

PART D - HERITAGE

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D1 Heritage reports to accompany development applications

Decisions affecting a heritage items or place within a conservation area need to be based on a clear analysis of why a place is significant and how proposals affecting the place have been designed to minimise the impact on the significance of the place. Depending on the significance of the place, strategies or policies to ensure the retention of the significance of the place might need to be developed. For this reason, different types of reports may be required for development proposals affecting places in a conservation area and heritage items.

The following outlines the different types of reports and when they may be required.

Please confirm with Council's heritage advisor if heritage report is needed

D1.1 Statement of heritage impact

A statement of heritage impact analyses and justifies the impact or place in a conservation area, or development in the vicinity of a heritage item of conservation area. Ideally, the impact would be such that the significance of the heritage item is not compromised, but rather enhanced by, for example, its stabilisation or repair and, where appropriate, restoration, reconstruction, adaptive re-use or sympathetic new development.

A statement of heritage impact is required to accompany a building or development application. It should be succinct. Pertinent documents, such as physical condition reports, can be attached. Evidence may be included as to why alternative solutions are not viable.

A statement of heritage impact is to include the following:

- A brief history of the subject site
- A brief description of the subject site including comprehensive photographs
- A statement describing the heritage significance of the site
- A description of the proposed works
- The impact of the proposal on heritage significance
- Any mitigation measures
- Why more sympathetic solutions were not viable

- Relevant heritage controls of this DCP
- Relevant policies in a conservation management document
- For conservation areas, reference could also be made to Design in Context Guidelines for Infill Development in the Historic Environment.

D1.2 Conservation policy

A conservation policy explains the principles to be followed to retain or reveal an item's significance. The aim is to show how the heritage significance of the item can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The policy should be a positive set of guidelines for enhancing a heritage asset and its significance — not a set of restrictive rules. Heritage items that are restrained by inappropriate policies are in danger of having no viable use and are therefore likely to be neglected, falling into disrepair. The policy should be closely-related and cross-referenced to the statement of significance and to the significance of various elements of the item. Some parts of a heritage item, for example, might be more adaptable to a new use; or it may be essential to retain and enhance some views to, and from, the heritage item.

A conservation policy should be concise, and acceptable to all the parties involved in managing the item's future.

D1.3 Conservation management plan

A conservation management plan states the conservation policy and the statement of significance and looks in more detail at achieving the future viability of the item and retaining the maximum heritage significance in future development proposals.

D1.4 Requirements for heritage reports

The following table outlines what type of Heritage Report is required for a development application.

Table C-A Requirements for heritage reports

Heritage listing	Type of development	Type of heritage report required
Site within a Conservation Area	Demolition – partial or complete	Statement of Heritage Impact
	Change of Use	Statement of Heritage Impact
	Additions and Alterations	Statement of Heritage Impact
	New Development	Statement of Heritage Impact
	Subdivision	Statement of Heritage Impact
	Change of external material (re–roofing, re–cladding, rendering, replacement of windows or joinery)	Statement of Heritage Impact
	Installation of new services	Statement of Heritage Impact
	Landscape work including new fences and driveways, tree removal	No report required
	Change of colour scheme	No report required
	New signage	No report required
	Major Works	Conservation Management Management Plan (or Conservation Management Strategy if agreed by Council)
Heritage item of local significance In some cases, such as where major work is proposed to a heritage item, or where there are compliance issues, a Conservation Management Plan maybe required.	Demolition – partial or complete	Statement of Heritage Impact
	Change of Use	Statement of Heritage Impact
	Additions and Alterations	Statement of Heritage Impact
	New Development	Statement of Heritage Impact
	Subdivision	Statement of Heritage Impact
	Change of external material (re–roofing, re–cladding, rendering, replacement of windows or joinery)	Statement of Heritage Impact
	Installation of new services	Statement of Heritage Impact
	Landscape work including new fences and driveways, tree removal	Statement of Heritage Impact
	New Signage	Statement of Heritage Impact
	Change of colour scheme	No report required
Heritage item of state significance	Demolition – complete or major partial	Conservation Management Plan
	Demolition – minor partial	Conservation Policy
	Change of Use	Conservation Management Plan
	Minor Additions and alterations	Conservation Policy
	Major Additions and alterations	Conservation Management Plan
	Subdivision	Conservation Management Plan
	Change of colour scheme	Conservation Policy
	New development adjacent to heritage item	Statement of Heritage Impact
	New development on the site of a heritage item	Conservation Management Plan
	Change to external material (re–roofing, re–cladding, replacement of windows or joinery)	Conservation Policy
	Installation of new services	Conservation Policy (a Conservation Management Plan might be required if the building is undergoing a major services upgrade)
	Fire Upgrade	Conservation Policy
	Landscape work – minor	Conservation Policy
	Landscape work including new fences and driveways, tree removal	Conservation Management Plan
New Signage	Conservation Policy	

D2 Development of heritage items

Heritage items have been identified as places that should be retained and conserved for future generations. The heritage significance of these places must be understood and respected when designing future development. The following controls assist in designing alterations and additions to places of heritage significance.

D2.1 Setting

Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, fencing, and pavement can all contribute to the setting of a heritage item. Where a heritage item is a landmark, it is particularly important that new development does not obscure its visual presence in the streetscape and/or townscape.

Objectives

- O1. To provide an appropriate visual setting for heritage items, including landscaping, fencing and carparking.
- O2. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape.

Controls	
C1.	Original elements that contribute to the setting of a heritage item such as landscaping, fences, driveways, seawalls etc should not be removed.
C2.	Alterations and additions should be located at the rear so that they do not impact on the setting of the heritage item.
C3.	New structures at places of heritage significance such as swimming pools and outbuildings should be located at the rear so that they do not impact on the setting of the heritage item.
C4.	Cut and fill or other work that changes the landform around a heritage item should generally be limited to 1m.

