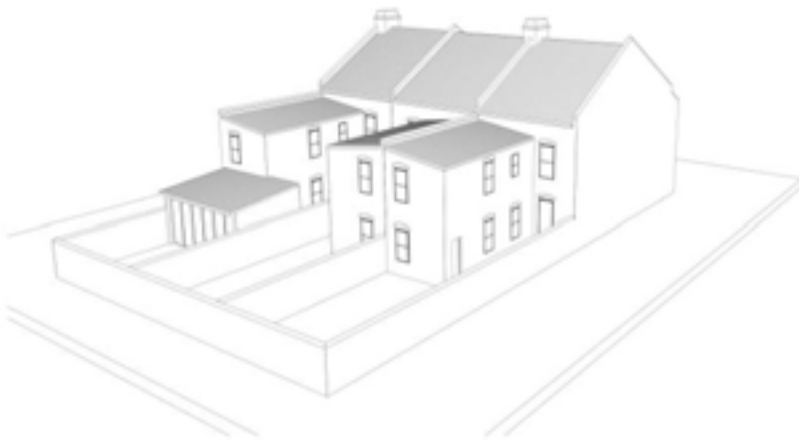


Figure 19 – Lean-to addition to two storey building

6.4 Wing additions

Wing additions allow for larger floor areas and ceiling heights.

- (1) The roof pitch of a wing addition should respect the roof pitch of the existing building sloping to the side.
- (2) Wing additions are to respect characteristic detailing of the existing building.

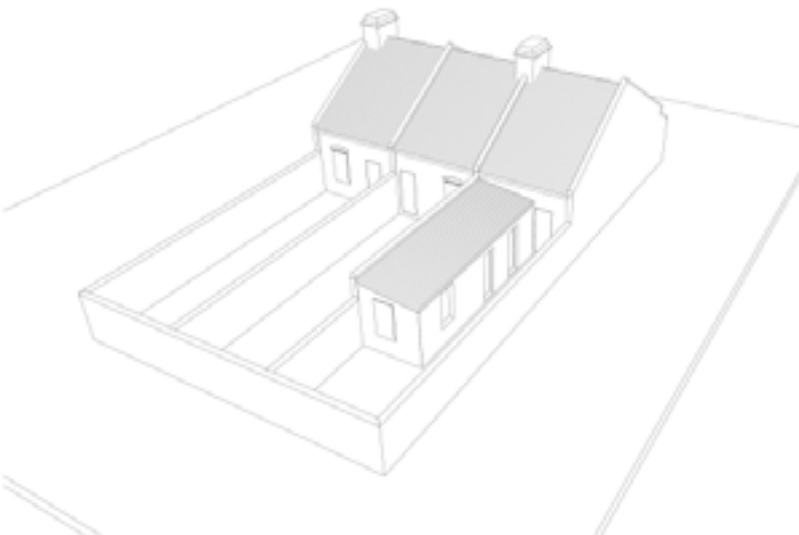


Figure 20 - Wing addition

6.5 Pavilion additions

Pavilion additions offer design flexibility and are often suited to buildings of high heritage significance or in situations where it is best to leave the existing building intact.

- (1) The roof pitch of pavilion additions should respect the roof pitch of the existing building, and be of traditional roof form type appropriate to the particular building and its setting.

- (2) The element that links the pavilion extension to the existing building is to be of low scale and minimise the impact on significant building fabric.

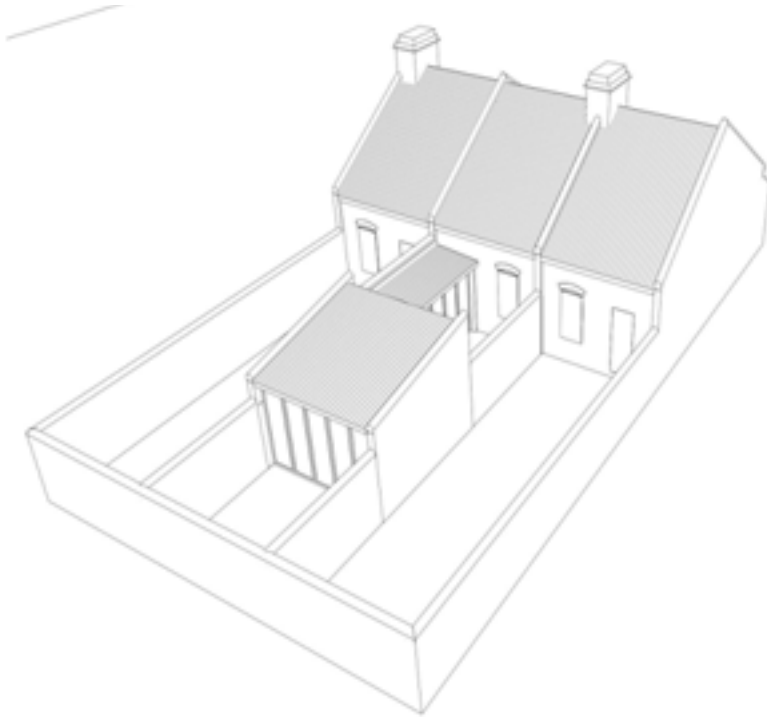


Figure 21 - Pavilion addition

Pavilion additions can minimise interference to the existing building.

6.6 Basement additions

Basement additions are suited to sloping sites and sites where minimal excavation is required.

Applications that propose basement additions may be required to provide a Structural Report to confirm that the proposed excavation will not adversely affect the building or adjoining properties. The report should be provided as part of the development application.

- (1) External entrances and exits to basement additions are to be located to the rear except where a front or side entry is prevalent in the street.
- (2) Windows, light wells and the like are to match the detailing and pattern of those on the existing building.

6.7 Additional storeys

Upper floor additions to the rear that retain the main form of a building and do not exceed the main roof ridge height are generally more acceptable than changes that alter the height, scale or form of the original building.

- (1) Additional storeys to the main building or street frontage are generally not supported where:
 - (a) a building is part of an intact group or streetscape;

- (b) the existing building is comparable to a consistent or predominant building height in the streetscape;
 - (c) the predominant height of development in the vicinity of the site is single storey; or
 - (d) the diversity of an area is a part of its heritage significance and the additional storey would reduce or compromise that diversity.
- (2) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings.
 - (3) Additional storeys located behind parapets to buildings with flat or skillion roofs are only appropriate where there will be no visible impact upon the view from the surrounding streets and lanes and the addition will not have an adverse impact upon the uniformity of group, row or semi-pair.
 - (4) Where the rear of a terrace group displays a consistent form and strong rhythm that is visible from a public space, alterations and additions are to be restricted to the ground floor.

Additional controls relating to single storey contributory buildings are contained in Section 14.3.

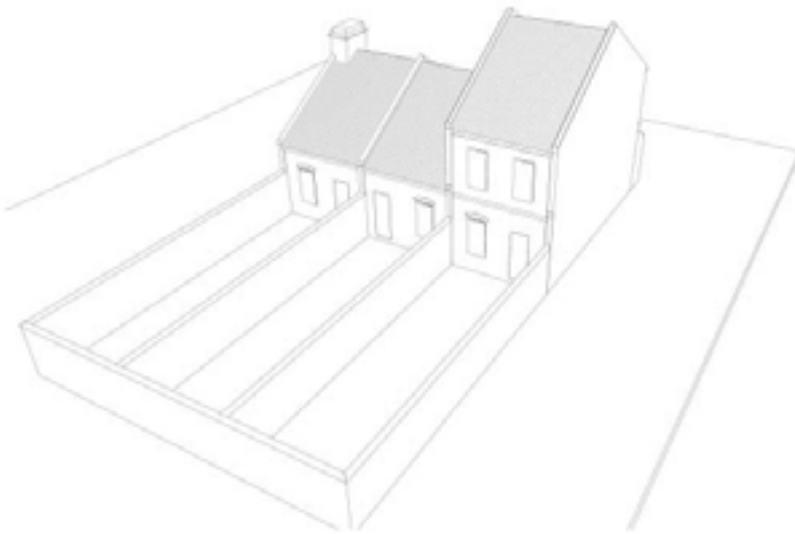


Figure 22 – Inappropriate additional storey to a building

Additional storeys should not impact on an intact group of buildings or streetscape, and should be in keeping with surrounding development.

7 Infill development

For the purpose of this DCP, infill development means a new building in an established and developed area.

New development in heritage conservation areas and heritage streetscapes should be designed to respect neighbouring buildings and the character of the area or streetscape. This character can be typified by a uniform development pattern or by a mix of architectural styles. Infill development should seek to create new structures that enhance and complement the existing urban character but should not necessarily be a copy of, or seek to replicate, neighbouring heritage buildings.

The Heritage Office NSW publication *Design In Context* provides guidance for infill development in heritage conservation areas and heritage streetscapes.

7.1 Objectives

The objectives of these provisions are to ensure that infill development in heritage conservation areas and heritage streetscapes is designed to:

- (i) respond positively to the character of adjoining and nearby buildings;
- (ii) demonstrate sympathetic bulk, mass and scale; and
- (iii) achieve appropriate orientation, setbacks, materials and details.

7.2 Provisions

- (1) Infill development is to be designed and detailed to complement the character of buildings within the vicinity of the site, particularly in terms of height, massing, form, bulk, setbacks and scale.
- (2) Infill development is to be compatible with the proportions of neighbouring buildings, including in terms of bulk and scale, and detailing.
- (3) The materials and finishes of infill development are to be compatible with the materials and finishes of adjoining significant or contributory buildings.
- (4) Infill development is to use colour schemes that have a hue and tonal relationship with traditional colour schemes.
- (5) Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks.
- (6) Infill development is not to obscure existing significant views to and from heritage items.
- (7) Infill development is not to include garages and car access to the front elevation of the development where these are not characteristic of the area.

See Section 12: Designing for vehicles, in this DCP.



Figure 23 – Infill Development

This contemporary building is an appropriate infill development because it respects the character of adjoining buildings and is of simple design.

8 Changes to building elements

Building elements refers to the components of a building which contribute to the overall character and heritage significance of the building, site or area. They can be features which typify a heritage conservation area (for example, a roof form characteristic of a particular architectural period), which typify a particular row of buildings (for example, a chimney style), or which typify an individual house (for example, a balcony balustrade).

