

Clarence City Council offers a service to people considering development applications that may affect heritage values on places with cultural significance. The place may be an outstanding building, such as an historic church, through to a simple house or garden that is part of historic streetscape.



When is Heritage Advice valuable?

Our heritage advisor can assist with applications for a development permit, where the proposal site is listed for its heritage significance under the City's Planning Scheme, or where the site is adjacent to a listed place or within a heritage precinct.

General advice about sympathetic design approaches may be given with regard to site planning through to selection of building form, construction materials, appropriate colours and signage. Sympathetic ways to extend or alter places can also be discussed, for instance, on how to improve a place to suit a modern lifestyle without losing its character.

This advice can be valuable in developing a design which is consistent with the planning scheme requirements. As a result, the final development application may be able to be processed more efficiently.

What does Heritage Advice involve?

It is best to discuss proposals at an early stage before detailed design work has progressed. Heritage advice can involve a short site visit to identify the significance of the place and to offer guidance on a sympathetic development approach. Applicants are also encouraged to engage the services of an Architect or Building Designer with demonstrated ability and interest in heritage projects. The heritage advisor can also meet with the applicant and designer to discuss proposals with outline sketches before an application is lodged.

The service aims to encourage practical and responsible approaches to design. It is not, however, a design service and applicants will need to engage their own professionals to produce the required design drawings for the development and subsequent building applications.

How do you arrange for Heritage Advice?

The service will generally be available at council offices by appointment with Tony Purse, an experienced heritage architect. Appointments can be made through our planning administration officer on 6217 9550. Suitable notice will be needed to ensure that adequate time can be scheduled for your appointment.

Principles for heritage sensitive design

Poorly designed additions or renovations can diminish the value of your heritage listed property or those around you and have a detrimental effect upon the broader environment.

New buildings and structures should respect and reflect the characteristics of neighbouring properties and the surrounding area. However, 'reproduction' or 'historical mimicry' of heritage styles on new buildings should be avoided at all costs. There should be a clear distinction between existing and new development to maintain the integrity of heritage buildings or sites.

Appropriate selection of site, location, orientation, design, scale, character and materials is extremely important for integration of new work into a heritage building, site or precinct.

Renovations to heritage-listed buildings should consider conservation of significant elements such as chimneys, fireplaces, roof materials, building fabric and exterior detail including windows and doors.

Preservation of other significant elements such as trees, gardens, paving and fences can also be vitally important to preserve the character of a particular heritage environment.

Building Detail Objectives

- Ensure additions to heritage buildings are designed and detailed with materials that compliment rather than compete with heritage values.
- New buildings should be easily recognised as such and should not replicate or mimic period detail.
- Glazing patterns & proportion should be compatible with existing or adjacent heritage buildings within the



Windows & doors in new buildings or additions should compliment existing patterns

street or precinct.

- Maintain original doors & windows where possible when renovating. Replacements, where necessary, should be sympathetic to the original.
- Avoid alteration or removal of existing fabric, in particular chimneys, fireplaces, walls, windows & doors.
- Gutter and eave details should be similar in appearance to those of existing or adjacent buildings.



New buildings should complement existing heritage forms

Site Planning Objectives

Generally, new buildings should be aligned and orientated consistently with other buildings in the street.

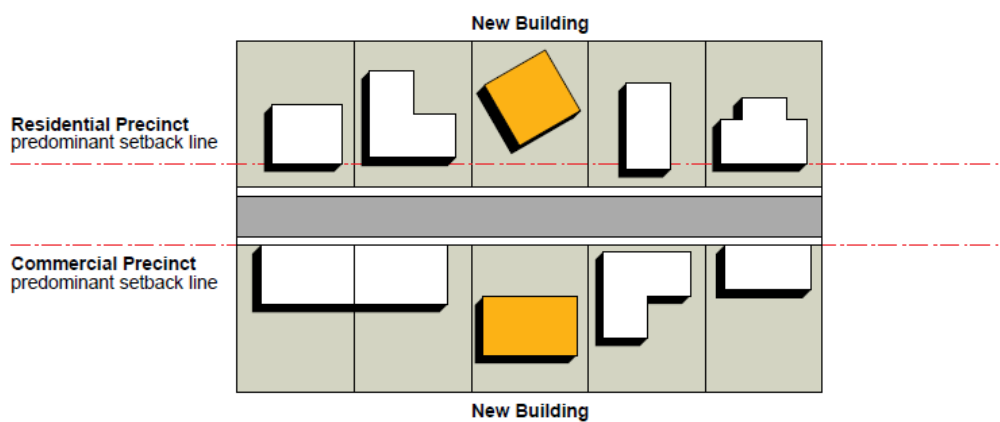
As indicated on the diagrams below, front boundary setbacks should respect the dominant building line within the street, which may differ to that of adjacent buildings.

