



**Canterbury Bankstown
Development Control
Plan 2021**

**Chapter 4
Heritage**

4.1

Introduction

DRAFT November 2020





CONTENTS

Section 1	Introduction.....	3
Section 2	Definitions.....	6
Section 3	General Information.....	8



SECTION 1–INTRODUCTION

Explanation

Canterbury Bankstown has a diverse heritage including aboriginal and archaeological sites, trees, public buildings and Federation and Inter–War areas. Council is committed to protecting and conserving places of heritage significance, which include:

- Heritage items, archaeological sites, Aboriginal heritage sites and heritage conservation areas (HCAs) that are identified in Schedule 5–Environmental Heritage in the LEP.
- Properties included in an Interim Heritage Order.
- Draft heritage items, draft archaeological sites, draft Aboriginal heritage sites and draft heritage conservation areas that are included in a planning proposal that has been publicly exhibited.
- Sites included in a State Government Heritage Register under section 170 of the Heritage Act, 1977.

Canterbury Bankstown Local Environmental Plan 2021 and Canterbury Bankstown Development Control Plan 2021 combine to regulate effective and orderly development, consistent with *Connective City 2036*.

Canterbury Bankstown Local Environmental Plan 2021 is Council's principal planning document. It provides objectives, zones and development standards such as lot sizes, floor space ratios, building heights and heritage conservation.

Canterbury Bankstown Development Control Plan 2021 supports the LEP by providing additional objectives and development controls for protecting and conserving places of heritage significance. This chapter also contains information applicable to applications that require consent under the conservation incentives in the LEP.

The controls and requirements in this chapter are consistent with the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance 2013 (The Burra Charter). This Charter guides all heritage and conservation in NSW.

Canterbury Bankstown Development Control Plan 2021 must also be read in conjunction with the Heritage Guide and the Heritage Conservation Area Character Statements.



Heritage Conservation

A place of heritage significance is important for one or more of the following reasons:

- Significance to the history of the area.
- Association with significant people or events.
- Significance for aesthetic reasons.
- Technical or archaeological evidence of past activity.
- Value to a particular group in the community for social, cultural or spiritual reasons.
- Representative value of its type.
- Rarity.

While similar places may share similar heritage significance, each place is uniquely important for its contribution to the heritage of the local area.

Heritage Conservation Process

Any change to a place of Heritage Significance will be managed by the conservation process which is outlined in the Burra Charter, the NSW Heritage Manual and Local Government Heritage Guidelines. It consists of three steps.

Investigate significance

Investigation involves finding out about the historical development and examining the physical fabric of the place, including its originality and its condition. The knowledge gained forms the basis for assessing the significance of the place.

Assess significance

Assessing significance involves an assessment of the overall significance of the place as well as the relative contribution that individual components make towards that significance. For example, an original component in good condition will contribute strongly to the significance of the place and should be conserved. On the other hand, a much later intrusive component may detract from the significance of the place and may be altered or removed. The relative significance of individual components will therefore guide the nature and the extent of new work.

Manage significance

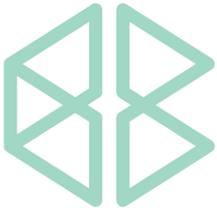
The final stage, manage significance, should result in a plan for using and adapting the place in such a way that the owner's requirements can be met whilst conserving the heritage significance of the place.



The heritage conservation process aims to ensure that the significant buildings, sites and elements of the past are appropriately managed and respected when planning for new development. Heritage conservation does not mean change cannot occur, but does require heritage values to be retained and managed when new development takes place.

Objectives

- O1** To conserve the environmental heritage of Canterbury Bankstown.
- O2** To ensure changes to places of heritage significance are in accordance with the heritage conservation process, and the design principles set out in this DCP.
- O3** To ensure the significant fabric, materials and finishes, visual setting, landscape elements, fencing, and other contributory elements of places of heritage significance are conserved.
- O4** To ensure that new fabric, materials and finishes, visual setting, landscape elements, fencing, and other elements are complementary to places of heritage significance.
- O5** To require that development on land in the vicinity of a place of heritage significance is designed in a way that is compatible with the character of the place of heritage significance.



SECTION 2–DEFINITIONS

For the purposes of this chapter:

Adjacent means a place that shares a boundary with the property (usually a heritage item) under consideration, or is directly opposite that property or is diagonally opposite that property (that is on the opposite side of the street). Adjacent may also apply to a place that is across a side street from property.

Building style refers to the principal historic architectural character of a property. The styles most commonly found within HCA's are: Victorian; Federation; Interwar; and Post war. It is however noted that there are many variations within each style and other lesser used styles are found in the Council area.

Conservation means all the processes of looking after a place so as to retain its cultural and heritage significance.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Form and massing is the overall shape and proportion of the building. Massing refers to the whole of the bulk of the building including its roof. Form relates to height, width, pitch of roofs, proportion of openings, proportion of elements to each other, how elements such as verandahs are designed. While the terms can be used separately they are often used together to describe a place within a streetscape.