8.1 Objectives

The objectives of these provisions are to ensure that changes to building elements on heritage items and on buildings within heritage conservation areas and heritage streetscapes are designed to:

- (i) minimise interference to the original form of the building;
- (ii) minimise the impact on existing and original building elements;
- (iii) encourage the reinstatement or reconstruction of original or significant detailing and building elements, based on documentary or physical evidence;
- (iv) protect, and not overwhelm, the scale and architectural integrity of the existing building; and
- (v) respect the uniformity of a semi-pair, group or coherent row of buildings.

8.2 Changes to roofs

Roof profiles and chimneys have a significant influence on building form and townscape character. For example, roof form and pitch varies between architectural styles and periods.

8.2.1 Roof features

- (1) Chimneys, and chimney detailing, are to be retained, even where fireplaces are no longer working.
- (2) Significant or original roof features, such as gables and finials, are to be retained.
- (3) Missing significant or original roof features are to be reinstated when major works to the roof are proposed.
- (4) Solar water heater storage tanks, ventilators, air conditioning units, satellite dishes and antennae, and the like are not to be located on the principal roof elevations of heritage items, buildings in heritage conservation areas or heritage streetscapes, including on the roof of awnings.
- (5) Solar collector panels only may be located on roof slopes visible from the public domain where they are fitted flush to, and do not cover more than 25% of, the roof slope.



Figure 24 - Chimneys

Chimneys should be retained even when fireplaces are no longer working.



Figure 25 – Decorative roof features

Finials and other decorative elements are important to townscape character.

8.2.2 Roofing materials

Roofing materials include the main roof covering, and also joinery and plumbing features. The appearance of a building can be significantly influenced by the form and profile of roofing materials, including the detailing of eaves and ridgelines. Where re-roofing is proposed this should be based on evidence of the traditional form and materials of the existing building.

The original presentation to the street can be maintained and enhanced by transferring good tiles or slates from side and rear elevations to the front elevation, or through the use of second-hand materials with a similar aging pattern to the original material. Corrugated galvanised steel in an unpainted finish or dark tone may be suitable where corrugated iron requires replacement.

- (1) Original roofing materials on heritage items and buildings in heritage conservation areas and heritage streetscapes are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical.
- (2) New materials are to match the original materials as closely as possible, in terms of the colours, materials, finishes, sizes and profiles. Where contemporary materials are proposed these are to be compatible with the period or architectural style of the building.
- (3) Where an application proposes re-roofing of a building, that application may also be required to provide for the reinstatement of any traditional verandah or balcony roof.

The 1999 Sydney hail storm affected Centennial Park, Surry Hills and Redfern. Many original roofs, including verandah roofs, were badly damaged and had to be replaced after the storm. Reinstatement of traditional roofing materials and roof profiles is particularly encouraged in these areas.

- (4) In areas affected by weather damage, reinstatement of traditional roofs is encouraged such as the reinstatement of appropriate roofing materials and detailing, original separate verandah and/or balcony roofs to original profiles and materials, and the reconstruction of exposed party walls above roofs.

8.2.3 Ensuring sympathetic roof alterations and additions

Roof additions include rear roof extensions and dormer windows. Roof additions should be designed to permit the original roof form, slope and ridge of the building to be easily discerned and should not overwhelm the integrity of the existing building.

- (1) Roof alterations and additions are:
 - (a) to complement the details and materials of the original roof;
 - (b) not to detract from the architectural integrity of the principal elevation of a heritage item, contributory building, or a group of buildings in a heritage conservation area or heritage streetscape; and
 - (c) to respect the form, pitch, eaves and ridge heights of the original building.
- (2) Roof additions are to be set below the ridge line and allow the original form of the main roof to be clearly discerned.
- (3) The existing ridgeline of the building is to be maintained and not raised to accommodate a roof addition.
- (4) Roof additions are not to include inset balconies, roof terraces or external staircases.
- (5) Roof additions are not supported on buildings with front or side parapets where the addition will adversely affect the silhouette of the parapet line.
- (6) Windows in roof extensions should relate to the alignment, proportion and orientation of original windows in the building.

The *Building Code of Australia* requires that roof alterations and additions must not be within or above a circular area described by a horizontal radius of 3.6m around a chimney flue exit.



Figure 26 – Consistent row of terraces

Roof additions should not interrupt the integrity of a row or group of buildings.



Figure 27 – Roof balcony

Roof extensions must not incorporate balconies or roof terraces.

8.2.4 Rear roof extensions

Roof extensions are usually large structures with horizontal proportions and skillion roofs. They are mostly used to increase the headroom within a roofspace or attic, and to provide natural light and ventilation. These extensions are not suited to the front roof slopes of buildings because of their size and bulk. Rear roof extensions need to be designed to take into consideration impacts on the building's heritage significance, particularly where it is part of a pair or intact row. This is particularly important where the rear elevation is expressed to an open public space such as a reserve, square or major street.

In the case of buildings greater than 5m in width, multiple traditional dormer windows may be a more appropriate solution than a single rear roof extension.

The *Building Code of Australia* requires that walls located within 900mm of property boundaries have a fire-resistance level of at least 60 minutes. This can be achieved using lightweight material, however if a property has sufficient width it may be more cost effective to locate side walls at least 900mm from property boundaries.

- (1) Roof extensions to the rear of a building are to be:
 - (a) set back a minimum of 500mm from side walls (measured from the inner edge of the side walls/party walls);
 - (b) set down a minimum of 200mm below the ridge line (measured along the roof slope from the ridge); and
 - (c) set back a minimum of 200mm from the rear wall (measured along the roof slope from the outer face of the wall).
- (2) Roof extensions are to use skillion or single pitch roofs with a minimum 5 degree pitch, and sloping down from the ridge towards the rear elevation of the property.
- (3) Flashing or waterproofing of rear roof extensions is not to span the roof ridge and is not to be visible from the street to the front of the building.
- (4) Rear roof extensions are not to be more than 4m in width.
- (5) Rear roof extensions are not to interrupt repetitive roof patterns, particularly on pairs, rows and groups of buildings.

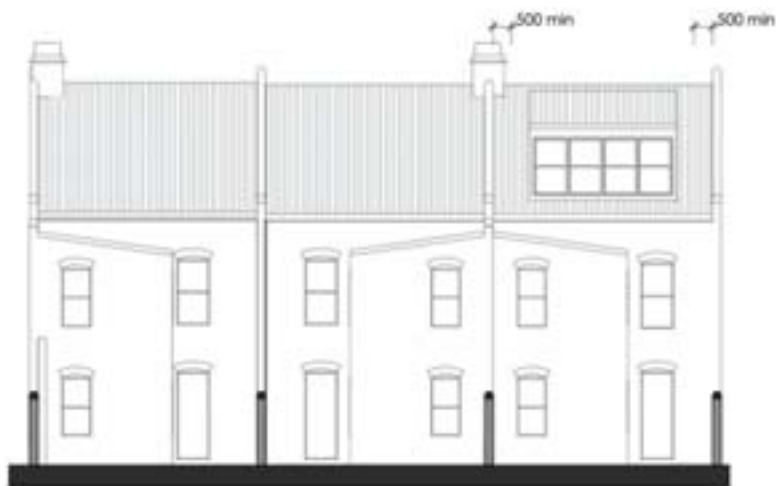


Figure 28 – Rear roof extensions

To be set in by a minimum of 500mm from side walls

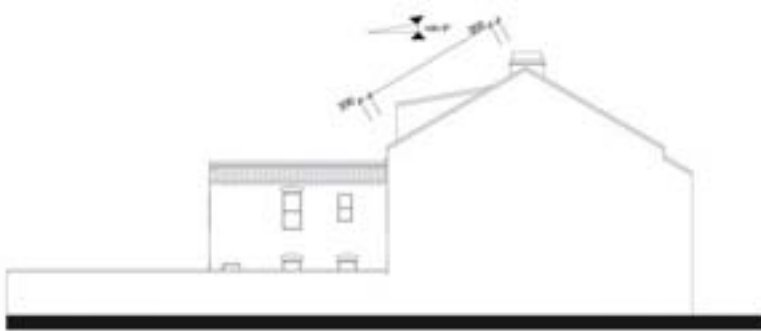


Figure 29 – Rear roof extensions

To be set down a minimum of 200mm below the ridge line and a minimum of 200mm up from the rear wall.



Figure 30 – Rear roof extension

This rear roof extension complies with the set back requirements and allows the main roof slope to be discerned.



Figure 31 – Inappropriate rear roof extensions

This rear roof extension is considered inappropriate in terms of bulk and scale, and fails to comply with the requirements for the extension to be set within the roof slope.

8.2.5 Dormer windows

Dormer windows are vertically proportioned windows providing natural light and ventilation to an attic room. Due to their limited size and traditional detailing they may be appropriate in circumstances where larger roof extensions are discouraged. Where the primary function of the dormer is to provide additional headroom it should be considered under the provisions for roof extensions, and will only be appropriate to the rear of the building.

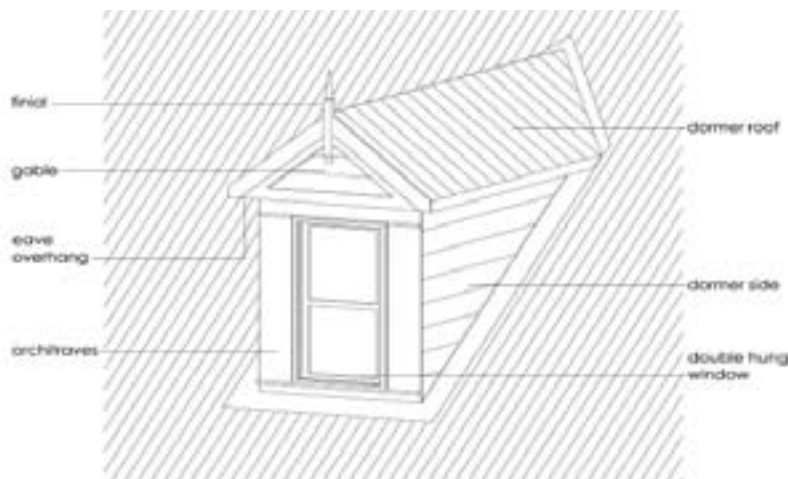


Figure 32 - Dormer window details

- (1) Where the width of the property is:
 - (a) less than 6m wide, only one dormer window is permissible and the total width of any dormer (including frames) must not exceed one third of the width of the roof up to a maximum of 1300mm;
 - (b) greater than 6m wide, two dormer windows may be considered, except where there is a predominant single dormer precedent

along the row. The width of any dormer should not be more than one fifth of the roof width.

