



Armidale Dumaresq

Development Control Plan 2012

Section 2 Site Analysis and General Controls

Chapter 2.3 European Heritage

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Part 1 General provisions

1.1 Introduction

Armidale Dumaresq has an outstanding built, natural and cultural heritage including places of historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value. Council's aim is to protect, conserve and enhance places with heritage significance, for the benefit of its citizens, the community generally and for future generations.

This chapter outlines the provisions for the conservation of environmental heritage to which 'Clause 5.10 – 'Heritage Conservation' of the *Armidale Dumaresq Local Environmental Plan 2012 (LEP 2012)* refers, and provides detailed guidance on Council's approach to heritage conservation, including architectural guidelines for both restoration projects and for new work in places of heritage significance.

1.2 Objectives

The objectives of this chapter are:

- O.1 To protect and conserve items and places with heritage significance in Armidale Dumaresq;
- O.2 To assist in the implementation of relevant Heritage Studies.
- O.3 To promote and encourage appropriate and sympathetic design solutions where restoration or new work is proposed for properties or places of heritage significance in the area.
- O.4 To improve the appearance of local streetscapes.
- O.5 To ensure the setting of places of heritage significance and the streets in which they are located are not compromised by unsympathetic new development.
- O.6 To provide potential developers and the general public with clear information on heritage conservation.

1.3 Land to which this chapter applies

This chapter applies to land in the Armidale Dumaresq local government area.

1.4 Addressing the guidelines of this chapter

The guidelines for European heritage are set out in this chapter. The objectives and guidelines need to be addressed for each development proposal. Alternative approaches may be proposed, provided these adequately address the relevant objectives and guidelines and comply with legislation.

1.5 Heritage items and/or Heritage Conservation Areas

If development is to take place on a heritage site or item (including an archaeological site or item), or in a heritage conservation area, the objectives and guidelines outlined in this chapter must be addressed.

For development that is likely to have an impact on a place of Aboriginal heritage significance or an Aboriginal archaeological site, please refer to Chapter 2.4 Aboriginal Heritage of this DCP.

1.6 Armidale Dumaresq Heritage Studies

Heritage studies have been undertaken to identify places of heritage significance in Armidale Dumaresq, including:

- Armidale Heritage Study (Perumal Murphy, 1990)
- Dumaresq Shire Heritage Study (EJE Town Planning, 1997)
- Armidale Archaeological Management Plan (Dr P Watson, 2010).

Each item has a Heritage Inventory Sheet identifying the significant features of the heritage item or the conservation area. The Heritage Inventory Sheets have been updated and converted to the State Heritage Inventory electronic format and are available on line through the NSW Office of Environment

and Heritage website - <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

1.7 Significance

As a general principle, Council seeks to ensure that development affecting heritage buildings and precincts recognises and respects, rather than detracts from, what is significant about them. 'Significance' can usually be determined from a combination of visual inspection and historical research, which is summarised in Heritage Inventory Sheets. 'Significant' aspects would typically include architectural and aesthetic features, historic, scientific or cultural associations, the garden or landscape setting of a property or archaeological value.

If a property is listed as a heritage item in the LEP 2012, there will be a heritage inventory sheet detailing what is significant about it. In some cases it will only be the part of the building visible from the street and in other cases, gardens and fences may be identified as significant as well.

Most buildings will be significant only for the overall form and original external materials, or fabric. For some buildings the smaller detail is also likely to be important. This could include the particular decoration used on a door or window for example.

Generally, the older a building the more important it is to retain the original fabric whether it is visible or not. Fabric means the building materials as they were originally constructed.

Heritage Design Guidelines for residential and commercial areas in Armidale, initially produced by consultants Perumal Murphy as part of the Armidale Heritage Study in 1990, are reproduced in this chapter to assist applicants in preparing plans for alteration and extension of buildings.

1.8 Burra Charter

There are many different approaches to conservation. The preferred approach generally accepted by most practitioners is one based on principles set out in a document known as the 'Burra Charter'.

This document is based on an international convention for conserving outstanding monuments and sites. The principles are of great assistance in deciding what is appropriate. Some of the more relevant articles from the Burra Charter are quoted in these guidelines where appropriate. The Charter also provides us with some useful definitions. When most people talk about 'restoration' they mean putting back lost features using new materials. The term for this is 'reconstruction'. Strictly 'restoration' means putting back original material only.

Most alterations and additions in Armidale Dumaresq involve what is defined as 'adaption', which is a change to the known earlier state of the building.

1.9 Basic Principles

Our objectives lead to two important principles:

- 1. All features of heritage significance should be conserved or reinstated. Any unsympathetic alteration should be removed and the original features and elements reconstructed as closely as possible.**

'Restoration and reconstruction should reveal culturally significant aspects of the place.' (Burra Charter, Article 18)

'Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.' (Burra Charter, Article 20.1)

'Reconstruction should be identifiable on close inspection or through additional interpretation.' (Burra Charter, Art 20.2)

Heritage buildings display an honesty of structural expression. They were built in a practical manner. The same spirit should be pursued when making an addition. Decorative elements should be constructed with the original technology. Designers should also be mindful of the original functional

purpose of many of these elements.

2. Whenever there is a choice, do whatever will improve the appearance and unity of the street.

In most cases there will always be some choice; a choice of colour scheme for example. Only highly significant buildings should be painted in their original colours. Otherwise select a colour scheme which fits in with the existing streetscape.

For new buildings or alterations to buildings not heritage listed, the degree of flexibility will be greater.

Where there is considerable variety within a street or a row of buildings, features of the immediate neighbours should be taken as the starting point. If these are in very different or contrasting styles, your building should try and create a better link between them. The way to do this is to focus elements of both.

Part 2 Heritage provisions of council's local environmental plan

2.1 Background

The Council's Heritage Studies have identified places of heritage significance in the local government area. These include cottages, substantial houses and homesteads, commercial, educational and industrial buildings of architectural and/or historical importance, as well as places of landscape and archaeological significance.

From this list, places identified as 'Heritage Items' have been included in Schedule 5 of the LEP 2012.

The LEP also identifies four 'heritage conservation areas' within Armidale, being areas where there are a substantial number of places of heritage significance. These areas are shown on the Heritage Map for LEP 2012 along with the location of each Heritage Item. The conservation areas are also shown on the Map in Appendix 1 – Armidale Heritage Conservation Areas.