Heritage Conservation Area (HCA) is an area identified and mapped within the LEP and DCP and includes individual lots, structures, gardens, fences, landscaping, and the features of the public domain that are within the mapped area.

Heritage item is a building or place individually listed as a heritage item in Schedule 5 of the LEP.

Infill development includes new buildings on vacant sites, and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape. Infill development is not alterations and additions.

Main roof form is generally the roof (original) that is viewed from the street frontage that extends over the principal rooms in a building. The roof form may have a range of shapes and finishes. The main roof form may extend to wings, particularly where they are located at the side of a building and are clearly visible from the street.



The main roof form does not include:

- Rear wings unless they are specifically noted as significant.
- Roof additions where they are the dominant roof form.
- Rear skillion or more minor roof forms.

Maintenance means the continuous protective care of a place, and its setting.

Minor works means works of a minor nature that do not require development consent.

Note: You will need to notify Council of the proposal and obtain a written response from Council advising that consent is not required before development commences. Refer to Appendix 2 for additional information.

Original materials or finishes means those that were on the building when it was constructed or seen in early additions.

Place means a geographically defined area. It may include elements, objects, spaces and views. A place may have tangible and intangible dimensions.

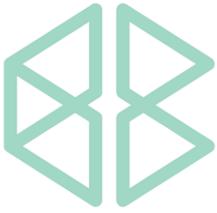
Principal (street) elevation means the wall/s of the building on the main street frontage and which can be seen from the street. This may not be the same as the street address of a building.

Reinstatement or reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Setbacks in heritage terms (not considering other LEP or DCP controls setbacks) means the significant setbacks:

- Front setback: the existing pattern of setbacks to heritage items or contributory buildings from the front boundary that is found in the street. This may be a consistent setback or may have variation between sites where there are different periods of development. In matching a front setback new work should align with consistent setbacks where they exist or adopt the 'pattern' of setbacks within the immediate street.
- Side setbacks are the existing setbacks that characterise heritage items or contributory buildings within a heritage conservation area.



SECTION 3—GENERAL INFORMATION

How Do I Find Out if a Property or Place is of Heritage Significance?

All Heritage Items, Archaeological Sites, Aboriginal Heritage Sites, and Heritage Conservation Areas are listed in Schedule 5 of the LEP. A link to the LEP is below:

<https://www.legislation.nsw.gov.au/#/view/EPI/2012/673>

All land included in a State Government Heritage Register under section 170 of the Heritage Act, 1977 can also be found by accessing this Register. A link to the Register is below:

<http://www.environment.nsw.gov.au/Heritage/aboutheritage/registers.htm>

Information concerning draft Heritage Items, Archaeological Sites, Aboriginal Heritage Sites and Heritage Conservation Areas and Interim Heritage Orders can be found by contacting Council on 9707 9000.

Heritage Resources

Council has a web page on heritage that can be found by using the following link:

<https://www.cbccity.nsw.gov.au/development/planning-for-the-city/heritage>

Many places of heritage significance in Canterbury Bankstown have a State Heritage Inventory (SHI) form. The form contains information including a physical description of the item, a statement of significance and historical notes. This information should be used when preparing a heritage management document as part of a Development Application. SHI forms are available from Council upon request.

Council has a Heritage Advisor who should be consulted prior to lodging an application. The advisor can also assist with technical information in relation to restoring heritage properties.

The Local History Section of Council may also have information that is relevant to the history of a place of environmental significance.

Council also operates a Heritage Grant Fund and an application fee waiver in relation to heritage items. Details of this can also be found using the following link:

<https://www.cbccity.nsw.gov.au/development/planning-for-the-city/heritage>



Relationship with Other LEP and DCP Controls

This chapter of the DCP does not remove the requirement to comply with the LEP or other requirements in this DCP that may affect a heritage item or a building within a Heritage Conservation Area. However, where this is an inconsistency in controls in the DCP, the controls in this chapter will prevail.

Styles of Buildings within Canterbury Bankstown

This chapter references various building styles. There is considerable diversity in the styles and periods of development across Canterbury Bankstown. Broadly, buildings can be described in the following development periods each of which has a characteristic style and approach to design.

Victorian:	Up to 1895-1900
Federation:	1895-1918 (end of World War 1)
Inter War:	World War 1 (WWI) to World War 2 (WWII)
Post War:	1940 to the 1960s

Buildings constructed after the 1960 period are generally not included as Contributory places within Heritage Conservation Areas. It is noted that while each style has key characteristics, there is considerable variation and styles often continued to be built after the periods identified above.

Consent Requirements

All development relating to a place of heritage significance requires development consent from Council. This is with the only following exceptions:

- Minor works (see Appendix 2).
- Exempt and complying development that is specified under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

To seek development consent applicants are required to submit a completed development application to Council.