- (2) The existing pitch or ridge height of a building is not to be altered to accommodate a dormer.



Figure 33 – Dormer window

Where the building is less than 6m in width



Figure 34 – Dormer window

Where the building is greater than 6m in width



Figure 35 – Dormer window

To be vertically to horizontally proportioned 1.5:1

- (3) Dormer windows are to be vertically (B) to horizontally (A) proportioned at a ratio of 1.5:1 measured from head to sill of the window frame, and placed symmetrically on the roof (as shown in figure 32).
- (4) The total width of the architraves is not to exceed 150mm.
- (5) Dormer windows should not include finials and decorative fretworks, except where documentary or physical evidence showing original detailing is available.
- (6) The apex of the gable or top of the dormer roof is to be at least 200mm below the ridge height of the main roof.
- (7) The window frame within the dormer window is to be timber framed and a single sash, double hung or double casement type.
- (8) Dormer windows are not to include windows or skylights to the side walls or within the apex of the gable.
- (9) The external side walls of dormers should be of timber weatherboards of a profile and section consistent with the period and style of the building.
- (10) Dormer windows are not supported on roof slopes that contain gable ends.
- (11) Dormer windows are not supported on buildings where:
 - (a) the roof pitch is shallow;
 - (b) there is no established pattern of dormer windows in adjacent properties that form part of a consistent row or group; or
 - (c) dormer windows are not suited to the architectural style of the building.
- (12) The design and detailing of new dormer windows is to be compatible with the scale and architectural character of the building. It may also be necessary to ensure consistency with detailing of original dormer windows on adjacent buildings.
- (13) A curved dormer window is only appropriate where ground floor windows have a curved head and there is not a pattern of gabled dormers in the vicinity of the site.
- (14) Plans for dormer windows must be submitted at a scale not smaller than 1:50.
- (15) Skylights should be used to achieve light and ventilation where dormer windows are not appropriate, but should not be located on the front roof slope (see Section 8.2.6 of this DCP).

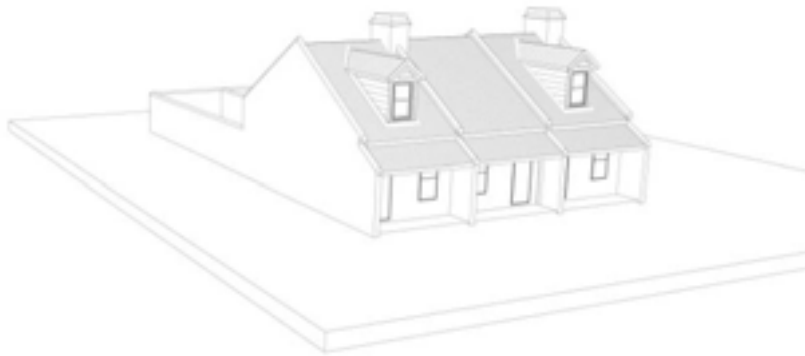


Figure 36 – Dormer windows

Dormers to the street frontage should ensure consistency with original dormers in the row.



Figure 37 – Dormer windows

Dormers to the street should respect the uniformity of the row.



Figure 38 – Dormer windows

Two dormers may be acceptable for properties greater than 6m in width.



Figure 39 – Curved dormer window

A curved dormer window is only appropriate where ground floor windows have a curved head and there is not a pattern of gabled dormers in the vicinity of the site.

8.2.6 Skylights

Skylights are a simple and cost effective way to increase natural light and ventilation to an attic or roof space, but can be intrusive, especially on front roof slopes.

- (1) Skylights are not to be located on the front roof slope of buildings where they are visible from the public domain other than from lanes.
- (2) Skylights should be fitted flush to the roof slope and have vertical proportions.
- (3) Skylights should be predominantly glazed with simple unobtrusive detailing and the frame of the skylight should be coloured to merge with the roofing material.

8.3 Verandahs and balconies

Verandahs and balconies are used widely in Australian houses, and are an iconic element of local architecture. They create patterns of light and shade on facades, and give depth to the building envelope, and are often significant repetitive elements that characterise street elevations.

- (1) Existing significant verandahs and balconies are to be retained.
- (2) Reinstatement of verandahs and balconies is encouraged but is to be based on physical and/or historic evidence.
- (3) Removal of later, intrusive verandah and balcony enclosures should be undertaken and is to be based on physical or historic evidence.

- (4) Alterations to an existing verandah or balcony enclosure, where a property fronts an arterial road, may be considered where the change will:
 - (a) improve the uncharacteristic or unsympathetic enclosure by restoring missing details based on physical or historic evidence; and
 - (b) use transparent material.
- (5) Enclosing front balconies and verandahs is not supported, particularly where a building is part of a group, as it detracts from the uniformity or consistency of the original character.



Figure 40 – Verandah and balconies

The property to the left has a verandah while the property behind (to the right) has a balcony.



Figure 41 – Timber blinds on balcony

Timber blinds are a traditional approach to achieving sun control and privacy without enclosing the balcony.

8.4 Awnings

- (1) Early suspended awnings and awning detail, such as pressed metal awning ceilings, are to be retained.
- (2) Where there is evidence of early suspended awnings, such as original awning suspension points and suspension devices, these should be retained.

8.5 Materials and finishes

- (1) External face brick or stone walls that are defining elements or characteristics of a building are not to be coated, rendered or painted.
- (2) New materials are to be compatible with the colour, finishes and proportion of existing materials.
- (3) New materials should be easily recognised as being new without detracting from the character and heritage significance of the existing building.
- (4) External colour schemes should be appropriate to the architectural period and style of the building, based on historical evidence where possible.
- (5) Original render should not be removed. Where repairs or replacement is necessary, this should be undertaken using materials consistent with original render.
- (6) Later cement render to buildings should not be removed where its removal will damage the face brick or stone.

8.6 Fences

Fences are an important element in the streetscape. They complement the setting of buildings and define the street line.

- (1) Original fences are to be retained and repaired.
- (2) Front fences are to follow the front boundary and be of a design that is appropriate to the style and period of the building.
- (3) New fences to the front of the building line are to satisfy the following heights above footpath level (excluding the height of any retaining wall):
 - (a) solid masonry fences are to be no higher than 900mm;
 - (b) open or partially transparent styles such as palisade or picket fences are to be no higher than 1200mm with posts and piers no higher than 1500mm.
- (4) New side and rear fences are to be no higher than 1800mm.

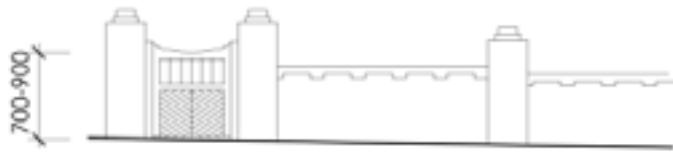


Figure 42 – Interwar brick fence



Figure 43 – Interwar brick fence with piperails

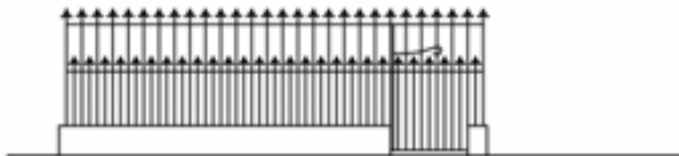


Figure 44 – Victorian palisade fence



Figure 45 – Victorian picket fence



Figure 46 – Federation picket fence



Figure 47 – Federation slatted fence

9 Retail shopfronts and facades

Many of the City's heritage conservation areas and heritage streetscapes are characterised by their significant retail shopfronts and facades. As well as being important individually, such shopfronts often provide an important characteristic of the street and area in which they are found. 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.

9.1 Objectives

The objectives of these provisions are to ensure that alterations and additions to retail shopfronts on heritage items, buildings in heritage conservation areas and heritage streetscapes are designed to:

- (i) encourage the retention of significant and contributory shopfronts;
- (ii) promote the reinstatement of original and characteristic shopfront elements;
- (iii) encourage the design of new shopfronts to adopt a contemporary interpretation of traditional forms; and
- (iv) ensure that alterations and additions do not compromise the integrity and consistency of heritage conservation areas or heritage streetscapes.

Recommended Management provisions have been prepared for some heritage streetscapes, including King Street, Oxford Street and Glebe Point Road. Where available, development proposals should be based on these detailed recommendations.

9.2 Provisions

- (1) Original shopfronts, and original building elements and materials of existing shopfronts are to be retained.
- (2) 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.
- (3) Where a shopfront is part of a row or group, alterations must reinstate detailing based on significant or original elements within the group. This should be based on physical or documentary evidence.
- (4) Solid non-transparent shutters are not supported. Where required, open lattice type security grills may be installed behind the glazing.
- (5) 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.
- (6) In order to integrate new development with original groupings of shops, traditional features, such as fascia lines, should be used.
- (7) Shopfronts are not to be introduced into traditional residential terrace properties where the change would have a detrimental impact on the heritage significance of the building, heritage conservation area, or heritage streetscape.

- (8) Where additional storeys to retail buildings are contextually appropriate, these are to be designed to ensure that:
- (a) the form, scale and detailing of the existing building is respected; and
 - (b) the addition does not interrupt the parapet line or other significant characteristics of the streetscape.
- (9) Additional storeys may be required to be set back where an existing adjoining building has a parapet corner return that is an important element of the character of the heritage streetscape or heritage conservation area.



Figure 48 – Shopfront detail



Figure 49 – Parapet return

In some instances upper levels may be required to be set back to retain the integrity of the parapet and its corner return.