2.2 What are Council's requirements for proposals affecting buildings or works?

Clause 5.10 of LEP 2012 contains provisions for heritage conservation, including:

- a) when development consent is required
- b) when development consent is not required
- c) the documents that may be required to be submitted with a development application
- d) the matters that council must take into consideration before granting development consent
- e) specific notification requirements to the heritage council for archaeological sites and nominated state heritage items
- f) the circumstances where conservation incentives may apply.

Council may require development applications involving places of heritage significance and places within heritage conservation areas to be accompanied by a heritage management document.

In addition, where Council believes that specific policies and management mechanisms are necessary to ensure that the heritage significance of a place is protected in connection with proposed development and into the future, it may also require that a heritage conservation management plan be prepared. Such documents should be prepared by a competent person in accordance with NSW Office of Environment and Heritage – Heritage Branch requirements.

See <http://www.environment.nsw.gov.au/Heritage/publications/localresources.htm> for further details and in particular Part 6 of the *Local Government Heritage Guidelines* on how to assess heritage significance.

After appropriate research of documentary evidence (old photographs and other records, etc) and investigation of the physical fabric of a place, significance and appropriate management strategies

should be addressed in a heritage management document, as follows:

- a) For development that would affect a heritage item:
 - i) a statement of the heritage significance of the item as part of the environmental heritage of Armidale Dumaresq;
 - ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;
 - iii) the measures proposed to conserve the heritage significance of the item and its setting;
 - iv) whether any archaeological site would be adversely affected by the proposed development; and
 - v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.
- b) For development that would be carried out in a heritage conservation area:
 - i) a statement of the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance;
 - ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area;
 - iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the development;
 - iv) the measures proposed to conserve the significance of the heritage conservation area and its setting;
 - v) whether any landscape or horticultural features would be affected by the proposed development;
 - vi) whether any archaeological site would be affected by the proposed development; and
 - vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern.

The importance of obtaining appropriate professional (e.g. architectural) assistance for significant works on sites of heritage importance cannot be over-emphasised. The use of professional advisers will be reflected in the quality (and usually in the resale value) of completed projects. Council requires as a matter of policy that heritage impact statements and heritage conservation management plans should be prepared and submitted by a competent professional practitioner, able to demonstrate their expertise and competence appropriate to the proposal. The NSW Office of Environment and Heritage - Heritage Branch maintains a list of Heritage Consultants which can be accessed at:

<http://www.environment.nsw.gov.au/heritageapp/HeritageConsultantsDirectory.aspx>

For archaeological services, advice services can be found through the internet, eg:

<http://www.aacai.com.au/register/index.html> or <http://www.asha.org.au/> or

<http://www.australianarchaeologicalassociation.com.au/>

2.3 Council's Heritage Advisor and Referral of Matters to other Agencies

Council retains the services of a specialist part-time Heritage Advisor (provided with assistance from the NSW Office of Environment and Heritage - Heritage Branch) and will seek the Advisor's advice on applications involving places of heritage significance. The Advisor is also available for consultation with intending applicants and property owners.

The NSW Office of Environment and Heritage - Heritage Branch/Heritage Council of NSW must be notified of applications affecting places listed on the State Heritage Register or subject to an interim heritage order under the Heritage Act 1977. Such proposals are assessed as 'Integrated Development'

for the purposes of the *Environmental Planning and Assessment Act 1979* and would not normally be approved without the concurrence of the Heritage Council. LEP 2012 also requires that Council notify the Heritage Council where it is proposed to demolish a nominated State heritage item or carry out development on an archaeological site.

Property owners and intending developers should note that any proposed excavation work on an archaeological site requires an 'excavation permit' from the Heritage Council under the provisions of the Heritage Act 1977.

2.4 Notification of applications, including 'advertised development'

Apart from the notification provisions explained in Chapter 1.1 of this DCP, Council treats certain development applications involving places of heritage significance as 'Advertised Development' for the purposes of the *Environmental Planning and Assessment Act 1979* and Regulation.

This requires notice in the local press, advice to owners and occupiers of nearby land, as well as relevant Government agencies such as the NSW Office of Environment and Heritage.

Such applications involve:

- a) any proposal for demolition/removal of a heritage item or of a building or work, tree or place in a heritage conservation area; and
- b) proposed developments where an applicant seeks to use a building or land which is a heritage item for a purpose not normally permissible under Council's LEP.

Council may also decide to notify neighbours of applications involving places of heritage significance under its general notification policies set out in Chapter 1.1 of this DCP.

2.5 What incentives does council provide for property owners?

Council recognises that in some cases the public benefit of sympathetic maintenance and development of heritage properties can impose an unreasonable cost burden on private landowners. For this reason, the following 'incentives' are available from Council to assist property owners. These are in addition to those available under clause 5.10 of LEP 2012.

- a) Council does not apply development application fees which may be required for projects which only require consent because of a heritage listing (e.g. repainting of a heritage item).
- b) Council may consider a variation to some planning requirements (e.g. parking) in favour of sympathetic heritage development.
- c) Council may elect to 'substitute' the public benefit of proposed works (e.g. restoration of a historic building) in lieu of development charges levied by Council, including charges pursuant to Section 94 of the *Environmental Planning and Assessment Act 1979*.

Such concessions are dependant upon Council being satisfied that:

- a) the proposed development would have little or no adverse effect on the amenity of the locality or the heritage significance of the item/area, and the conservation of the building or item is dependent upon the concessions being granted; and
- b) the proposal and its implementation are consistent with a heritage conservation management plan (mandatory for proposals which seek to gain approval for non-conforming uses);
- c) where reduction of normal council charges is requested, the applicant has demonstrated to council's satisfaction that the proposed work (including related consultancy services) would:
 - i) contribute effectively to the conservation of the heritage item or place; and
 - ii) result in a loss or a significant cost penalty for the developer in comparison with

other reasonable alternatives for site development - such submissions are to be supported by independent valuation evidence on comparative costs/returns of the project(s).