For places that are subject to an Interim Heritage Order or are State Heritage Items approval under Section 60 of the Heritage Act, 1977 is also required.

Appendix 2 contains details of the specific information and documents required to be submitted with development applications for a place of heritage significance.



**Canterbury Bankstown
Development Control
Plan 2021**

**Chapter 4
Heritage**

**4.2
Heritage Items**

DRAFT December 2020





CONTENTS

Section 1	Introduction.....	3
Section 2	External Form and Setting.....	4
Section 3	Interior Elements.....	6
Section 4	Roofs, Dormers, Chimneys and Skylights.....	8
Section 5	Verandahs, Porches and Balconies.....	10
Section 6	Driveways, Garages and Carports.....	11
Section 7	Fences.....	13
Section 8	Landscape Elements.....	15
Section 9	Outbuildings.....	16
Section 10	Windows and Doors.....	17
Section 11	Building Materials, Finishes and Colour.....	19
Section 12	Utility Infrastructure.....	21
Section 13	Retail and Commercial Buildings.....	22
Section 14	Residential Flat Buildings.....	25
Section 15	Adaptive Reuse.....	26
Section 16	Subdivision and Lot Consolidation.....	28
Section 17	Demolition.....	29
Section 18	Secondary Dwellings.....	31



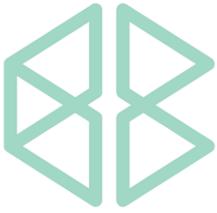
SECTION 1–INTRODUCTION

Explanation

Chapter 4.2 of this DCP applies to heritage items listed in Part 1 of Schedule 5 of the LEP. The controls also apply to draft heritage items, IHO affected properties and s170 Register affected properties. The wording “heritage items” in this section also includes these other heritage categories.

The controls on heritage items recognise that the whole of the place has potential heritage significance (recognised by the individual listing) and that a greater level of information, care and retention of heritage values is required in contrast to contributory buildings within an HCA. The following objectives and controls are provided to retain heritage values while providing opportunities for change and adaptation.

Canterbury Bankstown Development Control Plan 2021 must be read in conjunction with the Heritage Guide and the Heritage Conservation Area Character Statements.



SECTION 2–EXTERNAL FORM AND SETTING

Explanation

The external form and setting of a place of heritage significance is its most noticeable aspect and the most likely to be impacted by new development. This section contains general controls for external form and setting.

Objectives

- 01** To ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.
- 02** To ensure significant elements and features of heritage items are retained and conserved.
- 03** To ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.
- 04** To encourage reinstatement of missing significant details and the removal of unsympathetic changes.
- 05** To allow changes to the rear of heritage items where the new work does not impact the heritage significance of the place.
- 06** To ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.

Development Controls

- 2.1** Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.
- 2.2** New work is to be consistent with the setback, massing, form and scale of the heritage item.
- 2.3** Retain significant fabric, features or parts of the heritage item that represent key periods of the item.
- 2.4** Alterations and additions are to be generally located away from original and intact areas of the heritage item.



- 2.5** Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.
- 2.6** Avoid changes to significant parts of a place.
- 2.7** Rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the structure is not permitted, rebuilding or replacement structures will not be allowed.



SECTION 3–INTERIOR ELEMENTS

Explanation

The heritage listing of a property covers the whole of the place. This may include building interiors that often can have heritage significance. This does not mean that interiors cannot be upgraded or changed, however where a building interior or parts of that interior have heritage value the heritage listing seeks to retain and incorporate those values into proposals.

When Council heritage studies are undertaken, access to building interiors is often not possible and there is usually no reference to interiors in the accompanying State Heritage Inventory (SHI) forms. However, this does not mean that interiors may not have heritage value.

If changes to the principal rooms of a heritage item are proposed, this is to be addressed within the Heritage Impact Statement with an assessment of the significance and how any change affects that significance.

Council may request current photographs of interiors of heritage items as part of a Heritage Management Document to assist in understanding the heritage significance of an interior.

Objectives

- 01** To ensure that significant interior layouts and elements of heritage items are retained and conserved.

Development Controls

- 3.1** Minimise change to significant internal room configurations, layouts and finishes of heritage items.
- 3.2** Generally retain original significant building entrances and associated hallways.
- 3.3** Locate changes away from main rooms that have intact or significant features.
- 3.4** New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.
- 3.5** Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings.



- 3.6** Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.
- 3.7** Allow for reversibility of internal changes to significant areas where possible.



SECTION 4–ROOFS, DORMERS, CHIMNEYS AND SKYLIGHTS

Explanation

The roofs and associated features, including verandah roofs, are one of the defining characteristics of heritage items. Original roof forms, particularly on the main section of buildings are to be retained and new roofs are to ‘fit’ within the overall form and scale of existing significant roof forms. Generally, changes to roofing should be confined to the rear of properties, and be appropriate to the style of the building.