D2.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development at places of heritage significance respects the scale of the existing buildings and/or landscape elements that contribute to the significance of the place.

Objective

- O1. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item.
- O2. To ensure that the heritage item remains the visually dominant element on the site.

Controls

C1.	Alterations and additions to a heritage item should not be larger in scale than the heritage item and should preferably be single storey.
C2.	Development of a larger scale than the heritage item is allowable only if the new development will not detract from the aesthetic quality and important views of the heritage item.
C3.	Where a large addition or extensive alterations are proposed to a heritage item, conservation works are to be undertaken to the item. This will usually require the preparation of a detailed schedule of conservation works and detail drawings.

D2.3 Form and detailing

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc are often important elements of the form of a heritage item.

Objectives

- O1. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions.
- O2. To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.
- O3. To ensure authentic restorations or reconstruction, based on documentary (research) or physical evidence.

Controls	
C1.	Important elements of the form of a heritage item such as roof forms, chimneys, parapet walls, verandahs etc should not be demolished or obscured by alterations and additions
C2.	Verandahs on the front and sides of a heritage item should not be infilled.
C3.	Additions should be attached to the original part of the building as wings, linked pavilions or skillions at the back of the house. Additions should not be higher than the ridgeline of the existing building and the existing roof form over the main body of the building should be retained. Pavilions should be set slightly apart from the original house and connected with a lower built element.
C4.	New development, alterations and additions to heritage buildings must be consistent with the scale, shape and materials of the existing (or adjacent) significant building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials for additions should be the similar to the existing house, or lighter weight materials such as painted timber, iron or timber cladding.
C5.	Mock historical details should not be applied, as they will not be of any heritage value themselves and can confuse our understanding of what is 'old' and 'new'.
C6.	"Pop top" additions (an additional form extruding above the roof) are not acceptable

D2.4 Materials and colours

The selection of materials and colours is very important to the aesthetic qualities of most built heritage items. Development that includes changing roof materials, re-skinning of brickwork, rendering or painting of face brickwork and inappropriate textured finishes can degrade the character of a heritage item.

Additions and alterations on the site of a heritage item should take into consideration the original materials of the heritage item. While it is not always necessary to match the materials of the original building, new materials should be carefully selected to ensure they complement the original building.

Objectives

- O1. To ensure that original materials that contribute to the significance of heritage items are not obscured.
- O2. To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.
- O3. To ensure that external materials and colours on alterations and additions to heritage items relate well to the materials and colours of the heritage item.
- O4. To ensure that heritage items are enhanced through replacement of irreparable or missing elements.

Controls	
C1.	Original materials of heritage items should not be replaced with different materials or materials of different colour.
C2.	Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
C3.	Painting or rendering original face brick walls is not permitted, and re-skinning may exceptionally be considered where condition of fabric does not allow its further retention. Timber houses may be re-clad with timber weatherboards of a profile to match existing. Re-roofing should use materials matching original.

C4.	The detail and texture of original rendered finishes should not be changed.
C5.	Materials for additions and alterations to heritage items should be harmonious with the original materials of the heritage item.
C6.	Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.
C7.	The use of fluorescent paint and primary colours on heritage items is not permitted.
C8.	The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.
C9.	Where it is not possible to retain an original building or landscape component, the new component is to match the original.
C10.	Missing original components of the heritage item should be replaced.

D2.5 Doors and windows

The spacing, proportions and detailing of doors and windows of heritage items usually contributes greatly to their aesthetic appeal. Altering windows and doors or adding new openings can dramatically affect the character of a building.

Objectives

- O1. To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.
- O2. To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.
- O3. To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.
- O4. To ensure that original or significant doors and windows are not obscured or altered by fittings and additions.

Controls	
C1.	Original or significant windows and doors in important elevations of a heritage item should be conserved.
C2.	Where original or significant windows and doors in important elevations of a heritage item have been removed and replacement of the new joinery is proposed, the original windows and/or doors should be reconstructed.
C3.	Additions to windows including security bars, grilles and shutters, should be located inside the window so as not to obscure windows or adversely affect the external appearance of buildings.
C4.	Additions to external doors, including security screens and grilles, should not obscure or distort the original form of doors or the character and significance of the building.
C5.	New window and door openings in important elevations of a heritage item must be: <ol style="list-style-type: none"> a) Carefully located to retain the original relationship of solids and voids; and b) Of proportions, materials and details similar to existing windows and door openings in the building.
C6.	New dormer and roof windows of a house should be located on rear roof slopes in preference to roof slopes visible from the street.
C7.	New dormer windows visible from the street may only be possible on houses of style and period which allow dormer windows. These dormers must: <ol style="list-style-type: none"> a) Located to complement the original design of the building; and b) Of proportions and details to complement the original character of the building.

C8.	Extensive areas of glazing are not permitted unless this feature was a feature of the original design of the building visible from the public realm.
C9.	New skylights are not permitted in roof slopes visible from the public realm.

D2.6 Carparking

Garages and carports can have the greatest detrimental impact on the aesthetic qualities of heritage items. Garages and carports in front of the building line obscure views of the buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors do not relate to the smaller and more vertical proportions of windows and doors that are usually found on heritage items.

Objective

- O1. To ensure that, where possible, garages and carports are designed to minimise the visual impact on views of heritage items.

Controls	
C1.	Original or significant garages should be retained and conserved.
C2.	Garages and carports must be located as far behind the front building alignment as possible.
C3.	Garages must not be incorporated into the front façade of a heritage item.
C4.	Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be detached and located entirely behind the front wall by at least 1m.
C5.	Garages and carports must not be integrated with any auxiliary structure or secondary dwelling.

D2.7 Fencing

Fencing, particularly fencing facing the street, is of particular importance in establishing the setting of a heritage item. Fencing should complement the style and scale of the house.

Objectives

- O1. To conserve gates and fences that are early or contemporary with heritage items.
- O2. To ensure that new fences and gates are in keeping with the character of the heritage item.
- O3. To ensure that the aesthetic quality of the heritage item is not diminished by inappropriate fencing.