Avoid building forms & orientation that diminish or detract from the streetscape or precinct.

Appropriate setbacks & orientation



Inappropriate setbacks & orientation

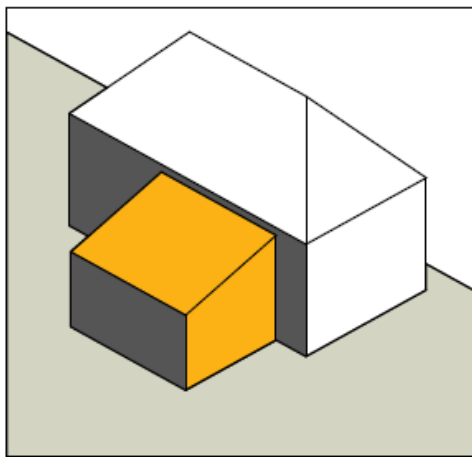


Fences, gates & paving can contribute to the character of a heritage site

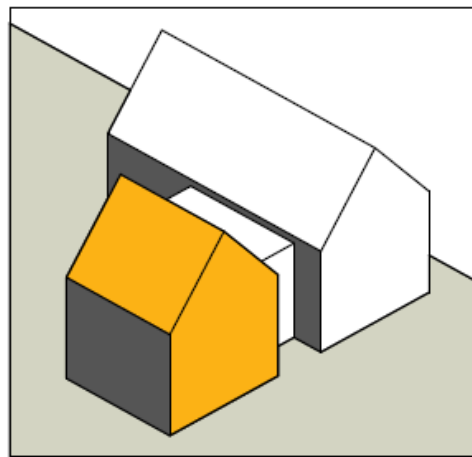
Overall Design and Appearance Objectives

The following guidelines should be addressed when considering alterations &/or additions to an existing heritage listed property or planning a new building within or adjacent to a heritage site or precinct.

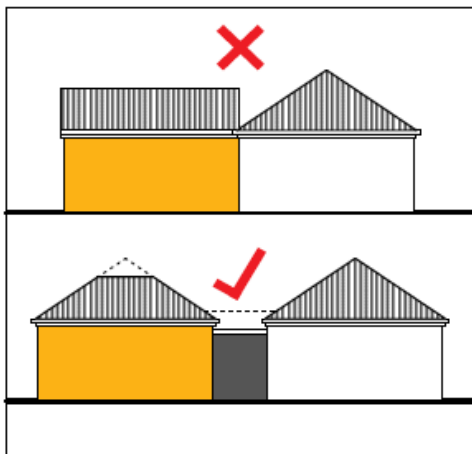
- The scale of new buildings or additions to heritage buildings should be similar or less than existing forms.
- Building forms should complement rather than compete with existing buildings or streetscapes.
- Additions to heritage buildings should be clearly identified as new work rather than a replication of existing fabric. This may be attained by the use of complementary building materials to the original.
- Where possible, avoid altering existing roof forms.
- Appearance of additional roof forms should respect the predominant pitch and/or style of the existing.
- Roof forms on new buildings are to maintain and respect the predominant roof forms of the street or precinct.



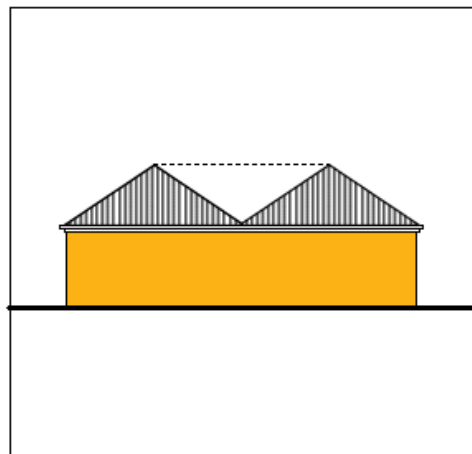
Traditional hip roof with an appropriate 'lean-to' addition



Traditional gable roof with an appropriate articulated addition



Acceptable junction of buildings



Valley gutters can reduce roof mass

For further information or to obtain preliminary advice, please contact our planning officers on 03 6217 9550 to arrange an appointment with our Heritage Advisor.