Objectives

- 01** To maintain the characteristic roof profile, form, and materials of heritage items.
- 02** To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the site and setting.
- 03** To retain and conserve original and significant chimneys.
- 04** To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.
- 05** To ensure roof windows do not detrimentally impact on the significance or appearance of the item.

Development Controls

Roofs

- 4.1** Original and significant roof forms, materials, finishes and details to roofs are to be retained.
- 4.2** Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style. If changes to materials are to take place Council consent will be required.
- 4.3** The roof form and detail of the main building and any significant rear wings are to be retained.



Dormer windows

- 4.4** Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.
- 4.5** Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building and the use of a dormer form is stylistically consistent with the period of the building.
- 4.6** The design of dormer windows is to be compatible with the architectural period and style of the building. It may be traditional in material and finish or may with agreement from Council be of a more contemporary form.
- 4.7** Dormer windows are to be generally placed symmetrically in a roof plane.
- 4.8** The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent to vary this.

Chimneys

- 4.9** Original and significant chimneys are to be retained, conserved and maintained.
- 4.10** Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

Skylights

- 4.11** Skylights are not to be located on the front roof plane of a heritage item. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.



SECTION 5–VERANDAHS, PORCHES AND BALCONIES

Explanation

Verandahs, porches and balconies that form part of the original or early design of a building are key features of the character of heritage items. Their retention, or reinstatement where they are missing or altered, is important in retaining the character of the heritage item.

Objectives

- O1** To retain original verandahs, porches and balconies.
- O2** To encourage reinstatement of altered or missing verandahs, porches and balconies.
- O3** To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage items.

Development Controls

- 5.1** Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.
- 5.2** Reinstatement or restore missing verandahs, porches and balconies and associated detailing.
- 5.3** Reopen front verandahs, porch or balconies that have been enclosed.
- 5.4** Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.
- 5.5** The design, proportions and detailing of new verandahs, porches and balconies are to relate to the period, style and detail and of the significant building.
- 5.6** Glass or clear balustrades are not permitted where visible from the public domain.



SECTION 6—DRIVEWAYS, GARAGES AND CARPORTS

Explanation

Driveways and garages became more common after the key periods of development of many of the heritage items in Canterbury Bankstown, noting that a number of sites demonstrate Inter War and Post War development which did incorporate these elements. Some of the properties are small and do not have side access that could accommodate vehicle access. Rear laneways are also rare in the area.

Carports are a later form of development and generally fall outside the periods of significance for most heritage items.

While providing parking is an increasing issue, the controls are designed to retain heritage and visual values of heritage items and to allow car access where it can be achieved without adversely affecting heritage values. In some circumstances on-site car parking may not be possible or appropriate.

Objectives

- 01** To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the streetscape.
- 02** To preference vehicle access where parking can be provided behind the front building line.
- 03** To ensure the massing, form and scale of new garages and carports are sympathetic to the historic context and setting of heritage items and appear as secondary structures.

Development Controls

- 6.1** Parking is not permitted forward of the building line (within the front garden area) of heritage items.
- 6.2** Locate garages and carports at the rear of the house. If this is not possible and side access is available, locate garages or carports at least 1 metre behind the predominant building line, and to the rear of any front verandah. The prescribed setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like.



- 6.3** No part of an existing building is to be demolished or altered in order to accommodate a garage, carport or car space within the front or side setbacks.
- 6.4** Original fences are not to be removed or widened to create car access from the main street frontage.
- 6.5** The form, size, detailing and materials of any new car parking structure should complement the existing heritage item and not mimic an earlier style.
- 6.6** Car parking structures are not to use high pitched roofs and are not to incorporate attics or lofts.
- 6.7** Where driveways are permitted, pavement materials should reflect the traditional character of the place. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stencilled concrete will not be permitted.
- 6.8** Basement garages and vertical stacked car spaces are not permitted.
- 6.9** A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.
- 6.10** If a property has an accessible rear lane and where this rear lane was historically associated with the place, vehicular access is to be from the rear and will not be permissible from the main street.



SECTION 7–FENCES

Explanation

Fencing is of particular importance to a heritage item. Fences establish the setting of a place, define the garden allotment and complement the style and character of the building or place. A poorly designed and built fence can detract considerably from the visual amenity of a place and obscure important views. It is important to design new fences that are appropriate to the period and style of the place.

Objectives

- O1** To retain original or early front fencing.
- O2** To ensure that new or replacement fences are consistent with the period and style of the heritage item.
- O3** To ensure that materials, finishes and colours of fences and gates are consistent with the period and style of the heritage item.

Development Controls

- 7.1** Retain and conserve original or early fences, gates and associated features.
- 7.2** Reinstatement of known early fencing is appropriate and encouraged.
- 7.3** New front fences are to be of a design and height that is appropriate to the period and style of the building.
- 7.4** Materials that are compatible with the associated building or its period of construction are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks, and fibrous cement sheets.
- 7.5** Fencing materials that imitate authentic materials such as aluminium palisade fencing, coloured concrete blocks or reconstituted stone are not to be used.
- 7.6** Where sites slope, fences are to be appropriately stepped to follow the slope of the land.