Controls

C1.	Fencing and gates that are original or early components of the heritage item should not be demolished.
C2.	New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.
C3.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of solid material such as masonry, should not be greater than 900mm in height above the adjacent public footpath level.
C4.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of (non-solid) material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.
C5.	Original face brick or sandstone fencing to a heritage item should not be painted.

D2.8 Landscape elements including paving and driveways

Landscape elements are of great importance in contributing to the aesthetic quality of heritage items. The design of front gardens usually provides a setting for the building and reinforces the character of the heritage item.

Objectives

- O1. To retain important landscape elements that contribute to the significance of heritage items.
- O2. To reinforce the qualities of the heritage item through appropriate landscaping.

Controls	
C1.	Original driveways and footpath crossings that relate to a heritage item should not be relocated.
C2.	New driveways should be pairs of driveway strips of off-white or red oxide concrete, or brick on edge, with grass or ground cover between.
C3.	Double driveways and footpath crossings will generally not be permitted for houses listed as heritage items.
C4.	Original or early garden layouts that contribute to the significance of the heritage item should not be altered.
C5.	Established trees, shrubs, boundary planting and garden layouts that contribute to the significance of the heritage item should not be removed unless it can be established by an arborist that the health of the a tree or shrub is such that it must be removed. This includes trees in public domain which may be affected by development.
C6.	When designing new gardens, surviving plants and garden elements which indicate the basic garden structure, can be worked into new appropriate designs that complement the style of the building.
C7.	The design and materials of the original driveway should be retained, and if missing, replaced.

D2.9 Outbuildings

Early or significant outbuildings, such as sleep-outs, shade-houses and pergolas, are important in contributing to the aesthetic quality, setting and story of use and development of a place.

New outbuildings such as garden sheds, outhouses, gazebos and pool pavilions can easily detract from the setting of heritage items. The location and setting of these must be carefully considered so that they have minimal impact on important views of heritage items.

Objective

- O1. To minimise visual intrusion on views of heritage items due to outbuildings.
- O2. To ensure original significant outbuildings are conserved.

Controls	
C1.	Original significant outbuildings including sleep-outs, shade-houses and pergolas should be retained and conserved.
C2.	Outbuildings and other auxiliary structures should be located in the rear yard of heritage items.
C3.	Outbuildings and other auxiliary structures should be single storey and designed so that they have no impact on important views of heritage items.
C4.	Outbuildings and other auxiliary structures should not be integrated with garage or carport.

D2.10 Modern technologies

Modern technologies can include fixtures such as solar electricity collectors, television aerials and satellite dishes. These are usually large elements and are often intrusive elements in a roofscape.

Objective

- O1. To ensure that modern technologies do not impact on important views of heritage items.

Controls

C1.	Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear yard of heritage items.
C2.	Modern technologies should not be higher than the main ridge line of a building that is or is part of a heritage item and shall be located so that they are not visible from the public realm.

D2.11 Demolition

Full demolition of heritage items is generally not permissible. Partial demolition of heritage items is possible subject to the merits of the proposal. Outbuildings that relate to heritage items can be demolished if the demolition does not impact on the significance of the heritage item.

Objective

- O1. To retain buildings that are of heritage significance or components of the site that contributes to the significance of a heritage item.

Controls

C1.	Buildings that are listed as heritage items or contribute to the significance of a heritage item should not be demolished.
C2.	Partial demolition of a heritage item or its significant components, should only be allowed when it can be established that the partial demolition will have acceptable impact on the significance of the heritage item, or when condition of fabric is such that its failure is imminent. In the latter case, a reconstruction of demolished fabric may be required.

C3.	The Council may, under certain circumstances, give consent to demolish a heritage item or a contributory building in a conservation area. Such demolition, even if it is partial demolition, must be subject to a Development Application. Council will consider not just the outside appearance of the building and whether or not it looks run down. Council will weigh up the heritage significance of the property, its contribution to the history and identity of its street and neighbourhood, and its importance to the local area as a whole, so Council is unlikely to approve demolition unless the property is incapable of reasonable use or would be too costly to make usable.
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D2.12 Subdivision

The grounds associated with a building are often of high importance in providing a setting to a heritage item. The grounds of a heritage item can also ensure that important views to or from a heritage item are available. Subdivision can result in the loss of the setting of a heritage item and should only be done if an adequate curtilage can be retained.

Objectives

- O1. To ensure that subdivision of a heritage item does not result in a loss of appropriate curtilage for the heritage item.
- O2. To ensure that subdivision of a heritage item does not potentially result in development that would obscure important views to or from the heritage item.

Controls

C1.	Subdivision of an allotment that includes a heritage item should not be allowed unless an adequate curtilage of the heritage item is retained.
C2.	Subdivision of land that includes a heritage item should not be allowed unless it can be established that proposed or future development on the created allotments will not impact on important views to or from the heritage item.

D2.13 Signs

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained.

Residential heritage items can be obscured by inappropriate signage. For most late nineteenth century and early twentieth century buildings, house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.

Objectives

- O1. To allow for appropriate signage on heritage items
- O2. To ensure the original details of heritage items are not obscured by inappropriate signage.

Controls

C1.	All commercial signs on a heritage item or a building in heritage conservation area are to be restrained in visual prominence, of design compatible with style of the building, of high standard of materials, construction and graphics, and carefully placed in an appropriate location avoiding damage to the significant fabric.
C2.	Any sign proposed for a heritage item is to be consistent with the recommendations of any approved Signs Strategy forming part of a development consent or the policies and recommendations of any Conservation Management Plan applying to the heritage item.
C3.	Signage should include clear business identification by name and type, and should not include contact details, products offered or promotional messages. Graphics may be assessed for potential impact on heritage values.
C4.	New signs should be located in areas or elements of buildings that have traditionally been used for signage. Signs between the awning level and the parapet of a heritage item or a building in heritage conservation area are not permissible.