Note: Relevant charges which would otherwise apply, plus a 20% inflation loading, being secured by an unrestricted bank guarantee. The bank guarantee is to be supported by a signed agreement from the person/company against whom it is drawn, authorising Council's access to the funds in the event that the approved conservation project is not completed to Council's satisfaction within an agreed period (normally three years from the date of development consent). Such bank guarantees to be released by Council once approved conservation projects are completed, or in the event that a development consent lapses or is surrendered.

In such cases, Council assistance would normally not exceed the equivalent of 10% of the cost of the proposed 'conservation' work and would not extend to the granting of a cash subsidy to a particular project. However, all requests for Council assistance will be examined on their merit. Council's decision in such cases will be final.

Financial assistance may also be available through the Commonwealth & State Government grants system; Council can provide further details on request.

Part 3 Heritage conservation guidelines for residential properties in Armidale Dumaresq

3.1 Introduction

This chapter is provided to assist building owners and designers in the process of managing a heritage item, whether it be to demolish, renovate, rebuild or restore a heritage building

Armidale Dumaresq has many buildings of heritage significance dating back to the 1850s. There are several architectural features that are characteristic of Armidale Dumaresq, including the local Armidale 'blue' brick. Heritage in Armidale Dumaresq is represented by a range of periods, styles and building types.

Heritage conservation does not aim to freeze development in time. The need to upgrade older homes to modern standards is recognised, however, changes should take place in the most sympathetic way possible. The elements that lead to an item or area being listed should be retained. These are the characteristics that create the heritage significance. Sometimes these characteristics relate to the external appearance of the building; but in other cases, there may be less visible aspects of historic or social interest, such as a particular event or story attached to the building. Each site must be considered on the significance of its merits, and also taking into account the needs of the owner, the cumulative impact of the changes and the community's interest. In most cases there will be no conflict. A building that relates well to its neighbours will be more attractive to prospective purchasers.

3.2 Local characteristics

Most of Armidale's older houses generally fall into one of two categories.

1. Those that were built by the higher community were usually purposely designed for them. They tended to be very individual in terms of their layout and overall form. In their details and decoration they were more typical of their particular period.
2. The houses built for the general community were much more conventional. The range of

styles is also more limited than in metropolitan areas. Local builders tended to stay with standard forms they knew well.

Decoration on most houses was to a degree more restrained than for their counterparts elsewhere. This was so even in the ostentatious late Victorian period. Partly this would have been due to the difficulty of obtaining the materials and craftsmen. Probably more important was a local preference for modesty and restraint.

More than anything, it was the materials used which gave Armidale buildings a character of their own. Although the distinctive local brick was common, timber was even more in evidence. Armidale has a relatively high proportion of weatherboard houses, including some quite grand examples.

The availability of good quality local brick reduced the dependence on stucco and stucco workers in the Victoria period. Decorative detail on Victorian buildings is more likely to be of timber or cast iron.

Many timber houses tended to use brick as well, often for foundations. It was also common for timber Bungalows of the 1920's and 30's to have brick porches.



Grander Federation homes adopted much more complex forms, particularly in roof shapes. Corner sites were especially favoured.



Simple gabled forms were common in the nineteenth century. The steeper pitched, Gothic style gables are now rare locally.

3.3 Design principles

Some of the common architectural features of the areas older houses are described and illustrated as follows. Most houses however will vary from the typical designs in some respect. For this reason, it is important to have some understanding of the broad design principles which underlie all historical styles. This makes it possible to design new works which will harmonise with older buildings of different styles.



Standard Federation cottages had a gabled front projection.

3.3.1 Scale and proportion

Every building has a characteristic scale and proportion in all its parts. 'Scale' refers to size. 'Proportion' refers to the relative size of different parts or dimensions. These principles apply to the larger elements of a building (e.g. roofs), as well as the smallest (e.g. timber mouldings).

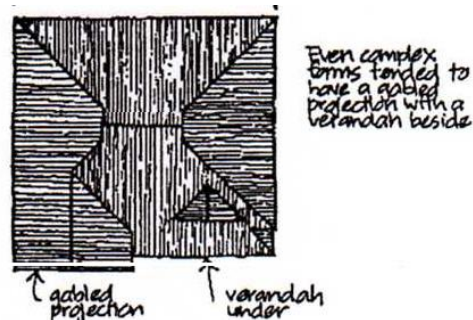
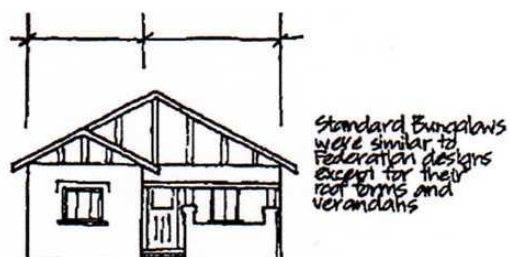
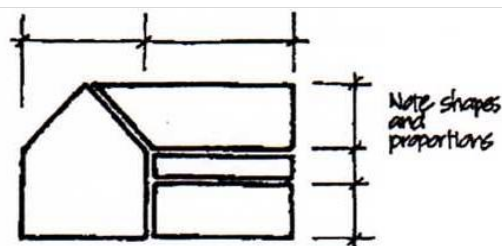
3.3.2 Form

Buildings of a particular historical style have elements of typical shape. A typical 1920's Bungalow for example, has a low pitched gabled roof form. A Federation period house will often have both a complex roof and plan form.

3.3.3 Symmetry/Asymmetry

Much of the distinctive quality of historical houses is dependent on a balance between symmetry and asymmetry. For example, Federation houses normally have windows symmetrically arranged in walls, but the front gable is almost always asymmetrically placed.

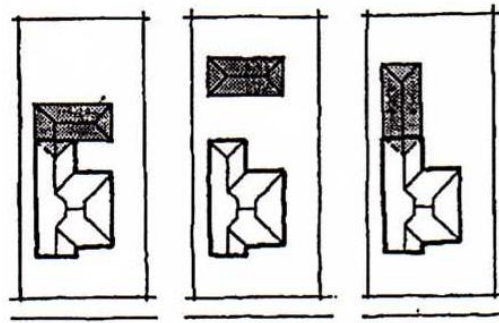
These design principles apply to all elements of the building, no matter how big or small. Although the range of possible problems and solutions is large, there are some patterns which appear frequently.