10 Development on lanes

Development along lanes should generally be subsidiary in bulk and scale, and simpler in detail, than development fronting a main street.

It is particularly important to ensure that any development to rear lanes respects the predominant scale of the area particularly where the existing scale of rear lane buildings and structures is single storey.

10.1 Objectives

The objectives of these provisions are to ensure that development to rear lanes in heritage conservation areas and heritage streetscapes:

- (i) is of a scale and type that is compatible with the width of the lane;
- (ii) does not dominate the lane or other properties that front the lane; and
- (iii) retains and respects significant rear development and original built form.

10.2 Provisions

- (1) Surviving stables or significant structures that contribute to the history and character of the heritage item, heritage conservation area or heritage streetscape are to be retained.
- (2) Where a rear lane is highly intact, patterns of original outbuildings and fences are to be retained.
- (3) Development adjacent to rear lanes in heritage conservation areas and heritage streetscapes is to:
 - (a) retain the predominant scale of the area, particularly where there is a single storey scale;
 - (b) retain the landscaped character of the rear lane, including small structures, timber paling fences and mature trees; and
 - (c) ensure a consistent pattern of development along the lane.
- (4) Two storey structures to rear lanes are generally not appropriate except where there is an existing pattern at this scale in the immediate vicinity.
- (5) Where a Heritage Inventory Assessment Report has classified a lane as "A" it is particularly important to retain original outbuildings and fences.



Figure 50 – Original outbuildings

Original outbuildings should be retained

11 Lanes in Central Sydney

Lanes are an important element in Central Sydney particularly due to their intimate pedestrian scale which is in contrast to many streets. Lanes in Central Sydney may provide access to basement parking and service bays. They can also be secondary pedestrian routes through city blocks.

The city's pattern of lanes is fragmented, and many are small with irregular widths that can limit the potential for vehicle access.

11.1 Objectives

The objectives of these provisions are to ensure that lanes in the Central Sydney area (as defined by the map in Figure 51) continue to:

- (i) provide a diversity of intimately scaled pedestrian spaces;
- (ii) enable access to buildings for vehicles and pedestrians, including fire egress, access to car parks and loading docks, to help remove service traffic from city streets;
- (iii) provide alternative pedestrian access; and
- (iv) support the context and setting of heritage items.

11.2 Provisions

- (1) Development adjacent to lanes is to:
 - (a) retain significant fabric *in situ*, such as timber blocks, stone setts, trachyte or sandstone kerbing and guttering, and other evidence of the heritage significance of the lane;
 - (b) positively reinforce the function, amenity and form of the lane, and reinforce the role of the lane as public open space by maintaining and enhancing pedestrian access and activity;
 - (c) maintain a scale of development abutting lanes and small streets which is complementary to adjacent buildings and encourages pedestrian use by providing for retail or other uses on the lane; and
 - (d) demonstrate a co-ordinated approach to service access taking into account existing developments in the vicinity of the site.
- (2) Development should not result in bridges or other connections over lanes that will significantly overshadow the lane, obstruct views or vistas, or reduce pedestrian activity at ground level.



Figure 51 - Central Sydney area

12 Designing for vehicles

Whilst the demand for private vehicle parking is high, it is important to balance the provision of parking with the loss of heritage fabric and the impact on the heritage significance of the building, site or area. Where vehicle access is proposed to large developments in heritage conservation areas and heritage streetscapes, it is also important that the access does not dominate the streetscape or area. Careful design and appropriate siting can minimise the loss of significant fabric and public domain features, and any impacts on the character of the area.

Vehicle parking spaces and structures include hard stand areas, garages, car ports and associated access arrangements.

12.1 Objectives

The objectives of these provisions are to ensure that the design and siting of car access and garages for heritage items, and buildings in heritage conservation areas and heritage streetscapes:

- (i) does not interfere with the setting or streetscape character of the heritage item, heritage conservation area or heritage streetscape;
- (ii) does not dominate existing buildings on the site; and
- (iii) minimises the alterations to, and removal of, significant public domain features including kerbing.

12.2 Provisions

- (1) Vehicle access from rear or side lanes is acceptable where adequate access is available and the heritage significance of the building, heritage conservation area or heritage streetscape would not be compromised.
- (2) Vehicle access, parking spaces and structures are not to be located to the front of the site.
- (3) Notwithstanding (2) above, other approaches to designing discreet vehicle access will be considered where a site:
 - (a) is subject to proposed new infill development;
 - (b) is 15 metres or more in width at the street frontage; and
 - (c) has no rear or side lanes which can be used to provide adequate vehicle access.
- (4) Vehicle parking spaces and structures (including garages and car ports) are:
 - (a) to be subsidiary in design to existing buildings on the site;
 - (b) to demonstrate a high degree of design quality and architectural detailing compatible with the character of the existing building and area;
 - (c) not to replace an existing active use like a shopfront;
 - (d) not to require demolition of significant building fabric or important site elements to achieve clearances or spatial requirements; and

Contemporary alternatives to roller shutters and garage doors can be very effective in reducing the visual bulk and intrusion of the door.

Sections of original stone kerbs and guttering are often highly significant. Where large sections are intact it may be possible to reconstruct or replace missing sections. Where there are only small sections remaining it may be more suitable to remove original materials for use in other areas.

The City's Burrows Road Depot may be able to provide appropriate materials and will accept removed materials for re-use.

- (e) to incorporate garage doors or other screening of a high design quality, appropriate material and of a minimum size (possible under the relevant transport and access provisions) in order to reduce impacts on the character of streets and lanes.
- (5) Original stone kerbs and gutters are to be retained, and repaired with new material to match existing or traditional kerbing and guttering.
- (6) Alterations that require the removal of original building elements on a front elevation or require the demolition of significant building fabric to enable car access will not be supported.
- (7) Uncharacteristic setbacks to accommodate vehicle parking for new buildings will not be supported.
- (8) Where double garage doors are proposed and are considered acceptable, these should be visually broken up to give the appearance of two or more doors.

13 Conserving significant elements in the public domain

The public domain includes the roads, footpaths, verges and land owned or managed by the City. The public domain is important to the character of heritage conservation areas and heritage streetscapes, and needs to be managed responsibly. Public domain features include kerbing, street furniture, signposts, boundary markers, and steps.

13.1 Objectives

The objectives of these provisions are to ensure that development of heritage items or buildings and sites in heritage conservation areas and heritage streetscapes that impacts upon the public domain is designed so that:

- (i) street furniture and other public domain items are not intrusive in the heritage conservation area or heritage streetscape;
- (ii) significant public domain features are retained; and
- (iii) development does not have a detrimental impact on the heritage significance of public domain features.

13.2 Provisions

- (1) Original pavement lights are to be retained and conserved.
- (2) Railings must be either of a suitable style to match the period and character of the street in which they are located, or to be of a simple, slender, unobtrusive and contemporary form.
- (3) Original or significant signposts, milestones, boundary markers and the like are to be retained.
- (4) Significant sandstone steps and supporting walls are to be retained.
- (5) New steps are to:
 - (a) allow for the retention and preservation of original or significant steps; and
 - (b) use appropriate materials.
- (6) Evidence of significant early road surfaces and features should be retained where possible.
- (7) Significant kerbing should be maintained and, where necessary, replaced with matching materials.
- (8) The reinstatement of cantilevered balconies, street verandahs and awnings is encouraged where documentary or physical evidence is available. Detailing should be based on this evidence.

Traditional styled railings are mostly palisade or arris type timber or cast iron.

Early road surfaces include woodblocks and cobblestones. Features may include tram rails.



Figure 52 – Original stone surfaces

The new steps have been designed to ensure that the original stone surface can be retained and preserved.



Figure 53 – Pavement lights

14 Particular building types

This section seeks to provide additional controls relating to particular building types. The objectives and provisions contained in this section should be applied together with the other objectives and provisions of the DCP.

14.1 Weatherboard buildings

Weatherboard buildings are important because they are among the oldest buildings in the city and demonstrate particular aspects of 19th and early 20th century life. Weatherboard buildings contribute to the character of the streets in which they are located, and to the diversity of housing stock. They are now rare in the city.

Weatherboard buildings are typically modest in scale and simple in design. Alterations and additions should maintain this characteristic and be compatible with the scale of the original building.

14.1.1 Objectives

The objectives of these provisions are to ensure that alterations and additions to weatherboard buildings that are heritage items, or located in heritage conservation areas or heritage streetscapes:

- (i) encourage the retention of weatherboard buildings; and
- (ii) ensure that modifications to weatherboard buildings are sympathetic in scale and style to the existing building.

14.1.2 Provisions

- (1) Significant weatherboard buildings are to be retained.
- (2) Modifications to weatherboard buildings are to:
 - (a) retain the general form and scale of the building, its setting and its relationship with the street;
 - (b) retain early building elements, fabric, finishes and detailing and remove building elements and fabric that are intrusive later additions;
 - (c) ensure that new materials are similar in form and detailing to existing materials on the building; and
 - (d) ensure that additions to the structure are compatible with the scale of the original building.
- (3) Replacement weatherboards should match the profile of original weatherboards, where evidence of this exists. Where no evidence exists, replacement weatherboards should be of a profile typical of the period and style of the building.
- (4) Additional decorative details are not to be added to weatherboard buildings, where such features are not part of the original building character.
- (5) The development of additional storeys to existing, significant weatherboard buildings is not permitted.

Refer to Section 1.2 for details on the information to be included in a Demolition Report and Heritage Impact Statement.



Figure 54 – Weatherboard buildings

Weatherboard buildings are usually highly repairable. The heritage significance of a weatherboard building is often diminished because its original timber cladding has been removed.

14.2 Terraces and semi-detached buildings

Development should aim to minimise change to the intact rooms of the terrace or semi-detached building. Typically alterations are most suited to rooms that have been previously altered, often behind original front rooms.

14.2.1 Objectives

The objectives of these provisions are to ensure that alterations and additions to terrace and semi-detached buildings that are heritage items, or located in heritage conservation areas or heritage streetscapes:

- (i) maintain the heritage significance, architectural integrity and character of terraces and semi-detached buildings; and
- (ii) encourage the continued viability of terraces and semi-detached buildings for residential and commercial uses by permitting sympathetic alterations and additions.