- 7.7** Side fences are to comply with standard fence controls behind the predominant front building line. Forward of this, side fences are to taper down to the height of the front fence.

- 7.8** On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.



SECTION 8—LANDSCAPE ELEMENTS

Explanation

Landscape elements are important to the aesthetic qualities and setting of a heritage item and often reinforce the character of a place of significance. If the setting of an item of heritage significance is poorly landscaped, then it may detract from its heritage value. The selection and placement of plantings, paths, garden beds and edging should proceed on the basis of understanding what is appropriate to the period and style of the place and the use of authentic plantings and materials.

Objectives

- 01** To retain significant landscape, garden features and details.
- 02** To ensure that materials, finishes and colours of landscape elements are consistent with the period and style of the place.

Development Controls

- 8.1** Retain landscape elements that contribute to the significance of an item, especially early or original plantings.
- 8.2** Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible. If plants of a similar species cannot be used, then the use of plants native to the local area is encouraged.
- 8.3** Original or early garden layouts that contribute to the significance of the heritage item should not be altered.
- 8.4** Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the period and style of the place.
- 8.5** Materials and finishes for landscaping that imitate authentic materials and finishes including stencilled concrete paths, coloured concrete blocks or reconstituted stone are not to be used.



SECTION 9—OUTBUILDINGS

Original or significant outbuildings are important to the aesthetic qualities, historical development and setting of a heritage item. Outbuildings provided necessary support to the function and operation of the main building and as such were most commonly found in the backyard of heritage items. In scale and form, outbuildings were small and simply built structures that did not challenge the main building and did not dominate views from neighbouring properties.

New outbuildings can detract from the setting of a heritage item, and as such their design and placement are important in ensuring they do not detract from the setting and significance of the place.

Objectives

- O1** To ensure original or significant outbuilding are retained and conserved where possible.
- O2** To ensure that new outbuildings are secondary structures located to the rear of properties with no impact when viewed from the street.

Development Controls

- 9.1** The retention and conservation of original or significant outbuildings is encouraged.
- 9.2** Locate new outbuildings to the rear of allotments and sited to minimise visibility from the public domain.
- 9.3** Outbuildings shall be located at ground level and be single storey with a maximum floor to ceiling height of 3.0m.
- 9.4** The size, form and detail of an outbuilding including its roof form should be subservient to the main building of a heritage item.



SECTION 10–WINDOWS AND DOORS

Explanation

The proportions, materials and style of windows and doors form an important component to the style and character of a heritage item. Altering windows and doors or adding new openings can have a significant impact on the character and impact the aesthetic qualities of a building or place.

Objectives

- 01** To retain original windows and doors that contribute to the significance and aesthetic qualities of a heritage item.
- 02** To encourage the reinstatement of missing details that contribute to the significance or aesthetic qualities of a heritage item.
- 03** To ensure that original or significant windows and doors are not obscured by any additions or development.
- 04** To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.
- 05** To ensure that new development has door and window patterns and proportions consistent with the character of the place.

Development Controls

- 10.1** Original windows and doors that contribute to the significance or aesthetic qualities of a place are to be retained and conserved.
- 10.2** Where original or significant windows and doors have been widened or removed and where replacement is proposed, original windows and doors should be reconstructed.
- 10.3** New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.
- 10.4** Extensive areas of glazing are not permitted where this would have an adverse impact on the significance of the place or be visible from the public domain.
- 10.5** Security devices are to be mounted internally (for example internal security louvres).



- 10.6** Roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways) are not permitted.



SECTION 11–BUILDING MATERIALS, FINISHES AND COLOUR

Explanation

The selection of materials and finishes is important in achieving development outcomes appropriate to a heritage item. It is important to first analyse and understand the materials and finishes found in the significant fabric of a place before selecting new or, in the case of repairs, replacement materials.

Objectives

- O1** To retain and conserve traditional materials, finishes and details where they are found in heritage items.
- O2** To conserve original significant external finishes.
- O3** To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the period and style of the heritage item.

Development Controls

General

- 11.1** A materials and finishes schedule is to be submitted with any proposal for works to a heritage item.

Repair and Conservation Work

- 11.2** Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.
- 11.3** Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.
- 11.4** Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.
- 11.5** Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.



Alterations and Additions

- 11.6** New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.



SECTION 12–UTILITY INFRASTRUCTURE

Explanation

Utility Infrastructure can include fixtures such as solar panels, air conditioning units, television aerials, satellite dishes, hot water systems and the like. These are usually large elements and are often intrusive in a roofscape. In introducing such infrastructure it is important that these elements are not visible when viewed from the public domain.