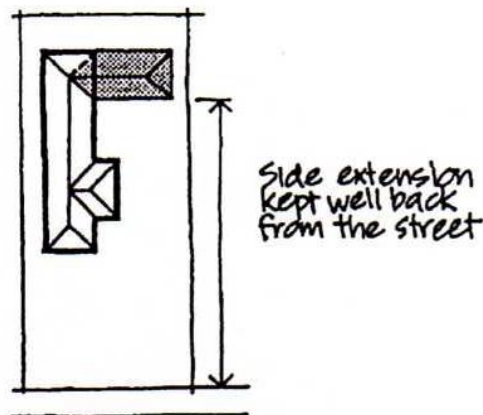
3.4 Site planning priorities

'Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.' (Burra Charter, Article 8)

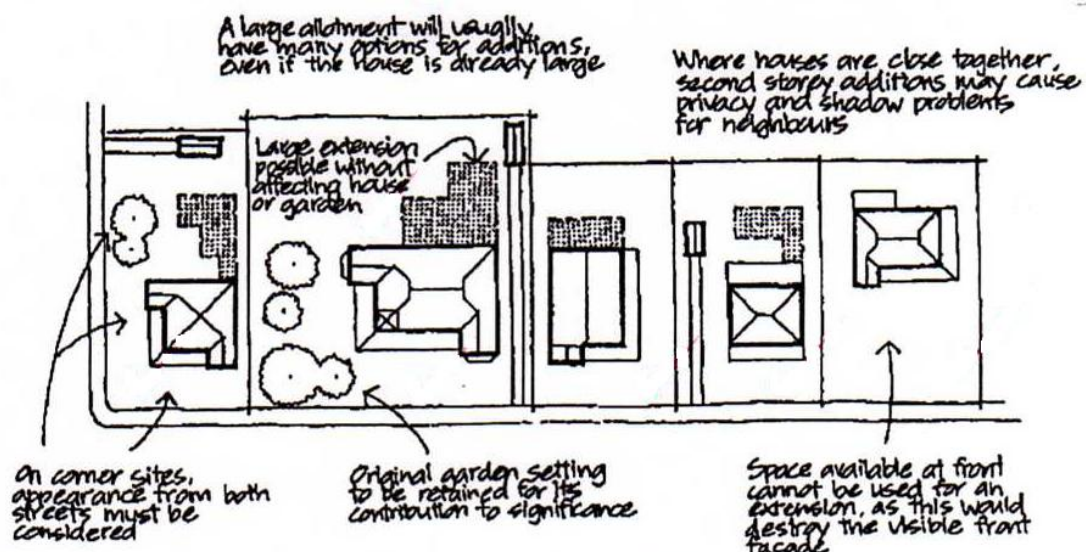
If possible, keep additions to the rear. Preferably they should be designed as distinctly separate from the main building. As a rule, the less new work visible from the street, the better.



If there is insufficient space for a rear extension, set it back as far as possible from the street.



Where sites are severely constrained, an attic or similar addition may be permitted providing it is largely within the existing roof form and not visibly prominent from the streetscape. Preferably, new features should not be introduced on the front facades of significant buildings however sympathetic. Otherwise very minor additions may be all that are possible. Look for ways of making better use of the existing space available rather than adding on. Some re-building at the rear may achieve this without compromising heritage values.



3.5 Modifying existing houses

Changes to the façade are generally not encouraged, particularly for heritage items and items in conservation areas, other than to reinstate original features.

Minimise changes to materials and the roof form. For large complex roofs there may be more options. Changes may be less noticeable.

‘Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.’ (Burra Charter, Article 3.1)

Don’t add decorative elements, no matter how sympathetic their styling. In making changes always try to be true to the original building. Simple cottages for example, should keep their simplicity. Decorative detail which has been removed may be put back, but you should not add decoration which was never there.

High walls or fences and front garages can obstruct people’s view of older buildings. Traditionally, screening by hedges and planting is part of Armidale’s character. Garages and high fences however are structures which can create a less attractive, built-up character. Similarly, unsympathetic garden treatment (e.g. excessive use of concrete or paving, dense informal plantings) can detract from the historic street character.

The principal elevations of a building shall not be altered other than to reinstate known missing elements or to restore the facade to its original detail.

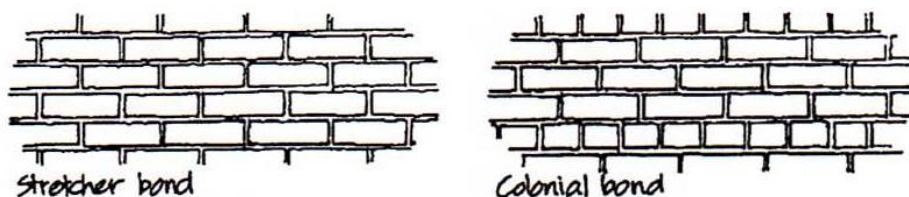
- a) The principal or street façade of the building shall not be altered in any way other than to restore original features to the building or remove previous detrimental alterations.
- b) Original timber windows and doors shall be retained and conserved.
- c) Windows shall not be widened, infilled or consolidated.
- d) Externally fixed security bars are not permitted.
- e) Metal or other pre fabricated materials shall not be used to clad timber weatherboard buildings.

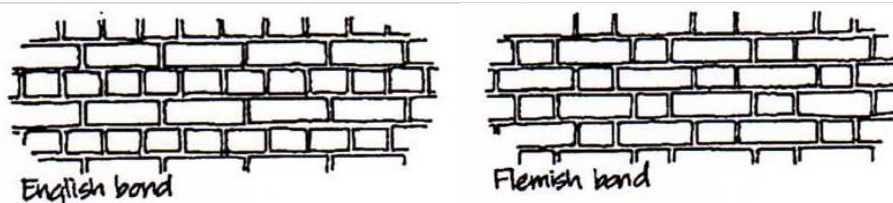
3.6 Materials and details

As a rule, if the larger scale elements are designed effectively, the detailed elements will fit in well. Although it is rarely necessary to make exact copies of existing details, attention to materials and details is still important.