14.2.2 Provisions

- (1) Changes to street elevations of terraces and semi-detached buildings are to ensure that:
 - (a) the quality and consistency of repetitive features of street elevations are maintained, for example, prominent roof pitch, parapets, chimneys, main ridge lines, joinery, detailing and balconies;
 - (b) alterations and additions are compatible with the original character of the terrace group utilising traditional materials where appropriate;
 - (c) intrusive and non-original features are removed;
 - (d) characteristic detailing to street elevations, where missing or altered, are reinstated or restored; and

The City has not surveyed the interior of every terrace. Refer to Section 1.2 about investigating the significant elements of your building.

Refer to Section 8.2.1 for provisions relating to solar water heater systems. In the case of terraces it is preferable to use a remote system that only requires the solar panels to be located on the dwelling roof.

- (e) original or characteristic fencing, such as cast iron or picket fences, are maintained and must not be replaced with high, solid privacy fences.
- (2) Second storey additions (at the street frontage) to single storey terraces or semi-detached buildings are not permitted.
- (3) Alterations and additions to terraces and semi-detached buildings should not adversely affect the uniformity and balance of the streetscape, row, semi-pair or building.
- (4) Windows proposed to a side elevation of a terrace are to be symmetrically positioned and vertically proportioned.
- (5) The enclosure of front balconies is not supported.
- (6) The reinstatement of traditional roofing materials (including verandah profiles and materials) is encouraged.



Figure 55 - Alterations to terraces

The enclosure of front balconies is not supported and, as can be seen in this example, can adversely affect the uniformity and balance of the streetscape and row.

14.3 Single storey contributory buildings

The heritage significance of a heritage conservation area or heritage streetscape can often be associated with the varied scale of buildings, including a mix of one and two storey terraces. Where the mix of buildings is considered significant, it is important that this is retained, including through the preservation of single storey buildings.

14.3.1 Objectives

The objectives of these provisions are to ensure that alterations and additions to single storey contributory buildings:

- (i) minimise the impact on the heritage significance of the original building;
- (ii) are in keeping with the original building in terms of bulk and scale;

- (iii) respect the uniformity of a pair, group or coherent row of single storey buildings; and
- (iv) respect the heritage significance of a varied built form and scale within a heritage conservation area or heritage streetscape.

14.3.2 Provisions

- (1) Additional storeys to the street frontage of contributory single storey buildings are not supported.
- (2) Front dormer windows may be acceptable where the uniformity of a significant pair, group or row of buildings is not compromised.
- (3) Rear additions and rear roof extensions may be permitted where they do not to compromise the uniformity of a coherent rear elevation.
- (4) Two storey rear additions are only appropriate where:
 - (a) the form of the original building is not compromised and can be clearly discerned;
 - (b) the addition does not dominate the original building in terms of bulk and scale; and
 - (c) the addition would not have a detrimental impact on the amenity of neighbouring properties.



Figure 56 – Single storey contributory buildings

14.4 Pubs and hotels

Pubs and hotels often date from several periods of construction and significant elements can therefore be associated with different periods of a building's history. A number of pubs and hotels in the City have contemporary and later additions designed by prominent architects in high quality contemporary styles.

14.4.1 Objectives

The objectives of these provisions are to ensure alterations, additions, and the adaptive reuse of pubs and hotels that are heritage items, or located in a heritage conservation area or heritage streetscape:

- (i) retain significant fabric and building elements from all significant periods of construction; and

- (ii) provide for the ongoing use as public houses and hotels.

14.4.2 Provisions

- (1) Alterations and additions to pubs and hotels are to maintain significant fabric and building elements including:
 - (a) significant external design details such as wall tiles, wall signs and advertising, awnings (including pressed metal and patterned awning soffits), balconies and verandahs, doors, windows and joinery; and
 - (b) significant internal design details such as bars, ceiling details, bathroom tiling and fittings, and joinery.
- (2) Where the room layout of upper floors within a pub or hotel is intact, the original room configurations must remain discernable and be able to be interpreted. Retaining evidence of former room layouts can be achieved by retaining evidence of the cellular pattern through joinery, ceilings, nibs and bulkheads.
- (3) Significant wall tiles, rendering or external face brick must not be painted over or otherwise obscured.
- (4) New colour schemes are to reflect the most significant design period of the building.
- (5) Street verandahs, balconies, and post-supported awnings should only be constructed where there is documentary or physical evidence of an early verandah, balcony, or post-supported awning attached to the building.



Figure 57 – Hotel example

This hotel is a good example of retained significant fabric and features in a heritage item while supporting a viable use.



Figure 58 – Internal room layout of hotel

The original room configuration should remain discernable.

14.5 Public and community buildings

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

14.5.1 Objectives

The objectives of these provisions are to ensure alterations and additions to, and the adaptive reuse of, public and community buildings that are heritage items, or located in a heritage conservation area or heritage streetscape:

- (i) are sympathetic to the existing fabric and design of the building and do not compromise the heritage qualities from all periods of construction;
- (ii) allow for, and encourage, the ongoing use for which the building was constructed;
- (iii) retain significant fabric and building elements; and
- (iv) retain significant internal features, including internal spatial qualities.

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. Refer to Section 1.10 for more information.

14.5.2 Provisions

- (1) Alterations and additions to public and community buildings are to retain:
 - (a) significant external fabric and building elements including original design details like lead lighting, doors, windows and joinery; and
 - (b) significant internal fabric and building elements including original design details, structural elements associated with roofing, fixed joinery, galleries, lighting and fixtures.
- (2) Retain sufficient evidence of the significant internal layout to enable interpretation.
- (3) External stone and face brickwork is not to be painted over or otherwise obscured.
- (4) New colour schemes are to reflect the most significant design period of the building.



Figure 59 – Glebe Town Hall

14.6 Warehouses and industrial buildings

The City has a variety of warehouses and industrial buildings including Victorian, Federation, and Interwar styles. These different architectural periods result in various built form characteristics and detailing.

The CBD, Haymarket, Chippendale, Pyrmont, Ultimo and Surry Hills have examples of Federation warehouses. These often draw inspiration from Romanesque architecture and feature arched windows and sandstone trimmings. Federation warehouses are typically utilitarian in character, and often have simple cubic or rectangular forms reinforced with vertical brick piers terminating in arches and articulated bays at regular intervals.

Warehouses and industrial buildings from the Inter-War and Post-War periods are similar to buildings from earlier periods in terms of form and articulation, but have varying details (window shapes, brickwork, exterior finishes).

Refer to Section 5 for additional details on lot boundary changes.

14.6.1 Objectives

The objectives of these provisions are to ensure alterations and additions to, and the adaptive reuse of, warehouse and industrial buildings that are heritage items or located in a heritage conservation area or heritage streetscape:

- (i) are sympathetic to significant fabric and building elements, and do not compromise heritage qualities;
- (ii) do not compromise the structural integrity of warehouses and industrial buildings;
- (iii) allow for the interpretation of the significant original form and use of the warehouse or industrial building; and
- (iv) conserve important building elements and features including catheads, loading bays, structural systems, flooring, hoists and machinery.

Roof additions may compromise the heritage significance of a warehouse by being too dominant or altering the existing simple cubic form. Complicated angular additions can overpower the form of traditional warehouses.

14.6.2 Provisions

- (1) Major changes to the scale and form of warehouses and industrial buildings are not permitted, particularly where existing buildings

already exceed current floor space and height controls and the additional floor space would compromise the heritage significance of the existing building or surrounding area.

- (2) Existing floor levels are to be maintained. Mezzanine or loft areas may be acceptable where they will not be distinguishable from the exterior of the building and do not significantly alter the internal structure.
- (3) Internal subdivisions and the layout of new units within larger industrial buildings are to respect the existing pattern of windows and openings.
- (4) Blank walls are to be avoided at street level. The insertion of retail or studio space is preferable to visible car park levels and ventilation openings.
- (5) Existing painted signs that relate to the history of the building, or contribute to the heritage significance of the surrounding area are to be retained.
- (6) Significant fabric, building elements and features that are characteristic of a building's former industrial use are to be retained in situ.
- (7) Additional storeys or roof additions which require the removal of a saw tooth roof or other significant roof forms are not permitted.
- (8) Where there is scope for a roof addition, the addition is to be recessive in colour, simple in form and distinguishable as new.
- (9) Applications proposing demolition (including partial demolition) of a warehouse or industrial building must be accompanied by a Demolition Report (see section 1.3).
- (10) Alterations and additions to warehouses are:
 - (a) to complement the form of the existing building;
 - (b) be setback from the predominant building envelope (including front and rear building lines) to allow the form of the existing building to remain distinguishable; and
 - (c) to respond to the articulation and rhythm of the existing building through the repetition of significant features that occur at regular intervals.

Inappropriate facade treatment can have an adverse impact on the integrity of a building, particularly in terms of finishes, proportions of openings, and decorative elements. It is normally best to maintain and respond to the original elements, and reinstate missing details where previous change has occurred.

Significant fabric and building elements include bluestone setts, steel and iron wheel tracks, loading bays, pulley beams and bollards. Depending on the extent of change proposed, reinstatement of missing features may be required as part of the assessment process.

14.6.3 Facades



Figure 60 – CBD Warehouse



Figure 61 – External warehouse features

External warehouse features such as cathead and loading bay platforms are an important feature.

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

- (1) Original significant elements are not to be removed from a facade.
- (2) Original or significant window and opening patterns should be retained. New openings must respect this pattern and not introduce new patterns of window or door openings.
- (3) Security grilles or glass louvres inserted behind existing window

In some circumstances it may be necessary to adapt original fabric and hardware to meet safety standards or contemporary needs. For example, installing contemporary paving over original bluestone setts (in a reversible manner) in highly trafficked areas.

openings are to reflect the original window and opening pattern.

- (4) External awnings, hoods and other overhanging devices that will detract from the buildings form are not to be attached to the façade.
- (5) Face brick and sandstone are not to be painted or coated.
- (6) Unfinished surfaces (including face brickwork) should be waterproofed by an internal skin.
- (7) The removal of intrusive painted surfaces with methods that do not damage the original surface is encouraged. Where it is not practical to remove paint from a surface, any repainting should be undertaken in a colour scheme appropriate to the period and style of the building that reinforce the form and character of the building and area.