C5.	Shops in heritage listed buildings or in conservation areas are limited two signs per frontage, and other commercial tenants one sign per frontage from these types: <ul style="list-style-type: none"> a) Awning fascia sign, b) Under-awning sign, and c) Above-entry (hamper) sign.
C6.	In addition to the above, commercial tenants including shops are permitted traditional gilded lettering to glass. Areas under lettering should be limited to 5% of the overall glass area.
C7.	In addition to the above, commercial tenants including shops are permitted intrinsic sign types, such as written in the pavement, in tile work, etc. Any new intrinsic signs are to be designed and installed sympathetically with regard to existing intrinsic signs. In cases this may result in the potential locations for new signs being restricted or unavailable. Significant intrinsic signs in lead lighting or windows, painted on walls or as raised lettering in render must be conserved in situ. Any other significant existing signs need to be retained.
C8.	Internally illuminated signs are not permitted on a heritage item or a building in heritage conservation area unless they are a reconstruction of an original significant sign.
C9.	Externally illuminated signs are permitted only where cabling and conduit supplying power to the sign is completely concealed and does not involve intervention in or damage to significant fabric.
C10.	The installation of any sign on a heritage item is to be carried out in a reversible manner without damage to the significant fabric. In the case of a sign affixed to any stone or brick wall of a heritage item the sign is to be fixed in such a way that stone is not damaged and any fixings are put only onto mortar joints.

C11.	The consent authority shall have regard to the name of a heritage item and whether or not the name is significant before allowing its building name sign to be changed. On some buildings this may mean that the building name may not be changed.
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D2.14 Adaptive reuse

Adaptive reuse of buildings is a process that changes a place that is no longer suitable for its original purpose, to a place that can be used for a new purpose. It is desirable both for environmental sustainability and heritage conservation.

Reusing historic buildings has long term benefits for the community. Adaptive reuse allows buildings that are valued by the community to be retained for future generations. Sometimes it is the only way a place can be conserved for the future.

In many cases, adaptive reuse will involve few if any changes to a building. Where changes are needed to a building of heritage significance, it is important to first understand why the place is significant. Changes should then ensure that significant aspects of the place are conserved and that new development respects the significance of the place.

All buildings have “embodied energy”: the energy consumed by all the processes involved in producing materials, delivering them to site and constructing the building. New buildings have high energy costs. In 2001, new buildings accounted for about 40% of annual energy and raw materials consumption. According to the Australian Greenhouse Office, the reuse of building materials can save approximately 95% of embodied energy. Adaptive reuse of buildings is also an important part of sustainable development.

General

Objectives

- O1. To encourage adaptive reuse of buildings which are no longer suitable for their original use.
- O2. To ensure that adaptive reuse of heritage items respects the significance of the place.
- O3. To ensure that the impacts of adaptive reuse on heritage items is minimised.

Controls

C1.	Where original use is discontinued, adaptive reuse which requires minimal change to fabric may be considered.
C2.	Where adaptive reuse requires unacceptable degree of change due to legislative compliance, alternative solutions may be sought, or the proposed change of use may not be supported.

Building Design

Objectives

- O4. To ensure that alterations and additions to a building as a result of adaptive reuse relate to the architectural qualities of the existing building.
- O5. To ensure that changes to the building as a result of adaptive reuse can be interpreted in the future as belonging to its applicable historical period.

Controls

C3.	Additions to a building as part of adaptive reuse should be designed to respect the original architectural qualities of the building such as building form, façade articulation, fenestration pattern, parapet profile and detail, materials and colours.
C4.	Retention of only the facades of the building is not acceptable.
C5.	New work necessary in the adaptive reuse of a heritage item should be distinguishable from original work on a close inspection.

Structure

Objective

- O6. To retain original building structure and fabric.

Controls

C6.	Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet “deemed to comply” provisions of the Building Code of Australia.
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D3 Development in the vicinity of heritage items

Development near a heritage item can have adverse impacts on the heritage item. This may be as a result of blocking views to or from the heritage item, affecting trees or landscape elements, or the setting that is part of the heritage item. It can also have an adverse impact by obscuring the landmark qualities of a heritage item. New development in the vicinity of a heritage item should take into consideration the importance of that item in the local streetscape or townscape. It should also ensure that important views to and from the heritage item are not lost or compromised.

In most cases, development in the vicinity of a heritage item will only affect properties that share a boundary with or are opposite a heritage item. In a few cases, development in the vicinity of a heritage item might have wider impacts. An example of this might be where important views of a landmark building such as a church spire could be lost due to a new development.

D3.1 Setting

Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, fencing, and pavement can all contribute to the setting of a heritage item. Where a heritage item has importance as a landmark, it is particularly important that new development in the vicinity of the heritage item does not obscure its visual presence in the streetscape and/or townscape.

Objectives

- O1. To ensure the setting of heritage items is not compromised by development in the vicinity of the heritage item.
- O2. To ensure that new development respects the contribution of heritage items to the streetscape and/or townscape.

Controls

C1.	The setbacks of new development in the vicinity of a built heritage item should generally be equal to or greater than that of the heritage item.
C2.	Development in the vicinity of a heritage item should not have a scale, bulk or height that is incongruous with the setting of the heritage item.

C3.	Important views to or from a heritage item should not be impacted or obscured by new development.
C4.	Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.
C5.	Where trees are integral to the significance of a heritage item, development should not be allowed within the primary root zone.
C6.	Development in the vicinity of a heritage item should not adversely affect its setting by introducing an uncharacteristic building or element.

D3.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. Buildings of inappropriate scale, in the vicinity of a heritage item, can detract from its contribution to the streetscape and/or townscape.

Objective

- O1. To ensure that new development in the vicinity of a heritage item is of a scale that does not undermine the significance of the heritage item.