3.6.1 Brickwork

Note the brick and mortar colour, the type of joint and the brick laying pattern (called bonding). It may be possible to replace missing or damaged bricks with second hand bricks from the same period. You should also be able to obtain new bricks which closely match the original. Check the ranges available from different manufacturers. Original face brickwork should never be coated, painted or rendered. This destroys the building’s original colours and textures and robs it of its period character.





3.6.2 Cement Render

Cement render was rarely used in Armidale prior to 1930, except for decoration. Face brick was sometimes decorated with rendered bands or mouldings. Rough cast render was sometimes used as decoration in the Federation period.

3.6.3 Timber

Many building elements are made of timber, such as window frames, boarding, fascias, brackets, columns, friezes, etc. Many joinery companies have similar profiles in stock. If an exact copy is required the joiner can easily measure a profile to be run off.

Timber buildings generally require more constant maintenance to keep them in pristine condition. Modern paints applied in accordance with manufacturers' instructions, have quite a long life (up to 20 years) and can help keep maintenance costs down.

3.6.4 Metal

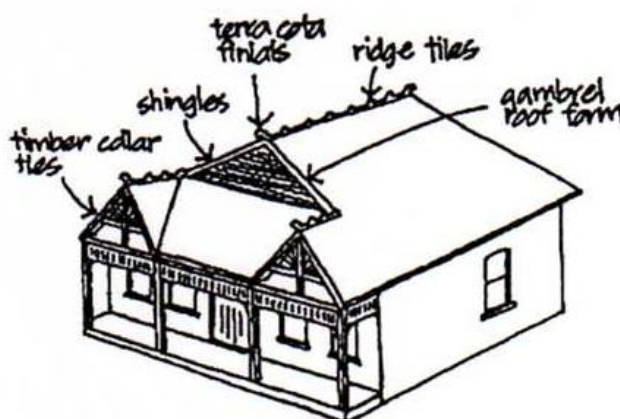
Even in the Victorian period the use of cast iron was relatively limited and is generally limited to the grander and more prestigious buildings in Armidale such as the Railway Station, Lands Department and some hotels. Wrought iron was often used on fences in the early to mid twentieth century.

3.6.5 Stone

Stone was sometimes used as decoration on fences, base courses, sills, steps etc, but rarely used as the primary construction material.

3.6.6 Roofing

Both roof pitch and roofing materials are important. Slate was often used on more expensive buildings up until the First World War. Roofs were most commonly of corrugated iron, especially in the twentieth century. Terra cotta tiles are relatively rare for most of Armidale's pre-1920 houses. Terra cotta was sometimes used for decoration on chimneys, ridge capping and rainwater heads. Modern materials such as 'Colorbond®' are not recommended for heritage items. If iron roofs are painted the work should be in traditional colours, e.g. 'Red Oxide'.



Note the roof form, pitch and roofing materials

Any development involving the roofing elements of a building shall ensure that the relevant following criteria are satisfied:

- a) existing face brick gables or parapets shall not be rendered, painted or coated in any way.
- b) original roofing materials shall be retained and conserved.
- c) existing chimneys shall be retained and conserved.
- d) skylights, solar water heaters, solar panels, ventilators and dormer windows shall not be located on the street elevation of the building or be visible from the primary street frontage (refer to Part 3.9).
- e) roofing shall not be replaced with different materials, colours or profiles.
- f) roofing to new buildings is to be of pitched form to reinforce the existing character of the Heritage Conservation Area.
- g) roofing materials shall be slate, terra cotta tiles or corrugated metal.
- h) roofing colours shall be consistent with the materials and character of the building and Heritage Conservation Area.

3.6.7 Verandahs and awnings

Verandahs are a predominant characteristic of most early houses in Armidale.

Any development involving verandahs and/or awnings shall ensure that the relevant following criteria are satisfied:

- a) original awnings to windows shall be retained and conserved.
- b) verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.
- c) original open verandahs shall not be enclosed.

3.6.8 Windows and doors

In residential buildings doors are generally timber and windows are predominantly timber framed double hung or casement style with matching sill and head heights. Note whether window heads are straight or curved.

Any development involving windows and/or doors shall ensure that the relevant following criteria are satisfied:

- a) original timber framed windows to the principal elevations of a building shall be retained and conserved and not replaced with aluminium framed windows.
- b) windows and doors must be in timber to the streetscape elevations of the buildings.

3.6.9 Paint

What are the original paint colours? Scrape back newer layers of paint to see if there was an older, original colour. Scrapings should be taken from areas sheltered from sun and rain. Allow for fading of the original colour, matching can be achieved by a colour specialist.

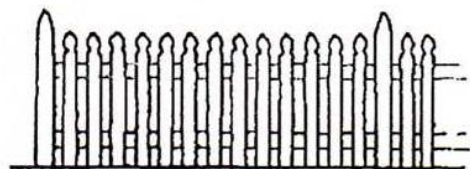
Previously unpainted surfaces should never be painted. This cannot be overemphasised. Painting of original stone or face brick is practically irreversible, as is cement rendering.

Most major paint companies now have a full range of traditional colour tints and can offer technical advice.

The paint scheme to any existing or new building is to be appropriate to the character of the building, streetscape and/or Heritage Conservation Area.

3.6.10 Fencing

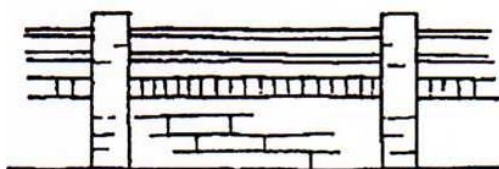
Common materials were timber, iron and brick. Fences are particularly important when it comes to maintaining the character of older streets and should complement the style and character of the building and streetscape. Front fences were usually more decorative than side and rear fences. Side boundary fences usually reduce in height between the building line and the street boundary.