14.6.4 Courtyard buildings

- (1) Works to courtyard buildings are to:
 - (a) retain significant fabric and building elements, including any remaining pavement, kerbing or movable equipment;
 - (b) retain the significant building courtyard configuration, including original openings to the courtyard, such as carriage ways, passageways and early loading bay openings; and
 - (c) ensure courtyards remain open to the sky.

Appendix A: Definitions

Balconies	consist of a balustraded platform with access from an upper floor level.
Building Contributions Map	means a map of the heritage conservation area or heritage streetscape which identifies buildings and sites as being <i>contributory</i> , <i>neutral</i> or <i>detracting</i> .
Building elements	includes doors, windows, gutters, downpipes, chimneys, security grills; roofs, shopfronts.
Building envelope	means the volume, measured in cubic metres, of the existing building on the site of the item.
Bulk	means the combined effect of the arrangement, volume, size and shape of a building or group of buildings.
Character	is defined by the combination of the particular characteristics or qualities of a place.
Conservation	means all the process of looking after a place so as to retain its heritage significance.
Conservation Management Plan	as defined by the relevant LEP.
Contributory Building	means buildings that are from a: (i) significant historical period layer, highly or substantially intact; or (ii) significant historical period layer, altered yet recognisable and reversible.
Curtilage	means the area of land surrounding an item, area or place of heritage significance that is essential for retaining and interpreting its heritage significance.
Demolition	means, in relation to a heritage item, or to a building or work within a heritage conservation area or heritage streetscape, means the damaging, defacing, destruction, pulling down or removal of the heritage item, building or work, in whole or in part.
Detracting Building	means buildings that are: (i) new detracting development; or (ii) other detracting development.
Fabric	means the physical material of a place (including a building, site or area).
Form	means its overall shape and volume and the arrangement of its parts.

Heritage buildings, sites and elements	means heritage items (including landscape and archaeological items, and building elements), and buildings, works, relics, trees and sites within heritage conservation areas and heritage streetscapes.
Heritage Impact Statement	also includes “statement of heritage impact” and is as defined in the relevant LEP.
Heritage Inventory Assessment Report	means a report taken from the Heritage Inventory database for a heritage item, heritage conservation area or heritage streetscape.
Heritage Significance	means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.
In the vicinity	means surroundings, context, environment or setting of a heritage item.
Infill development	means a new building in an established and developed area.
Intactness	refers to the level of original elements, or elements from a significant period of the buildings development, which remain, and that demonstrate significance of the building or site.
Internal fabric	includes fireplaces, ceilings, joinery, lifts, stairs, galleries, signage boards and items of moveable heritage
Maintenance	means the ongoing protective care of the existing fabric, finish, appearance or setting of a heritage item or a building work, tree or place within a heritage conservation area or a streetscape within a heritage streetscape area. It does not include alterations or the introduction of new materials or technology such as injectable damp proof courses or treatments.
Massing	means the size and volume of a building.
Neutral Building	means buildings that from a: <ul style="list-style-type: none"> (i) significant historical period layer, altered in form, unlikely to be reversed; (ii) new sympathetic layer or representative of a new layer; or (iii) non significant historical period layer.
Scale	means the size of a building and its relationship with its surrounding buildings or landscape.

Setbacks	means the horizontal distance from the building to a prescribed boundary (such as a site boundary) or other relevant marker (such as the alignment of houses in a street).
Setting	means the context within which a structure is placed with respect to townscape. Significant elements include ridge lines, valleys, hilltops, key built-up areas, view corridors, vantage points and landmarks.
Verandahs	consists of an open area attached to a building, with a roof supported by the building on one side and posts or columns on the other. They are generally located on the ground floor.

Note: other definitions relating to this DCP may be found in the relevant LEP.

Schedule 1: Specific Provisions for Chippendale

1. Land to which these provisions apply.

These provisions apply to those parts of the suburb of Chippendale shown on the map in Figure 69.

The area comprises:

- (i) the Chippendale Heritage Conservation Area, and
- (ii) that part of the Darling Nursery Estate Heritage Conservation Area, north of Cleveland Street.

2. Background

These parts of Chippendale have a particular individual character and cohesion that, as required by the extensive heritage listings, should be maintained. The locality-specific provisions in this schedule clarify the City's intentions as to how new development can respect this individual character by:

- (i) responding to the existing urban fabric; and
- (ii) reinforcing the particular streetscape qualities of Chippendale.

2.1 Statements of Significance and Graded Buildings maps

Schedule 1a includes, for the two heritage conservation areas in Chippendale to which these provisions apply, statements outlining the heritage significance of the areas. These should be referred to as part of the process of preparing a development proposal.

In addition to these Statements, Chippendale and Darling Nursery Estate Conservation Area Building Contributions maps identifying each building within the areas as either contributory, neutral, or detracting to the heritage significance of each heritage conservation area, should also be referred to as part of the process of preparing a development proposal in Chippendale.

2.2 Character of the locality

From an early stage industrial buildings and working-class housing have defined Chippendale. This early pattern of development still forms the basis of its character today. Chippendale may be grouped into three areas:

- (i) the predominantly nineteenth century residential and industrial area west of Abercrombie Street;
- (ii) the predominantly twentieth century residential and industrial area east of Abercrombie Street reflecting major land resumptions; and
- (ii) the boundary thoroughfares that relate to the perimeter parkland and commercial areas.

Further, the built form can be broadly grouped into the following types:

- (i) industrial buildings;
- (ii) working-class housing;
- (ii) quality residential housing.

A number of forces have shaped the dispersal of these built form types. Little remains of the early development in the area prior to 1850 as informal subdivisions, street widening and constant demolition has obliterated much of the early physical fabric. An exception to this are the terraces erected in Elim Place and Chandlers Avenue, which were constructed by Robert Cooper in the 1840s.

There are extensive areas of surviving working class housing stock from the residential boom that lasted from the 1870s to the depression of the 1890s. The most intact of these areas are located in Rose, Shepherd, Pine, Myrtle, Smithers and Levey Streets. The existence of quality residential properties on City Road and Regent Street is an exception to the working class character of the area. There are few examples of 19th century industrial development during the boom period remaining in the area. Perhaps the most significant surviving example is the J C Goodwin's building in Abercrombie Street.



Figure 62 – Victorian workers terrace

Terrace houses such as these Victorian workers terraces reflect the area's history as a working class suburb. They provided housing for the local workforce and are characterised by their simple form and modest detailing.

The results of early twentieth century land resumptions and industrial expansion are best illustrated on the eastern side of Abercrombie Street. The Strickland Buildings are the most outstanding surviving evidence of the then Sydney City Council's engagement in town planning, workers housing and slum clearance, an activity that reshaped entire blocks of the inner city of Sydney. Warehouses and factories dating from 1900s to the 1930s can be found throughout the area, however are most prominent around Myrtle and Buckland Streets and the area to the eastern side of Abercrombie Street. The bold cubic form of these buildings has come to characterise much of the physical image of Chippendale today.



Figure 63 – Strickland House

An important local landmark, it also provides an excellent model for medium/high density residential development.

Although factory insertions continued after World War II, relatively little redevelopment occurred until the period of population movements into the area which commenced at the end of the 1970s. Since then the popularity of Chippendale has been subject to successive layers of development periods and it is now considered to be a desirable place to live. This is evidenced by the number of terrace house restorations, conversion of warehouses to residential and other uses, and new residential flat buildings.



Figure 64 – Large warehouses

The character of Chippendale has been linked to industry from an early date. Large warehouses such as these still dominate the area's urban form. They are distinguished by their large scale, simple cubic form, utilitarian character, minimalist articulation and bold proportions.

3. Relationship of these provisions to the other provisions in this DCP

This section should be read in conjunction with all other relevant provisions in this DCP. The provisions listed below provide additional guidelines for development within the specific context of Chippendale.

4. Additions and changes to building elements

New work to existing buildings is required to be carefully considered in relation to the impact on the area's significance. Generally, alterations and additions should not dramatically alter the appearance of a contributory building as nominated on the Building Contributions Map. Careful consideration needs to be given to ensure new work is appropriate given the form, massing, scale and architectural style of the building.

4.1 Provisions

- (1) Proposed new work is to:
 - (a) retain the mix of low scale terraces and later larger scale industrial insertions within streetscapes, and
 - (b) read as contemporary and be visibly distinguishable as new work, unless that new work reinstates features previously demolished.
- (2) Advertising structures are:
 - (a) not to obscure the view of a heritage item from a public place; and
 - (b) to be of a design that is sympathetic to the architectural style of the building in terms of colour, materials, lighting methods (if any permitted), size and location.

5. Infill development

New development is to be conceived of as contextual infill. The desired form of infill in Chippendale differs from many other areas, including other heritage conservation areas, due to the sharp contrasts in scale between large scale warehouses and low scale terrace houses that characterise Chippendale. Infill development should reinforce this character through the appropriate placement of new forms that also take into account the other criteria and provisions of this DCP. Special consideration must also be given to the visual detailing of any new building so that this aspect also responds to the historic development of the area.

5.1 Provisions

- (1) Development is to maintain the sharp contrast in scale that exists between low scale terraces and larger scale warehouses.
- (2) Development that provides a transitional 'step' between buildings of contrasting scales is not appropriate.
- (3) The mass or bulk of the building is to be focused toward the street front, in keeping with the predominant built form of the area.
- (4) Buildings should generally be built from boundary to boundary at the street front, unless side passages are a common feature in the streetscape.

- (5) Development on corner sites is to address the corner and unite each streetscape. This is to be achieved by providing a hard edge at the corner and utilising similar design elements on each street frontage so that the building appears to turn the corner. Variations in style and height to reinforce the corner may be appropriate provided a sympathetic design connection with opposite corners and adjoining buildings is produced.
- (6) New building elements that are likely to result in a significant change to the character of a streetscape are not to be introduced.
- (7) Development is to include a fine-grain level of detail, the design of which is to be in keeping with the character of the area.
- (8) Active street fronts are to be promoted to avoid blank street walls.