Controls

C1.	The scale of new development in the vicinity of a built heritage item should not be greater than that of the heritage item.
C2.	Development of a larger scale is allowable only if the new development will not be seen when viewing the heritage item from the public realm.
C3.	New development that obscures important views of a heritage item should not be permitted.

D3.3 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries.

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

Setbacks of buildings in the vicinity of heritage items can be of importance in ensuring the retention of important views to and from the heritage item. In some cases, it is also necessary to consider the potential impact of the building on important landscape elements associated with the heritage item.

Objectives

- O1. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.
- O2. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are or are associated with a heritage item.

Controls

C1.	The setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted.
C2.	The setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.

D3.4 Materials and Colours

New development should take into consideration the dominant original materials of heritage items in the vicinity of the development. Materials should be selected so that attention is not drawn away from the heritage item to the new development.

Objective

- O1. To ensure that new development in the vicinity of a heritage item does not detract from the importance of the heritage item in the streetscape.

Controls

C1.	Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast of the adjacent development where this would result in the visual importance of the heritage item being reduced.
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D4 Development in and in the vicinity of Heritage Conservation Areas

Heritage Conservation Areas (Conservation Areas) usually have a strong streetscape or townscape character resulting from development of similar style, scale, form and materials during a relatively short period of time. However, a conservation area is more than a place that looks good because of its streetscape, design, neighbourhood amenity, or the individual buildings it contains. Conservation Areas have a sense of place which is hard to define and hard to replace. This is because their character reflects not just the buildings in the area, but also the reasons for the buildings, the changing social and economic conditions over time, and the physical responses to those changes.

For development within a conservation area, it is important to appreciate the character and significance of that area when designing additions, alterations or infill development. An analysis of key aspects of each Conservation Area is given in Appendix 1. Appendix 1 also provides maps indicating if a property is considered to be a contributory item to the conservation area (i.e. it is considered to contribute to the heritage value of the Conservation Area) or whether it is considered to be neutral in the conservation area or whether it is considered to be infill development (i.e. it does not contribute to the heritage value of the Conservation Area).

For work to buildings within a conservation area, the following guidelines should be read in conjunction with the description and analysis of the relevant conservation area found in Appendix 1.

The following outlines the criteria for determining whether a place is considered to be contributory, neutral or infill within the conservation area.

- **Contributory:** Built during a period directly relating to the significance of the conservation area as identified in the statement of significance for the conservation area. The original form of the building is substantially intact, or where additions have been made to the building that are visible in the main streetscape, the additions have respected the original style and form of the building.
- **Neutral:** Built during a period relating to the significance of the conservation area as identified in the statement of significance for the conservation area, but has been substantially altered so that the original style or character of the building is obscured and the alterations are unlikely to be reversed. New sympathetic layer or representative of a new layer. Non significant historical period layer.
- **Infill:** Built in a period later than any relating to the significance of the conservation area and is a detracting element.

D4.1 Setting

Setting relates to the space and details around buildings in a conservation area that contribute to its heritage significance and may include the visual catchment of a conservation area. Street trees, gardens, fencing and pavement can all contribute to the setting of a conservation area. The setback of buildings from the street and the space between buildings also contribute to the setting of a place.

Objectives

- O1. To provide an appropriate visual setting for conservation areas, including landscaping, fencing and carparking.
- O2. To maintain and enhance the existing character of the streetscape of a conservation area.
- O3. To ensure that new development respects the established patterns in the streetscape of a conservation area, including setbacks, siting, landscaped settings, carparking and fencing.
- O4. To ensure that the character of the conservation area is retained and enhanced.
- O5. Contributory buildings, places and components of conservation areas are to be retained and not demolished.

Controls	
C1.	The side and front setbacks of new development in and in the vicinity of a conservation area should be similar to the spacing of contributory buildings in that conservation area.
C2.	New buildings should conform to the orientation pattern of existing buildings in the area.
C3.	No new structures should be built forward of the established street building line.
C4.	The established landscape character of the locality including the height of canopy and density of boundary landscape plantings should be retained in any new development.
C5.	Neutral and intrusive buildings may be demolished if the replacement building makes a greater contribution to the character of the area than the existing building.
C6.	New work in a heritage conservation area is to respect the relevant contributory components of that conservation area.
C7.	Additions are to be set behind the main body of the existing house so that they have limited visibility.
C8.	The existing house, where contributory, is to be the visually dominant element of a site.
C9.	Maintain the historical pattern of development of individual buildings on separate allotments of land separated by garden space.
C10.	Maintain front garden areas with lawns and associated pathways as traditional garden settings for houses.
C11.	Keep at least 60% of the site as garden space. Council will consider a minimum garden space of 50% where allotments are less than 700 m ² . Swimming pools, paved hard stands and other artificial areas are not considered part of garden space.

C12.	A minimum of 80m ² of private open space is to be provided to each house at ground level, with minimum dimensions of 4m.
C13.	Minimum setback to the front alignment for new buildings is 8 metres, or average of setbacks of immediately adjoining houses on either side.
C14.	Side walls should not exceed 7 metres in length.

D4.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development in conservation areas respects the scale of the existing buildings and/or landscape elements that contribute to the significance of the conservation area.

Objectives

- O1. To ensure that new development in or in the vicinity of a conservation area is of a scale consistent with the existing development in the vicinity of the site that contributes to the character of the heritage conservation area.
- O2. To ensure that additions and alterations to a building within a conservation area are of a scale consistent with the contributory buildings in the conservation area.
- O3. To ensure that landmark buildings which will generally be surrounded by buildings of lower scale are not diminished by large scale development in the vicinity.

Controls	
C1.	For new buildings, keep and repeat the single storey scale with maximum wall height to relate to nearby contributory buildings or heritage items (notwithstanding landmark mansions, public buildings, schools etc.). New buildings should utilise architectural language compatible to that of the area and the adjacent streetscape, including scale, roof form and slope, massing, proportions, fenestration patterns, materials, finishes, colours and other features.