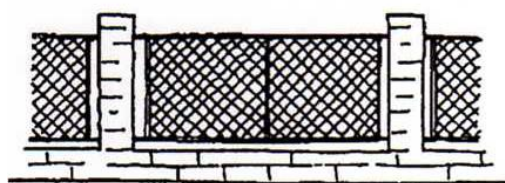
picket fence 1880 - 1920



paling fence 1880 - 1920



pipe rail fence 1920 - 1940



brick and wire mesh 1920 - 1940

Fencing should compliment the style and character of the building and contribute to the streetscape. Any development involving fencing shall ensure that the relevant following criteria are satisfied:

- a) original and/or early fencing is to be retained and conserved and should be repaired rather than replaced where possible.
- b) new fencing shall be consistent with the existing heights, style and materials of the streetscape.
- c) front boundary fencing shall generally be timber picket, timber and wire mesh, brick and wrought iron or brick and wire mesh or a combination of these materials.
- d) front fencing shall be a minimum of 50% transparent and not exceed 1.2m in height.
- e) metal panel sheet fencing is not permitted on Heritage Items or forward of the building line within Heritage Conservation Areas.
- f) tall solid masonry walls shall not be constructed forward of the established building line.

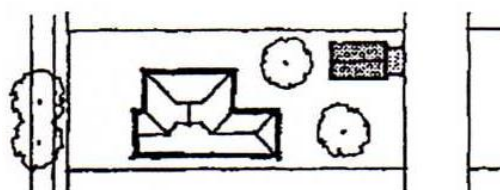
3.6.11 Gardens

Ideally gardens should be in keeping with the period of the house. Some move back towards more traditional gardens would be desirable. For those who are interested, information about typical period gardens is available (Refer to Bibliography).

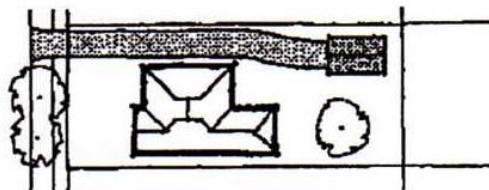
3.7 Car accommodation

If you have choice as to where you put your car, the order of priority is as follows:

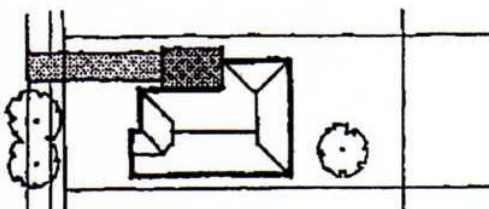
- a) Locate at the rear, with access from a rear lane.



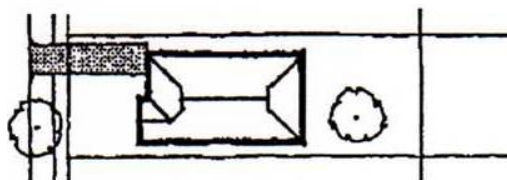
- b) Locate at the rear with access from the front.



- c) Locate at the side of the house well set back



- d) Uncovered paved area at the front.



- e) Park on the street.

3.8 Garage setbacks from the front façade of the building

It is traditional for garages, carports and sheds to be subservient buildings located at the rear of the site. Garages in front of the established building line or setback are strongly discouraged no matter how sympathetic. They obscure views of the main building and interrupt the established streetscape.

- garages should be set back at least 1m from the front façade of the dwelling.
- where there are reduced setbacks, garages should be set back at least 5.5m from the front boundary.
- prefabricated and/or aluminium carports and garages are not permitted on heritage items or contributory buildings in heritage conservation areas.
- garages and carports shall be complimentary in design, style, form and materials to the existing residence.

3.9 Subdivision and curtilage

Where a lot is proposed to be subdivided, the existing building is to remain dominant and the existing garden setting and view corridors are to be retained where viewed from the public domain.

3.10 Solar and wind energy installations

Installation of solar and wind energy systems, including solar hot water systems, photovoltaic panels and small scale wind turbines should be undertaken in a manner that causes minimal visual or other impact on heritage items or heritage conservation areas, with an emphasis on concealing these devices from the streetscape or public views. Solar and wind energy installations shall comply with the relevant following criteria:

- systems (including metering devices) shall not be located on the elevation or visible from a public road or public place for any property which is a heritage item.
For properties in heritage conservation areas, installations should not occur on the front/street elevation or be visibly obtrusive from a property's primary street frontage.

However, where it can be demonstrated that no other practical option exists, consideration may be given to installations visible from the street, provided that:

- i) the colour of the system would not contrast strongly with the colour of the roofing against which it would be viewed; and
 - ii) the system would be viewed as one integrated element only, with straight edges (vs. multiple components or installations with jagged edges); and
 - iii) the area/coverage of the system would not exceed 25% of the roof plane(s) of the building facing the primary street frontage; and
- b) systems shall be integrated into the building and where roof mounted installed flush or parallel to the roof and not project above the ridge line; and
 - c) mounting, operation and servicing of equipment (including vibration, air flow and condensation) shall not damage significant fabric; and
 - d) mounting devices and associated cabling and wiring shall not damage significant fabric; and
 - e) potential archaeological deposits shall not be affected by trenching for conduits; and
 - f) hot water tanks shall not be mounted on the roof or adjacent to the building where visible from the street; and
 - g) work should be undertaken in a way that is reversible.

Options for the placement of solar and wind energy installations on heritage items or in a heritage conservation area that will minimise visual impact include:

- a) locating solar units on the roof plane facing away from the street frontage;
- b) locating solar units on outbuildings, carports, garages, sheds or similar;
- c) locating wind turbines on free standing poles away from and behind the building;
- d) installing a free standing solar array away from and behind the building.

3.11 Alterations, additions and new residential development

In addition to the principles and requirements outlined above for development involving residential properties in Armidale Dumaresq, the following requirements also apply to new residential development or alterations and additions to existing residential development.

3.11.1 General

Where new development is proposed within the existing streetscape it is important that the new building responds to the existing rhythm, character and proportions. This is critical on wider than average or consolidated sites.

- a) additions and alterations will only be supported where they respect and/or enhance the heritage significance of the existing building and the heritage conservation area or streetscape.
- b) new buildings shall reinforce the existing pattern and character of rectangular building forms.
- c) it is essential that as much of the original fabric of the building as possible is retained and conserved – particularly to the street elevation.
- d) demolition of heritage items or contributory buildings within the heritage conservation area will generally not be supported.
- e) the reinstatement of missing or removed details is encouraged.

3.11.2 Scale, form and character

- a) additions shall respect the scale of the existing building, be subservient to it and be easily interpreted as new work.
- b) the scale, form and character of additions shall compliment the style and character of the existing building.
- c) additions shall not obscure, project forward of, or alter the principal façade of the building.
- d) additions shall generally step down in scale towards the rear of the building.
- e) first floor additions are not permitted except within an existing roof form.
- f) dormers are not permitted to principal facades and/or street elevations.