Objectives

- O1** To ensure utility infrastructure such as solar panels, air conditioning units, television aerials, satellite dishes, hot water systems and the like do not impact on the character and significance of heritage items and important views to and from places of significance.

Development controls

- 12.1** Utility infrastructure is not to be fitted to visible street facing elevations.
- 12.2** Utility infrastructure may be fitted on a side elevation provided it complies with 12.1, is located towards the rear of the property and not visible from the public domain.
- 12.3** Utility infrastructure is to be kept below the ridgeline or parapet and in the same plane as the roof where relevant.
- 12.4** The placement of utility infrastructure at an alternative location within the site (such as an outbuilding or ground location) is encouraged.



SECTION 13—RETAIL AND COMMERCIAL BUILDINGS

Explanation

The controls for retail and commercial buildings that are heritage items vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly to shop fronts below awning level, due to their inherent dynamic nature. Where early shopfronts remain it is important to retain these to protect the significance of the heritage item. While it is desirable to recover early forms of retail and commercial buildings, this may not always be possible in the context of the changing nature of retail and commercial centres.

The controls seek to enhance and recover the character of these heritage items while allowing for ongoing active retail use.

Objectives

- 01** To ensure that development retains and enhances the character of retail and commercial buildings.
- 02** To retain and conserve original and significant elements associated with retail and commercial buildings.
- 03** To encourage the reinstatement of original detail to shopfronts, balconies and post-supported verandahs to heritage items, where historical evidence (such as historical photographs) enables authentic restoration.
- 04** To encourage active and on-going use of retail and commercial buildings.
- 05** To allow for adaptive re-use of retail and commercial buildings while retaining their heritage values.

Development Controls

- 13.1** Significant architectural elevations, including original shopfronts, and significant finishes and details are to be retained, recovered and conserved.
- 13.2** Terrace style retail or commercial buildings with one design but in more than one ownership should have upgrades, conservation works and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.



- 13.3** Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural period and style.
- 13.4** Below the awning level of retail buildings, new work is to be consistent with the style and character of the building. Reinstatement of traditional shopfronts encouraged.
- 13.5** Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.
- 13.6** Contemporary designs for shopfronts below awning level must relate to the building type. New shopfront designs should use appropriate materials and should incorporate traditional features such as the sub-division of frontages and the configuration of windows with stall boards and doors.
- 13.7** Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original or early building elements including shopfronts and awnings are to be conserved.
- 13.8** Modification and adaptive re-use of retail and commercial buildings must retain the original characteristics of the building type and its architectural style.
- 13.9** Awnings, verandahs or post-supported balconies may be reinstated in their original location, where evidence of the original structure exists. It is noted that most traditional awnings, verandahs or post-supported balconies will require design modification to achieve compliance with current codes. Where these structures are present they are to be retained.
- 13.10** Enclosure of balconies and verandahs are not permitted.
- 13.11** Services upgrades and fire safety works are to ensure minimal damage to original and significant fabric as well as minimising adverse visual impacts.
- 13.12** Rear and upper level additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.
- 13.13** The original main roof form is to be retained where rear and upper level additions are proposed.
- 13.14** For corner buildings or buildings where the side element is visible from the public domain, the original roof form is to be retained and any additions are not to dominate the original building form.



Signs

13.15 Signs on retail and commercial buildings is to be confined to:

- (a) One under-awning sign of appropriate size.
- (b) One window sign in the ground floor shopfront of appropriate design.
- (c) One first floor sign on the building façade designed to 'fit' with the style of the building.

13.16 Rooftop signs are not permitted.

13.17 Signs must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.

13.18 Signs must not obscure important architectural features.

13.19 Neon style signs are not permitted.



SECTION 14–RESIDENTIAL FLAT BUILDINGS

Explanation

An important group of buildings found across the Council area are Inter–War apartment or residential flat buildings. While these buildings are usually 2 storeys in height, they are often of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

Objectives

- O1** To ensure that apartment and residential flat buildings that are heritage items are retained and conserved.
- O2** To ensure that any future work is consistent with the original character of the building type and its architectural style.

Development Controls

- 14.1** Significant flat or apartment buildings are to be retained in their significant form.
- 14.2** Changes to the scale and form of buildings should not occur.
- 14.3** The design of alterations and additions, if they are visible, are to respond to the articulation and rhythm of the existing building.
- 14.4** Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.
- 14.5** External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.
- 14.6** Enclosure of balconies or verandahs is not permitted.
- 14.7** Upgrade works for compliance with Codes including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building.
- 14.8** The streetscape setting including landscaping and fencing is to be retained.



SECTION 15–ADAPTIVE REUSE

Explanation

In some instances buildings that are identified as heritage items may be adapted to new uses where the original use is no longer suitable. Adaptive reuse allows buildings that are important to the community to be retained and repurposed for future generations. However it is important to first, understand why the place is significant to ensure that important or significant aspects of the place are conserved and new development carried out respects its heritage value. Refer to Appendix 2–Information Requirements for Conservation Incentives.