C2.	New development should follow the natural slope of grounds. Cuts, excavations or infill of natural ground levels should be limited to 1m.
C3.	For new buildings, use face brick, clay tiles or corrugated iron, painted timber and other materials predominant in the area. Do not use hearted, speckled, multicoloured or textured bricks in light colours, or glazed tiles. Preference is given to materials in darker, recessive colours.
C4.	Preferred forms of additions are linked pavilions or skillion extensions. Additions to front or side of an existing dwelling are not supported.
C5.	Rear additions are to be formed within existing side setbacks of the house, in order to preserve views and glimpses of light between houses.
C6.	Maximum wall height of a pavilion extension should not exceed the wall height of the existing house, as measured externally from the ground to under the eaves. Links to rear pavilion additions should be lower and the roof space above the original house should not be integrated with the addition.

D4.3 Form and detailing

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc can contribute greatly to the character of an area.

Objectives

- O1. To ensure that new development in a conservation area relates positively to the dominant forms of existing contributory buildings in the conservation area.
- O2. To ensure that buildings that contribute to the character of a conservation area retain their importance in the streetscape and/or townscape.
- O3. To encourage authentic restoration or reconstruction based on documentary (research) or physical evidence.

Controls	
C1.	Important elements of the form of a contributory building in a conservation area such as main roof forms, chimneys, parapet walls, verandahs etc should not be demolished or obscured by alterations and additions.
C2.	The roof forms of new development in or in the vicinity of a conservation area are to complement the original roof forms of existing nearby buildings that contribute to the conservation area.
C3.	Chimneys and roof features such as ventilation gablets should not be removed from contributory buildings in a conservation area.
C4.	Additions should utilise same or similar materials as the existing house, or lighter weight materials, such as painted timber.
C5.	Additions and alterations to existing buildings that contribute to the character of a conservation area should not detract from the original form of the existing building as viewed from the public realm.
C6.	Additions should utilise architectural language compatible to that of the original house. This includes scale, massing, roof form and slope, proportions, fenestration patterns, materials, finishes, colours and other externally visible features.
C7.	The treatment of the street façade of new development in or in the vicinity of a conservation area should relate to existing nearby buildings that contribute to the conservation area. This should include consideration of the massing and modifications of the building, proportions of verandahs and height.
C8.	Verandahs on the front and sides of buildings within a conservation area should not be infilled and inappropriate infill or enclosure should be reversed.

C9.	Keep existing roof forms on original houses visible in their original form. Additional rooms above the existing main body of the house should be within the existing roof cavities as seen from the street, ventilated by flat in-plane windows facing the rear. Alterations of roof form, dormer windows, or mansard roofs are not supported.
C10.	C10. Council may consider extra rooms above the main body of a house or in the pavilion addition at the rear of a house provided: <ul style="list-style-type: none"> a) the original roof design and features are clearly apparent, and b) the scale of the building does not disrupt the continuity of the scale and character of houses when viewed from the street, and c) roof space above the original house should is not integrated with the addition.
C11.	Open verandahs visible from the public domain are to be retained.
C12.	Inappropriate changes, such as the enclosure of front verandahs, are to be reversed.
C13.	“Pop top” roof additions are not acceptable as the main roof is to be retained.

D4.4 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries.

Most buildings in a conservation area are oriented to the street frontage. The regular orientation of buildings contributes to the pattern and rhythm of the streetscape.

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries. In conservation areas, setbacks are of greater importance in establishing the continuity of the streetscape. Side setbacks are also of importance in providing separation between buildings and establishing a rhythm in the streetscape.

Objectives

- O1. To integrate new development in or in the vicinity of a conservation areas into the established pattern of the streetscape.

Controls

C1.	The front setback of new development (including alterations and additions) in or in the vicinity of conservation areas should match that of adjacent contributory development. Where adjacent developments have different setbacks, new development should align with the greater setback.
C2.	Side setbacks of new development (including alterations and additions) in or in the vicinity of conservation areas should match the pattern of adjacent and/or nearby contributory development. This will often include a greater setback on one side of the development to provide vehicular access at the side of a property.
C3.	The orientation of new development in or in the vicinity of conservation areas should follow the established pattern of development in the conservation area.
C4.	Where trees are important to a conservation area, new buildings should be sited away from the drip line of the trees.

D4.5 Materials and colours

The quality of many of the conservation areas in Canada Bay is reinforced by the use of a cohesive palette of materials and colours. Use of sympathetic materials and colours can help new development to blend into existing streetscapes.

Development that includes changing roof materials, reskinning, rendering or painting of face brickwork can degrade the character of a conservation area.

New development should take into consideration the dominant original materials of contributory development in the conservation area. Where there are contributory buildings of differing materials in close proximity to the

proposed development, the building that reflects the dominant period of development in the conservation area should be given greater consideration when selecting materials.

Objectives

- O1. To encourage external materials on new development in or in the vicinity of conservation areas that is consistent with the original materials of existing contributory building stock in a conservation area.
- O2. To encourage colour schemes which complement the style of the building.

Controls	
C1.	Original materials of contributory buildings in conservation areas should not be replaced with different materials, or with materials of different colours.
C2.	Non-original materials of existing contributory buildings in conservation areas that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
C3.	Painting, rendering, bagging or re-skinning of face brickwork and sandstone is not permitted.
C4.	Painting or rendering original face brick walls is not permitted, and re-skinning may exceptionally be considered where condition of fabric does not allow its further retention. Timber houses may be re-clad with timber weatherboards of a profile to match existing. Re-roofing should use materials matching original.
C5.	Materials for new development in or in the vicinity of conservation areas should be compatible with the original materials of the dominant contributory buildings in the conservation area.