3.11.3 Height and massing

The predominant existing building height within the residential heritage conservation area is generally single storey.

- a) the height of any building at the street alignment should be consistent with the adjacent and neighbouring contributory buildings and/or heritage items.
- b) vertical additions to contributory buildings and/or heritage items are not encouraged where they will be visible from the street.
- c) any new development shall be consistent with the existing building pattern by stepping down in scale towards the rear.
- d) where the existing streetscape is predominantly single storey, the height of any new building should be single storey.
- e) the wall height of any new building shall match or be below the roof pitching height of the adjacent buildings.

3.11.4 Alignment and orientation

There is a pattern, with most buildings within the heritage conservation areas having consistent setbacks and offsets within landscaped garden settings.

- a) any new buildings shall be constructed to match the existing street alignments to the adjacent properties.
- b) new buildings shall be orientated with the principal front entrance and at least one habitable room towards the street.

3.11.5 Verandahs

- a) new buildings should incorporate front verandahs consistent with the existing character of the heritage conservation area.

3.11.6 Facades

- a) any new façade is to be divided vertically into bays with stepped form with recesses.
- b) windows and doors shall be vertically proportioned to match the existing character of the area.

Part 4 Heritage Conservation Guidelines for Armidale Commercial Centre



4.1 Introduction

The intention of these guidelines is to help building owners in the commercial centre to make a positive contribution to Armidale's built heritage.

Central Armidale covers an area of several blocks clustered around Beardy Street. This area contains a large variety of buildings. Many make a positive contribution to the streetscape. Some are also individually valuable and are formally listed as heritage items. The best represented architectural periods are Victorian and Federation. Within these periods there is a great variety of styles.

There are also several architectural features which contribute to Armidale's distinct character. One example is the local 'blue' brick. These features should be retained.

What happens to non-heritage buildings also has an impact, on both local character and the streetscape. These guidelines deal with both heritage places and streetscapes.

Heritage buildings in the commercial centre have an impact out of proportion to their numbers. Most of the commercial centre is also identified as a heritage conservation area in LEP 2012. This means all new building work in the area should respect the established historic character.

Heritage protection does not aim to freeze development in time. The need to upgrade older buildings to modern standards is acknowledged.

What is required is that changes to buildings take place in the most sympathetic way possible. Those things which lead to an individual building or area being listed in the first place, should be kept. These are the aspects which are said to be of heritage significance.

Often it is simply the external appearance of a building. There may however be less visible aspects of historic or social interest. It is the part of the building or physical fabric which provides the interest which should be respected. The remainder may change, provided it does not compromise, disguise, exaggerate or interfere with significant elements.

Every site must be considered on its merits taking account of the needs of the owner and respecting the community's interests. A building which relates well to its neighbours will be more attractive to prospective purchasers. Every building in the commercial centre has the potential to enhance the appeal of the immediate surrounds.

The object of these guidelines is to provide some general principles which will assist in conserving the quality of the area. Designers who follow the principles will find there is still considerable room left for creative individual expression.

4.2 Materials and finishes

The insensitive application of new materials or finishes to an old building may very quickly ruin its appearance. Face brickwork should never be painted or rendered. Apart from taking away the traditional character and texture these alterations are, for all practical purposes, irreversible. Other modern materials are usually capable of later removal.

Use of materials should be consistent, e.g. timber framed doors with timber framed windows. Where brick is used it should be in traditional dark colours, not modern, light or cream brick.

4.3 Colours

A limited range of materials and finishes exists to the heritage buildings of Armidale. They are generally rendered masonry with rendered and/or tiled features and detailing, some face brick and a limited palette of earthy and pastel tones and colours which enhances and unifies the cohesive streetscapes. Any new development shall respect and enhance this.

A well designed paint scheme will enhance the appearance of a building. For every style and period there are many alternative colour schemes to choose from. It is recommended to take paint scrapings to establish the original colours of the particular building. Any colour scheme should also be in keeping with the street as a whole.

4.4 Building elements

If the larger scale elements of a new building or addition are well designed, then the smaller elements will generally fit in. Always start with the 'big picture'. It is never desirable to make exact copies of other buildings. However, you should pay special attention to the overall size, shape and proportion of neighbouring buildings.

Detailing on new buildings should be kept simple rather than ornate.

4.5 Signage

Signs on heritage buildings or in heritage conservation areas shall be in accordance with the development controls in Chapter 2.10 Signage of this DCP.

4.6 Verandahs and awnings

Awnings and verandahs are a predominant characteristic of most Victorian and Federation commercial buildings in Armidale. Verandahs were often at first floor level recessed into the façade or cantilevered over the ground floor awning. Some inter war and post war buildings were specifically designed without awnings at ground level and feature recessed entries instead.

The few surviving verandahs and awnings in the city centre are generally worth conserving. Victorian period examples are no longer typical but should be retained where they occur. Modern suspended steel awnings, the norm for most of this century, now predominate. New infill development should adopt this form of awning.

Most new awnings may be built in a modern but sympathetic style. Attention should be paid to the pitch, height and depth of verandahs and awnings on neighbouring buildings. Sometimes even a slight difference in pitch can be very noticeable.

On new buildings, brackets and fascias should be kept simple, not ornate.

- a) original awnings including pressed metal soffit linings shall be retained and conserved.
- b) awnings are to be low pitch and of similar height to adjacent buildings.
- c) eaves and fascias shall be a maximum of 300mm consistent with the scale and character of the building and adjacent buildings.
- d) awning roofing is to be opaque and generally of metal sheeting, corrugated in profile.
- e) verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.
- f) new awnings shall not be attached to buildings specifically designed without awnings.
- g) original open verandahs shall not be enclosed.
- h) verandah posts shall be set back a minimum of 0.7m from the kerb to avoid vehicular impact damage.

4.7 Roofs, chimneys and parapets

Parapets form the most distinctive part of most heritage buildings in commercial areas. The variation in style is considerable. Victorian examples tend to be rendered and can be very ornate. Federation and early twentieth century examples are more likely to feature the creative use of multi coloured brick.