Objectives

- 01** To ensure that any adaptive reuse is carried out with due regard to the significance of the building, work, relic or place and its setting.
- 02** To ensure that any new work has regard to the context of the building.
- 03** To ensure that any new work does not detract from the architectural merit the building may possess.
- 04** To ensure that the impacts of adaptive re-use are minimised.
- 05** To ensure changes to a building as a result of adaptive reuse can be interpreted of its original use and historic period of development.

Development Controls

- 15.1** Where the original use of a building is no longer suitable, adaptive reuse which requires minimal change to building fabric and its setting may be considered. Where a change in use requires an unacceptable degree of change to building fabric or setting, the proposal may not be supported.
- 15.2** Works are to be consistent with the significance and character of the existing building.
- 15.3** The restoration of missing detail or reversal of unsympathetic work to street front elevations is encouraged when work is undertaken to the principal elevations.
- 15.4** The original massing and scale, pattern and modulation of facades and the proportions of openings are to be retained.



- 15.5** External alterations and additions as part of adaptive reuse should be designed to respect the building form, façade articulation, window and door pattern, materials and colours.
- 15.6** Internal alterations and additions as part of adaptive reuse should have minimal change to significant internal room configurations, layouts, materials and finishes.
- 15.7** Work undertaken must comply with the management policies in a conservation management plan, where such a plan exists or is required by Council.



SECTION 16–SUBDIVISION AND LOT CONSOLIDATION

Explanation

The recent history of the Canterbury Bankstown area centres on the various subdivisions and re-subdivisions that have taken place since the first land grants. Consequently, the DCP does not envisage that future subdivision of heritage items will be possible or appropriate. Controls are however provided should a request for subdivision be made.

Objectives

- O1** To ensure that the significance of heritage items is maintained and their associated curtilages are not reduced.

Development Controls

- 16.1** Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the heritage item.
- 16.2** Applications for subdivision or lot consolidation are to demonstrate that:
- (a) The setting of the heritage item on the site are not compromised.
 - (b) The relationship between the heritage item and associated features such as landscaping, trees, fences, and outbuildings are retained.



SECTION 17–DEMOLITION

Explanation

Full or substantial demolition of a heritage item will not be supported by Council. Demolition of any part of the fabric of a heritage item that contributes to its heritage significance will also not be supported.

To facilitate the provision of additions and alterations and, in some situations, the recovery of more significant earlier forms of a place (such as removing an inappropriate addition), some demolition may be appropriate to allow that work to take place. The intent of the demolition controls is not to prevent well-designed additions and alterations taking place where some demolition may be required, rather it is to ensure that the significant elements and features of a place are retained.

Objectives

- 01** To retain buildings that are of heritage significance including elements on site that contribute to that significance.

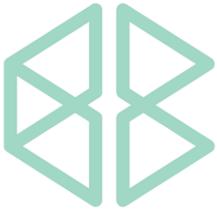
Development Controls

- 17.1** Full or substantial demolition of a heritage item will not be supported by Council. Demolition of any part of the fabric of a heritage item that contributes to its heritage significance will also not be supported.
- 17.2** Where in exceptional circumstances a development application proposes the full or substantial demolition of a heritage item the applicant is to demonstrate the following to the satisfaction of Council:
- (a) Why the building is not capable of retention or re-use.
 - (b) Include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition.
 - (c) Include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.

Note: Council reserves the right to commission independent heritage, structural engineers or other expert reports in relation to any proposed demolition of a heritage item or contributory building in order to assist with proposal assessment. See Appendix B for details required in the reports referred to above.



- 17.3** Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the Heritage Impact Statement an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered.
- 17.4** If demolition is approved a full archival recording of the property is required to NSW Office of Environmental and Heritage - Heritage Division standards. This will be a condition of development consent.



SECTION 18–SECONDARY DWELLINGS

Explanation

Secondary dwellings are a dwelling type that is permitted with consent. A secondary dwelling (commonly referred to as a ‘granny flat’) is a second small attached or detached dwelling on the one lot that is established in conjunction with another dwelling (the principal dwelling) and is on the same lot as the principal dwelling (they cannot be subdivided). Secondary dwellings are not historically associated with places of significance in the local government area and as such it is important when designing such buildings that the significance of the place and its setting is respected and understood.

Objectives

- O1** To ensure that secondary dwellings are sympathetic to the identified significance of the place with particular regard to bulk, scale, form, style, character, setbacks and materials.
- O2** To ensure that secondary dwellings respect the setting and curtilage of any Heritage Item including significant landscape features and details.