C6.	Colour schemes for existing and new development in or in the vicinity of conservation areas should have a hue and tonal relationship with traditional colour schemes for the dominant style of development in the conservation area
C7.	The use of fluorescent paint and primary colours on buildings in or in the vicinity of conservation areas is not permitted.
C8.	The use of modern finishes including stencilled concrete for driveways in or in the vicinity of conservation areas is not permitted.
C9.	Original features of contributory buildings in conservation areas are to be retained and repaired. If missing, they are to be replaced.

D4.6 Doors and Windows

The spacing, proportions and detailing of doors and windows of buildings in or in the vicinity of conservation areas usually contributes to the quality of the streetscape. Altering windows and doors or adding new openings can dramatically affect the character of a building and gradually erode the character and streetscape of a conservation area.

Objectives

- O1. To retain original door and window details of contributory buildings in conservation areas.
- O2. To ensure that original or significant doors and windows are not obscured or altered by fittings and additions.
- O3. To ensure that new development in or in the vicinity of a conservation area has fenestration patterns and proportions consistent with original development in the conservation area.

Controls	
C1.	Extensive areas of glazing are not permitted for doors and windows visible from the public realm on buildings within or in the vicinity of a conservation area.

C2.	Original door and window openings visible from the public realm on contributory buildings in a conservation area should not be widened.
C3.	Original doors and windows visible from the public realm on contributory buildings in a conservation area should be conserved.
C4.	Additions to windows, including security bars, grilles and shutters, should be located inside the window, so as not to obscure windows or adversely affect the external appearance of buildings.
C5.	Additions to external doors, including security screens and grilles, should not obscure or distort the form of doors or the original character of buildings.
C6.	New door and window openings to contributory buildings in a conservation area that are visible from the public realm should be of proportions and details that relate to existing door and window openings.
C7.	Where non-original joinery to doors and windows of buildings in a conservation area that are visible from the public realm is being replaced, the details of the new joinery should be based evidence of the original joinery to doors and windows in the building.
C8.	Skylights should be located on rear roof slopes where they will not be visible in the public realm.
C9.	Dormer windows are not appropriate.

D4.7 Carparking

Garages and carports can have the greatest detrimental impact on the aesthetic qualities of conservation areas. Garages and carports in front of the building line obscure views of the contributory buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors does not relate to the smaller and more vertical proportions of windows and doors usually found on contributory buildings within conservation areas.

Objective

- O1. To ensure that, where possible, garages and carports are designed to minimise the visual impact on the streetscape of conservation areas.

Controls

C1.	Garages and carports must be located as far behind the front building alignment as possible and at least 1m behind front wall.
C2.	Garages should not be incorporated into the building in a conservation area.
C3.	Where possible, garages are to be located on the rear lane.
C4.	Maintain the established pattern of one opening per allotment for car access. Any new vehicular crossover must avoid tree protection zones of street trees.
C5.	Driveways and crossovers should be made of concrete, bitumen, gravel, dark bricks or other non-obtrusive material. Wheel tracks with central grass/planting are preferred to fully paved driveway space.
C6.	Maintain the historical pattern of back garden placement of garages, sheds and other utility buildings, fully detached from the house. Garages should not be integrated into the existing or new house or addition. Residential rooms or areas should not be created above garages.
C7.	Carports may be sited beside the house only where they: <ul style="list-style-type: none"> a) are constructed of light weight frame of timber or metal, without enclosures b) stand at least 1 m back from the front wall of the building, and c) are fully detached from the building and do not obstruct light into the building.

D4.8 Fencing

Fencing, particularly fencing facing the street, is of particular importance in conservation areas. Consistent and uniform fencing can contribute significantly to the streetscape and character of a conservation area. Fencing should complement the style and scale of the house. Inappropriate fencing can detract from the streetscape by interrupting the pattern of development and by obscuring views.

Objectives

- O1. To conserve gates and fences that are early or contemporary with contributory buildings in a conservation area.
- O2. To ensure new fences and gates are consistent with the character of the conservation area and in particular with contributory housing in a conservation area.
- O3. To ensure that the quality of the streetscape or townscape in a conservation area is not diminished by inappropriate fencing in or in the vicinity of a conservation area.

Controls

C1.	Keep existing fences that are contemporary and contribute to the understanding of the history and development of the area.
C2.	Retain existing and allow new timber paling fences to side and back boundaries. Metal clad fences are not supported in conservation areas.
C3.	For new developments, use new front low brick fences (under 1.2m high) designed to match the materials of the house and associated metal gates on front boundaries of properties. Sliding gates and automated gates are not supported.

C4.	For contributory houses, allow new front fences under 1.2m high appropriate to style and period of the house, including wire mesh, timber, or brick. New timber picket fences are supported only where these are a historical feature of the area. Low brick fences topped with timber railings are not supported. Lych gates and arbours may be acceptable if accurate reconstructions of originals. Sliding gates and automated gates are not supported.
C5.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of solid material such as masonry, should not be greater than 900mm in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.
C6.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.
C7.	Original face brick or sandstone fencing in a conservation area should not be painted.
C8.	Original sandstone walls are to be retained and repaired if necessary.

D4.9 Landscape elements including paving and driveways

Landscape elements are of great importance in contributing to the aesthetic quality of conservation areas. They can often be landmarks and contribute to the setting of a building. The design of front gardens provides a setting for the house and reinforces the character of the place. In many conservation areas, street plantings are an integral part of the original design of the area.

Objectives

- O1. To retain important landscape elements and the landscape setting that contribute to the significance of conservation areas.
- O2. To reinforce the original and significant qualities of the conservation area through appropriate landscaping.

Controls	
C1.	Street trees in conservation areas should not be removed to allow for new development.
C2.	Established trees, shrubs, boundary planting and garden layouts that contribute to the significance and setting of the conservation area should not be removed.
C3.	When designing new gardens, reference should be made to surviving plants and garden elements which indicate the basic garden structure, and can be worked into new appropriate designs that complement the style of the building.
C4.	Existing driveways and footpath crossings that relate to original development in a conservation area should not be relocated.
C5.	Double driveways and footpath crossings will not be permitted in conservation areas.