The majority of town centre buildings have had their parapets, or whole upper levels altered, covered or rendered over. In some instances reinstatement of the original remains a possibility. In others the loss is irreversible. Where reinstatement is possible, it will usually be the preferred option. Old photos or drawings will provide a guide.

For the remainder the addition of new details to existing facades could dramatically lift the local streetscape. Alternatively, the existing building might be replaced altogether. New buildings need to take note of the large scale features of nearby parapets as well as the detail. For all new work, elements such as cornices or mouldings should be as bold as they are on heritage buildings.

Many modern decorative features will be inappropriate, particularly right next to heritage buildings. Such things as glass bricks, glass walling, reflective glass and metal facings will usually be out of place. They should never become dominant elements on any particular building.

Many roofs on heritage buildings have no street impact because they are hidden by parapets. The same design approach may be adopted for new buildings. If the roof is visible the roofing materials and pitch should be compatible with neighbouring buildings.

- a) new roofing is to be of parapet or pitched form to reinforce the existing character of the heritage conservation area.
- b) parapets are to be constructed of masonry or rendered masonry.
- c) preferred roofing material is corrugated metal.
- d) roof top signage, antennae, satellite dishes and mobile phone transmitters are not permitted where visible from the street frontage of the building.
- e) existing parapets are not to be clad in metal sheeting.
- f) existing face brick parapets shall not be rendered, painted or coated in any way.

4.8 Facades and openings

Original and/or early shopfronts demonstrate the changing pattern of commercial trading within Armidale. Some early shopfronts and/or tiling still exist within the town centre and should be retained and conserved. If buildings are being refurbished, it is essential that any new tiling respects the character of the existing building and streetscape. This will ensure that the new tiling will not soon become dated and will contribute to the unification of the character of heritage streetscapes.

Window and door openings are a major part of any building's design. Older style buildings usually fit in well with each other because the proportion of solid walls to openings is consistently well balanced. Their deep window reveals also helped to create a sense of solidity. Window head and sill height, scale, proportion and composition are all important. Most traditional window compositions were regular and symmetrical.

Modern facades, with long monotonous elevations, usually do more to destroy the traditional streetscape than anything else. Long facades should be broken up by windows or recesses, combined with verandahs, awnings or window hoods.

Modern shopfronts will usually be acceptable, particularly where they are reduced in impact by these shadow elements. The use of timber is encouraged with 'heavier' window mullions and architraves. Very few late nineteenth or early twentieth century shopfronts now survive in the commercial area. Those that do should be retained and conserved.

- a) original or early shopfronts and/or tiling shall be retained and conserved.
- b) new shopfronts may be aluminium providing they are in the preferred colours of silver, grey, bronze, or black.
- c) the walls below awning level, surrounding window and door openings, shall be in glazed ceramic wall tiles in the following sizes or combinations of sizes:
 - 100 x 100 mm
 - 150 x 75 mm
 - 150 x 150 mm
 - 200 x 100 mm
- d) tiling shall generally be plain finished and white, cream, beige, green, burgundy or black. Contrasting detailing using strip tiles, border tiles or skirting tiles in darker colours were often used and may be appropriate subject to Council approval.
- e) floor tiling to recess and hamper type entrances shall be unglazed ceramic mosaic type tiles in a colour and style appropriate to the character of the building.
- f) shopfront glazing shall not be infilled with brickwork, blockwork, timber panels, glass bricks or blocks that will change that character of the building at ground floor level.
- g) significant and/or early shop window signage is to be retained and conserved.
- h) externally fixed security bars are not permitted.

4.9 Vehicle access

Direct vehicle access from Dumaresq, Beardy and Rusden Streets is out of character and is not encouraged. All vehicle access should be from rear lanes where available.

4.10 Access for people with disabilities

The Commonwealth Disability (Access to Premises – Buildings) Standard 2010 (the Premises Standard) and the *Building Code of Australia* (BCA) include the requirements for providing non-discriminatory access to, and use of buildings and areas of buildings that it applies to.

Where access for people with disabilities is required it is to be in accordance with the Premises Standard and the BCA but should avoid a negative heritage impact on the building or streetscape.

4.11 Solar and wind energy installations

Please refer to the requirements for solar and wind energy installations in Part 3 of this Chapter.

4.12 New development

In addition to the principles and requirements outlined above for development in the Armidale commercial centre, the following requirements also apply to new development.

4.12.1 Height and massing

- a) the predominant existing building height within the Armidale town centre is 2 storeys although there are some one storey and only one three storey building. These buildings generally step down in scale towards the rear, which in most cases, is a lane.
- b) the height of any building at the street alignment is to be consistent with the adjacent and neighbouring contributory buildings and/or heritage items.
- c) vertical additions to contributory buildings and/or heritage items are not permitted where they will be visible from the street unless they will reinforce the scale of existing adjacent buildings.
- d) any new development shall be consistent with the existing building pattern by stepping down in scale towards the rear.
- e) the roof is to be screened by a parapet wall or of a pitched form.

4.12.2 Alignment

There is a consistent pattern of most buildings within the Armidale town centre heritage conservation area being built at street alignment with no setbacks. To maintain this pattern, new buildings should be constructed on the street alignment without setbacks. However, a recessed entrance not more than 50% of the street frontage at ground floor level only may be included.

4.12.3 Façades

Where new development is proposed within an existing streetscape, it is important that the building responds to the existing rhythm, character and proportions. This is critical on wider than average or consolidated sites.

- a) new buildings shall reinforce the existing pattern and character of rectangular building forms and shall be of predominantly vertical proportions to bays, windows and openings.
- b) any new façade is to be divided vertically and horizontally into bays with engaged piers, string courses, cornices and mouldings.
- c) windows and doors shall be vertically proportioned to match the existing character of the area.

Part 5 Illustrations

Illustrations are used throughout this chapter. Some have been prepared as part of the Armidale Heritage Study (Perumal Murphy, 1990). The use of this material is acknowledged with thanks.

Part 6 Bibliography and additional information

For an up to date list of reference materials, publications and legislative information on aboriginal heritage issues, please see the Office of Environment and Heritage (OEH) website at www.environment.nsw.gov.au/cultureandheritage.htm.

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