5.2 Small-scale development

These provisions relate to residential and commercial terraces or townhouses, and other development that needs to respond to streetscapes characterised by traditional terrace housing. This form of development is generally of a height of two and half storeys or less, where the half storey is usually habitable attic space. Some variation can occur where existing terraces are of a larger scale. The design of small scale development should also respond to the detailed form and style of the traditional terrace houses in the area.

- (1) Infill development in streets characterised by terrace housing is to be generally of a height of two and half storeys or less, where a half storey relates to habitable attic space or an additional floor incorporated into roof space.
- (2) Small scale infill development should be located within streetscapes that consist predominantly of terrace housing.
- (3) Development is to display a vertical rhythm consistent with traditional terrace housing located in the street by:
 - (a) having an overall form that is vertically proportioned with bays of a width similar to that of the traditional terrace housing; and
 - (b) making window openings that are visible from a public place vertically proportioned.
- (4) New development is to incorporate contemporary interpretations of common details from traditional terrace housing located in the street, such as parapets, cornices, and balustrades.
- (5) Major horizontal elements such as parapets, cornices, balustrades and window sills are to be in line with similar elements of adjacent terrace housing.

A bay is a visual compartment of a building and can be defined by columns, projecting walls, changes in materials and detail etc.



Figure 65 – Small scale development

An example of successful small scale development. The terraces relate well to traditional forms through the sense of rhythm created by the use of vertical proportioning and consistent widths.



Figure 66 – Large scale infill development

An example of successful large scale infill development in Chippendale. The building has a utilitarian appearance that relates to the industrial character of the area. This is achieved through the building's lack of setbacks (hard edge), simple cubic form and facade articulation.

5.3 Large-scale development.

These provisions relate to residential flat buildings and other large scale development, generally three storeys or more in scale. This type of development is generally appropriate in streets containing a large proportion of warehouses and industrial buildings. It is not appropriate adjacent to grander terraces which may be three or more storeys in height where infill development should take on the form and rhythm typical of terraces. Generally the design of large scale infill development should respond to the simple, robust and cubic form and style of the warehouses in the area - though the Strickland House residential flat building provides another locality-specific model appropriate for large site development.

- (1) Infill development in streets characterised by larger scale warehouses and other industrial buildings are to be generally of a height of three storeys or more, and must demonstrate compliance with the height controls included in the relevant LEP or DCP.

- (2) In general, where large-scale infill development is proposed, it is to be located:
 - (a) within streets that predominantly consist of warehouses and other industrial buildings; and
 - (b) to reinforce the boundaries of the area and the central 'corridor' created by Abercrombie Street.
- (3) Development is to:
 - (a) demonstrate a simplicity of form and detail that responds to the bold characteristics of traditional warehouses and other industrial buildings;
 - (b) include modest articulation comprising:
 - (i) vertically proportioned bays and piers at regular intervals to promote a sense of rhythm;
 - (ii) horizontal elements visually connected with major horizontal elements on adjacent large scale buildings; and
 - (iii) have minimal setbacks so as to present a strong edge to the street.
- (4) Window openings visible from a public place are to be vertically proportioned.
- (5) Roof forms should be generally flat and obscured from view by a parapet of simple design.
- (6) Balconies are to be recessed through punched wall openings.



Figure 67 – Recessed balconies

An example with punched openings. This type of treatment maintains cubic form and promotes a street wall or hard edge.

- (7) Colour schemes are to consist of recessive colours displaying simplicity of detail.
- (8) Materials and finishes are to be sympathetic to the traditional materials displayed on warehouses and are to be predominantly face or painted brick, with masonry blocks or rendering kept to a minimum.

Schedule 1a: Chippendale and Darling Nursery Estate Statements of Heritage Significance

Chippendale Heritage Conservation Area Statement of Significance:

“Chippendale is of historical significance for 3 key themes: 19th century industry, industrial working class residential and quality residential housing. Industry was the key historical role of Chippendale due to its location relative to the City. Housing for industrial workers is integral to the industrial history of Chippendale, evidenced by early housing in Elim and Chandler’s Avenues. Chippendale is of historical significance for the extent of land resumption which occurred in the early 20th century which increased the dominance of industry in the area. Strickland House, the first public housing by the City Architect, is significant as evidence of the need to provide quality, low income housing. Chippendale’s association with high quality 19th century residential housing predominantly predates the intrusion of the railway around Regent Street. Chippendale demonstrates several key periods for the development of inner city Sydney: the first layer as a direct result of the subdivision of the Cooper Estate and Shepherd’s Nursery; subsequent layers from Railway construction and from the resumption era and the construction of industry and related housing for industrial workers.” (from: Assessment of Cultural Significance, page 86, Chippendale Heritage Conservation Study, October 1999, Architectural Projects Ltd/Megan Martin/Ian Kirk). Chippendale is an exceptional area with multiple key period layers, an early residential suburb profoundly affected by land resumptions and the construction of industrial buildings and associated Victorian working class housing. The area contains many intact buildings which are contributory to the area’s significance.

Darling Nursery Estate Heritage Conservation Area Statement of Significance:

The Darling Nursery Estate has historic significance for its association with Thomas Shepherd and his Nursery from 1827. Subdivided in the 1880s, the estate developed as a thriving working class community prompted by the development of local industry and particularly the Eveleigh Railway Workshops. Substantially intact, the area illustrates the principal characteristics of a working class district of the late Victorian period. The area also evidences the expansion of the University and the decimation of Darlington in the second half of the twentieth century. The area has aesthetic significance for its intact rows of Victorian and Federation period terrace housing, shops and buildings forming harmonious streetscapes.

Schedule 2: Specific Provisions for Centennial Park

1. Land to which these provisions apply

These provisions apply to that part of the suburb of Centennial Park as shown on the map in Figure 79.

The area comprises:

- (i) part of the Lang Road Heritage Conservation Area, and
- (ii) the Martin Road Heritage Conservation Area.

2. Background

These parts of Centennial Park have a particular individual character and cohesion that, as required by the heritage conservation area status, should be maintained. The locality-specific provisions in this schedule clarify how new development can meet this objective by:

- (i) responding to the existing urban fabric, and
- (ii) reinforcing the particular streetscape qualities of Centennial Park.

These provisions were initially adopted by the Council in 2001.

2.1 Statements of Significance and Building Contributions Maps

Schedule 2a includes Statements of Significance for the two heritage conservation areas in Centennial Park to which these provisions apply.

These should be referred to as part of the process of preparing a development proposal.

In addition, Building Contributions Maps, identifying each building within these areas as either contributory, neutral, or detracting to the heritage significance of each area, should also be referred to as part of the process of preparing a development proposal.

2.2 Character of the locality

The Lang Road and Martin Road Heritage Conservation Areas comprise land that was part of the original Centennial Park lands and set aside for future subdivision to fund development of the park and a proposed 'State House' (which was not carried through). The street layout, initially planned in 1887, and subsequently modified, is conventionally late Victorian, and includes a rear service lane. A covenant required brick or stone houses with tile or slate roofs, and houses to be substantial (above a particular price).

Subdivision and sale of the lands, however, did not commence until 1905. Due to the high prices set on the land, lots were slow to sell meaning most development occurred between 1906 and the early 1930s. Buildings in Martin Road and Lang Road are predominantly of either the Federation era or the 1920s; the buildings in Robertson Road are predominantly from the 1920s and 1930s with a few from the Federation era. From about 1933, land at 50 Martin Road ("The Crossways") was further subdivided, and four additional houses were constructed.

Little subdivision has occurred since then. Although there have been threats to the amenity and indeed the very survival of the precinct since the 1950s, the area remains as a remarkable and diverse collection

of substantial homes from the period around WW1, set in a mature landscape. The nature of existing development provides evidence that the covenant was enforced, even to the extent of prohibiting the use of corrugated metal over verandahs or rear additions. Over time there have also been a number of replacement buildings including 18 Martin Road (1998), 38A Martin Road (c.1970), and 40 Martin Road (c. 1967)) inserted into the mix of styles.

Although the resultant development has similarities with estates developed in reference to the 'garden suburb' movement (like Hampstead Garden Suburb in London or The Appian Way in Sydney) the subdivision layout predates this period and there was no single developer with a reforming (or marketing) zeal, nor was there a single architect or group of architects involved in the area's construction. Nevertheless, the particular development history of Centennial Park has led to an overall distinctive character comprising:

- buildings on large sites and in substantial landscaped settings, fronting major parks (Centennial and Moore Parks);
- a conventional street layout with wide streets that include plantings and sandstone kerb and guttering, and a rear service lane;
- substantial brick and stone housing with slate or tile roofs;
- a high number of architect-designed buildings;
- buildings reflecting a long development period from 1906 to the 1930s;
- street setbacks of buildings reflecting the topography the area, rather than conforming to a standard distance;
- open front gardens allowing both views to the parks and views from the parks to the buildings; and
- car parking and garaging predominantly located to the rear lane and not evident from the streets.

The heritage of the area also comprises social components including the prominence of many of the residents, and the high profile 'battle' to preserve the area from development in the 1970s as part of the "Green Ban" movement.

3. Provisions

3.1 Relationship of these provisions to the other provisions in this DCP

This section should be read in conjunction with all other relevant provisions in this DCP. The provisions listed below provide additional guidelines for development within the specific context of Centennial Park.

3.2 Landscaped Area

To ensure that built development in the area continues to present as non-dominant elements in an overall landscaped setting as viewed from the public domain, in particular from Centennial and Moore Parks, and from Martin, Lang and Robertson Roads:

'Landscaped area' is that area not occupied by any building, structure, car parking or driveway.

- (1) A minimum of 65% of each site is to remain as landscaped area.

3.3 Building height

To ensure that development maintains both the relative proportion of built and un-built, open landscape elements of the precinct, and allows solar access to the landscaped area:

- (1) The maximum allowable building height established in the LEP may not be able to be achieved.
- (2) Whether or not proposed development is able to achieve the maximum allowable building height will be determined by the ability of the development to:
 - (a) achieve a compatible scale in relation to existing development on the site and in the immediate streetscape;
 - (b) provide a backdrop to and not diminish the overall relative dominance of the landscape in this locality; and
 - (c) minimise additional overshadowing to both public and private open space.
- (3) In particular, buildings in Robertson Road may be restricted to one storey due to the predominantly single-storey streetscape in this street.