C6.	New driveways should be pairs of driveway strips constructed of off-white or red oxide coloured concrete, or brick on edge, with grass or ground cover between.
C7.	Established trees, shrubs and garden layouts that contribute to the significance and setting of the conservation area should be retained.
C8.	Where original landscaping elements have been removed, their reinstatement is encouraged.

D4.10 Outbuildings

Early or significant outbuildings, such as sleep-outs, shade-houses and pergolas are important in contributing to the aesthetic quality, setting and story of use and development of a place.

New outbuildings such as garden sheds, outhouses, gazebos and pool pavilions can easily detract from the quality of the streetscape. The location and setting of these must be carefully considered so that they have minimal impact on the streetscape.

Objective

- O1. To minimise visual intrusion on the streetscape of the conservation area and views from public places due to outbuildings.

Controls	
C1.	Original or significant outbuildings including sleep-outs, shade-houses and pergolas should be retained and conserved.
C2.	Outbuildings should be located in the rear yard of properties within a conservation area.
C3.	Outbuildings should be single storey and designed so that they have no impact, on the streetscape and setting.

D4.11 Modern Technologies

Modern technologies can include fixtures such as solar electricity collectors, television aerials and satellite dishes. These are usually large elements and are often intrusive elements in a roofscape.

Objective

- O1. To ensure that modern technologies do not impact on the streetscape and/or townscape in conservation areas.

Controls	
C1.	Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear of a property in conservation areas.
C2.	Modern technologies should not be higher than the main ridge line of a building and shall be located so that they are not visible from the public realm in a conservation area.

D4.12 Demolition

Demolition of buildings within a conservation area can gradually diminish the qualities of the conservation area. It is important that contributory buildings in the conservation area are retained.

Objective

- O1. To retain the contributory buildings in a conservation area.

Controls	
C1.	Contributory buildings within a conservation area should not be demolished.
C2.	Post WWII additions to contributory buildings in a conservation area that are not visible from the public realm may be demolished subject to assessment of the contribution that the additions make to the heritage value of the conservation area.
C3.	Demolition of rear outbuildings in conservation areas is generally acceptable. For places listed as heritage items, additional restrictions might apply.

D4.13 Subdivision

The subdivision patterns of many conservation areas is important in the existing streetscape. The regular sizes of blocks together with the regular setbacks of buildings helps to establish a rhythm to the streetscape. Consolidation of allotments often results in larger buildings that have an undesirable impact on the pattern of the streetscape. Similarly, subdivision of allotments can result in development with inadequate setbacks and/or narrow allotments that break the pattern of the streetscape.

Objective

- O1. To retain subdivision patterns that contribute to the rhythm of streetscapes in conservation areas.

Controls	
C1.	Consolidation of allotments of an early subdivision within a heritage group or heritage conservation area should not be allowed.
C2.	Subdivision of allotments of an early subdivision within a conservation area should not be allowed.
C3.	New subdivision within a heritage group or heritage conservation area should reinforce the original pattern of development within the heritage group or heritage conservation area.

D4.14 Signs

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained.

Residential streetscapes in conservation areas can be obscured by inappropriate signage. On most late nineteenth century and early twentieth century buildings, house names are incorporated into the building or placed on a small sign fixed to a wall near the front door.

Objectives

- O1. To allow for appropriate signage on commercial buildings in conservation areas.
- O2. To ensure the original details of buildings in conservation areas are not obscured by inappropriate signage.
- O3. To ensure that signage does not have a detrimental impact on residential parts of conservation areas.

Controls

C1.	All commercial signs on a heritage item or a building in heritage conservation area are to be restrained in visual prominence, of design compatible with style of the building, of high standard of materials, construction and graphics, and carefully placed in an appropriate location avoiding damage to the significant fabric.
C2.	Any sign proposed for a heritage item is to be consistent with the recommendations of any approved Signs Strategy forming part of a development consent or the policies and recommendations of any Conservation Management Plan applying to the heritage item.

C3.	Signage should include clear business identification by name and type, and should not include contact details, products offered or promotional messages. Graphics may be assessed for potential impact on heritage values.
C4.	New signs should be located in areas or elements of buildings that have traditionally been used for signage. Signs between the awning level and the parapet of a heritage item or a building in heritage conservation area are not permissible.
C5.	Shops in heritage listed buildings or in conservation areas are limited two signs per frontage, and other commercial tenants one sign per frontage from these types: <ul style="list-style-type: none"> a) Awning fascia sign, b) Under-awning sign, and c) Above-entry (hamper) sign.
C6.	In addition to the above, commercial tenants including shops are permitted traditional gilded lettering to glass. Areas under lettering should be limited to 5% of the overall glass area.
C7.	In addition to the above, commercial tenants including shops are permitted intrinsic sign types, such as written in the pavement, in tile work, etc. Any new intrinsic signs are to be designed and installed sympathetically with regard to existing intrinsic signs. In cases this may result in the potential locations for new signs being restricted or unavailable. Significant intrinsic signs in lead lighting or windows, painted on walls or as raised lettering in render must be conserved in situ. Any other significant existing signs need to be retained.
C8.	Internally illuminated signs are not permitted on a heritage item or a building in heritage conservation area unless they are a reconstruction of an original significant sign.

C9.	Externally illuminated signs are permitted only where cabling and conduit supplying power to the sign is completely concealed and does not involve intervention in or damage to significant fabric.
C10.	The installation of any sign on a heritage item is to be carried out in a reversible manner without damage to the significant fabric. In the case of a sign affixed to any stone or brick wall of a heritage item the sign is to be fixed in such a way that stone is not damaged and any fixings are put only onto mortar joints.
C11.	The consent authority shall have regard to the name of a heritage item and whether or not the name is significant before allowing its building name sign to be changed. On some buildings this may mean that the building name may not be changed.