3.4 Streetscape

To ensure that the streetscapes retain an “openness”, whereby buildings, when viewed from the public domain of the street and/or adjacent parklands, are set within garden area:

- (1) Gardens are to be maintained in the area between the front of the building and the street.
- (2) Structures will not be permitted within front garden areas where they are likely to:
 - (a) detract from the feeling of openness; and
 - (b) restrict or spoil the views of the principal building.
- (3) Where properties have access to a lane, all car parking and garage structures are to be located at the rear and be accessed from that lane.



Figure 70 – Garages and driveways

Garages and driveways in front of buildings detract from the streetscape.

3.5 Form

To ensure that development maintains the predominant existing plan form of principal buildings:

- (1) Alterations, additions and new building forms are to maintain the predominant stepped building form where bays, indents, verandahs and other building elements are used to break up the mass of the building, in particular the street front elevation.

3.6 Setbacks

To ensure that development maintains a cartilage adequate to ensure retention of the heritage significance of that property, and the landscaped setting of that property and buildings:

- (1) The existing setback from the street is to be maintained or, where appropriate to reinforce the principal street setback of adjoining principal buildings, increased.
- (2) The existing setback of development to immediate adjoining principal buildings is to be maintained.
- (3) Ancillary or incidental buildings may be located on the rear boundary where that boundary abuts a lane and potential issues of overshadowing and privacy are resolved to the satisfaction of the consent authority, and applying the controls included in other applicable LEPs and DCPs.



Figure 71 – Setbacks

Substantial setbacks create a garden setting for substantial houses.

3.7 Roofs

To ensure that all roofs, whether to the principal building or to an ancillary structure retain the relative proportion of roof-to-building bulk, and the overall form, materials and detailing that is typical in the area:

- (1) Roofs to principle buildings are to retain their typical large-scale proportion when considered in relation to the form of other aspects of the building.
- (2) Roofs to ancillary buildings are to be in proportion to the overall form and detailing of that building.
- (3) Roofs are to be pitched and may contain variations in shape and detailing.



Figure 72 – Roof forms

Complex roof forms are typical of the area.



Figure 73 – Maintaining roofing materials

It is important to maintain original roofing materials and original detailing such as the terracotta shingling and hidden flashing seen here.

3.8 Ancillary structures

To ensure that ancillary structures are subsidiary in bulk, scale and footprint to the principal building on the land and do not dominate the front garden, streetscape or lane:

- (1) Ancillary structures, other than gatehouses, should not be located between the principal building and the street-front.
- (2) Ancillary structures are preferred to be located at the rear, between the principal building and the rear boundary.

- (3) Where an ancillary structure is located on the rear boundary abutting a lane, the height and shape of the structure is not to dominate the lane.
- (4) Ancillary structures:
- (a) must be considerably less in bulk and scale to the principal building on the land;
 - (b) are to be no higher than one storey with an attic, or 5.4 m from the ground level to the ridge of the roof;
 - (c) are to retain the majority of views from the street to the principal building on the land and on neighbouring land;
 - (d) are to maintain and reinforce the landscape quality of the site and adjoining property; and
 - (e) are to be constructed of materials in style and character with those used on the principal building on the land.



Figure 74 – An original garage

The original doors have been replaced by a roller shutter.



Figure 75 – Gabled garages

Gabled garages and garages with gabled parapets are usually more sympathetic to the streetscape than flat roofed garages.

3.9 Dormers

To ensure that dormer windows do not compromise the character and significance of existing buildings:

- (1) Dormer windows are only permitted where they are consistent with the style, character, proportion and scale of the original building.
- (2) Where permitted, dormer windows:
 - (a) must be in proportion and scale to the roof form;
 - (b) must be a minor intrusion only to the overall mass of the roof; and
 - (c) are not to be located on the street-front façade.



Figure 76 – Inappropriate dormers

Inappropriate dormer location and detail dominates a roof in Robertson Road.

3.10 Fences

These provisions seek to ensure that fences are of a design and height that:

- (i) maintains and reinforces the landscape quality of the street;
 - (ii) does not detract from the view of the principal building on the land; and
 - (iii) does not alienate the rear lane:
- (1) Fences at the front building alignment should be of a height between 400 mm and 1600 mm.
 - (2) If above 750 millimetres in height, front fences should include openings by way of timber pickets, metal spears, brick openings or pilasters.
 - (3) All fences are to be in keeping with the principal building on the land in respect to:
 - (a) style and character; and
 - (b) materials.
 - (4) Rear lane fences should be constructed of masonry to reflect other walls/fences in this area.

- (5) Side fences within the front setback area (i.e. between the street boundary and the principal building) should be:
- (a) less than 1000 mm in height, or constructed of lightweight see-through materials (e.g. wire mesh); or
 - (b) comprise hedging.



Figures 77 – Original gate and fence



Figure 78 – Inappropriate fences

3.11 Materials and finishes

To ensure that materials and finishes used in new development maintain and reinforce the integrity of the principal building on the site and the area in general:

- (1) Materials should be similar to those used elsewhere on buildings within the site.
- (2) Individual materials should not dominate, but appear as components of the whole fabric of the building.
- (3) A mix of materials and finishes should be used if that is appropriate to the style of the building.
- (4) Materials should generally comprise:
 - (a) for walls: stone, brick, render/stucco;
 - (b) for roofs: slate, terracotta tile, terracotta shingles.

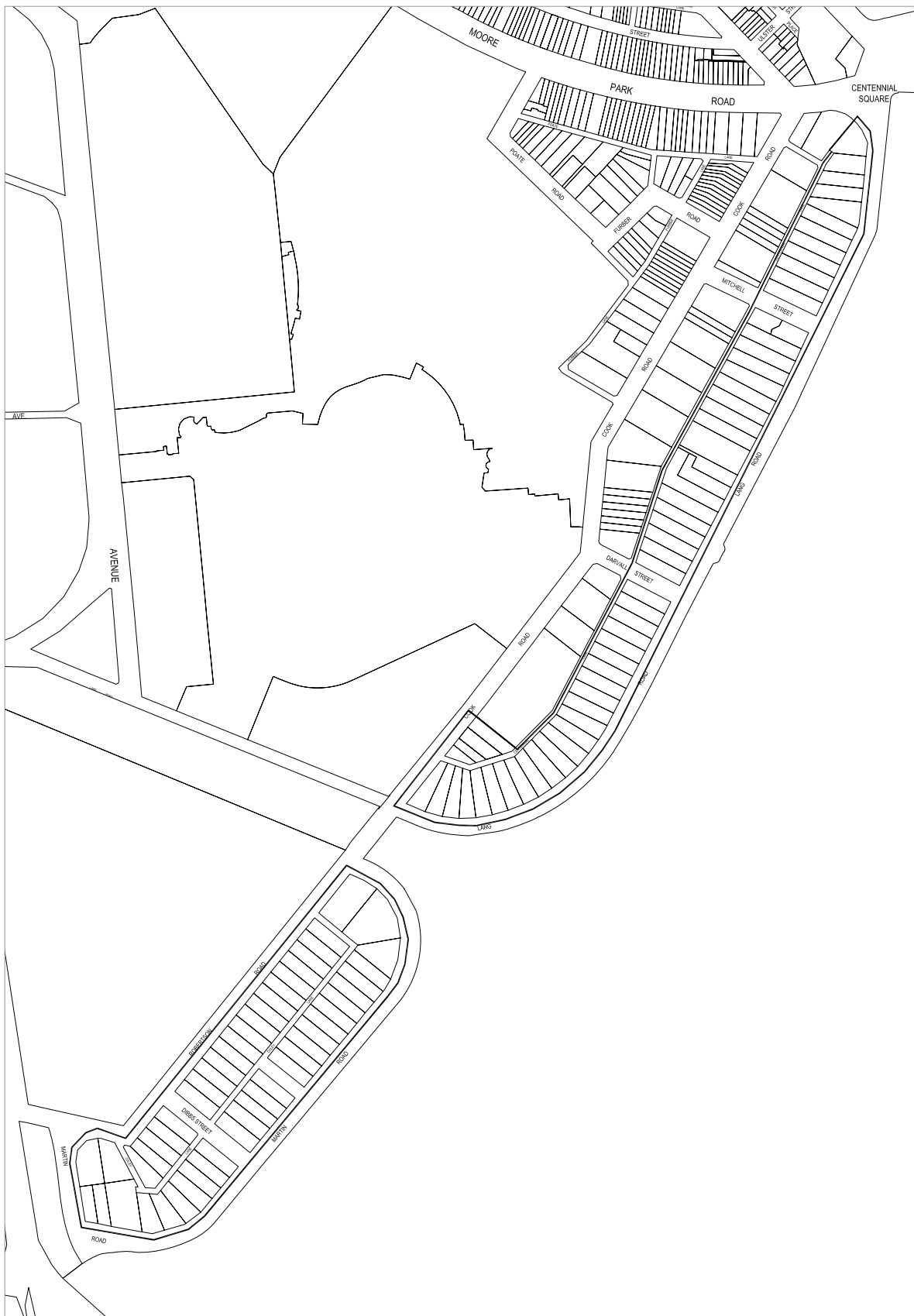


Figure 79 – Centennial Park Map

Schedule 2a: Lang Road and Martin Road, Centennial Park Heritage Conservation Area Statements of Heritage Significance

Lang Road and Martin Road Heritage Conservation Areas Statement of Significance

The Lang Road and Martin Road Heritage Conservation Areas have aesthetic significance as coherent high quality residential areas with a variety of architectural styles typical of the first quarter of the 20th century (Federation, inter-war styles) with some modern infusions. The original buildings covenants, the original cost of the blocks and their setting adjacent to parkland, ensured high quality, predominantly architect-designed residences were built. The Conservation Areas provide a beneficial urban edge to Centennial Park. The areas are of historical significance as part of lands subdivided from Centennial Park in 1905 specifically to raise funds for upgrading of Centennial Park. It is a rare and unusual example of the history of urban development of inner Sydney.