Development Controls

- 18.1** Generally, proposals for a secondary dwelling to a Heritage Item will only be considered where the proposal:
 - (a) Has no adverse impact on the fabric and significance of the place.
 - (b) The setting and curtilage of buildings including important structures and landscape elements are retained.
 - (c) Views and vistas to and from the property, especially principal elevations, are not interrupted or obscured.
 - (d) The landscape quality and garden setting of the place is retained.
- 18.2** For heritage items, detached secondary dwellings are preferred. They are to be in the form of a single storey separate structure located at ground level, within the land belonging to the principal dwelling, and located behind the principal dwelling so it is not visible from the public domain.



- 18.3** Attached secondary dwellings will only be considered for Heritage Items where they:
- (a) Comply with 18.1 above.
 - (b) Are attached to the principal dwelling in the form of a single storey ground floor addition to the principal dwelling.
 - (c) Maintain the appearance of a single building by utilising similar proportions, height, roof shape, fenestration, materials and finishes as the principal dwelling.
- 18.4** Secondary dwellings should adopt the same side setbacks as the principal dwelling. Notwithstanding the above, Council may request a greater side setback for secondary dwellings located on corner lots.
- 18.5** Secondary dwellings are to be located to the rear of Heritage items and located as far away from the principle dwelling as possible.
- 18.6** Secondary dwellings are to adopt a simple floor plan and be of a design that does not challenge the shape, size, form or detail of the principal building.
- 18.7** The roof form of the secondary dwelling should be subservient to the Heritage Item and use a simple hip or gable form.
- 18.8** Dormer windows are not permitted on secondary dwellings.
- 18.9** No part of the existing principal building is to be converted for the use of a secondary dwelling.
- 18.10** The entry to the secondary dwelling including any associated paths, gates and landscape treatment is not to conflict with the prominence of the entry to the principal building.
- 18.11** Materials, finishes and colours are to be compatible with, and sympathetic to, the significance of the place.
- 18.12** Applications for secondary dwellings to Heritage Items require a curtilage assessment within the Heritage Impact Statement, with particular emphasis on the potential impact on garden setting and measures to mitigate any impact.



**Canterbury Bankstown
Development Control
Plan 2021**

**Chapter 4
Heritage**

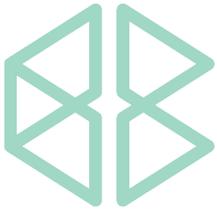
**4.3
Heritage
Conservation Areas**
DRAFT December 2020





CONTENTS

Section 1	Introduction.....	3
Section 2	Contributory Buildings (Rankings 1 and 2).....	5
Section 3	Form, Massing and Scale.....	8
Section 4	Infill Development.....	10
Section 5	Roofs, Dormers, Chimneys and Skylights.....	12
Section 6	Verandahs, Porches and Balconies.....	14
Section 7	Driveways, Garages and Carports.....	15
Section 8	Fences.....	18
Section 9	Landscape Elements.....	20
Section 10	Outbuildings.....	22
Section 11	Windows and Doors.....	23
Section 12	Building Materials, Finishes and Colour.....	25
Section 13	Utility Infrastructure.....	27
Section 14	Treatment of Non–Contributory Buildings.....	28
Section 15	Retail and Commercial Buildings.....	29
Section 16	Residential Flat Buildings.....	33
Section 17	Subdivision and Lot Consolidation.....	35
Section 18	Demolition.....	36
Section 19	Incentives of Conversion of First Floor Space.....	38
Section 20	Secondary Dwellings.....	40



SECTION 1–INTRODUCTION

Explanation

Within Canterbury Bankstown, there are seven Heritage Conservations Areas (HCAs). These are:

- Ashbury HCA
- Crinan Street Shops HCA
- Duntroon Street HCA
- Floss Street HCA
- Melford Street HCA
- Railway Street HCA
- Starkey Street HCA

The Ashbury HCA has also been divided into four precincts representing the different stages of development in this HCA. The other HCAs are located in Hurlstone Park.

The boundaries of the Hurlstone Park HCAs and Ashbury HCA precincts are shown in the Heritage Conservation Area Character Statements and include Building Contribution Rankings for each site within a HCA. The Building Contribution Rankings within each HCA are defined in the table below.

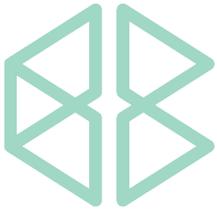
Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.



Canterbury Bankstown Development Control Plan 2021 must be read in conjunction with the Heritage Guide and the Heritage Conservation Area Character Statements.

Along with the controls contained in Chapter 4.3 of this DCP, the Heritage Conservation Area Character Statements contain specific HCA controls. To apply the controls in Chapter 4.3, it is necessary to refer to the Heritage Conservation Area Character Statement for the relevant heritage conservation area. The Heritage Conservation Area Character Statements contain:

- A statement of heritage significance for the HCA. This provides a brief statement of the features that are significant and why they are significant.
- Key character elements: These are the most important features that are to be retained, recovered and which form the basis of planning for any change, to ensure that the HCA is not adversely affected.
- Building contributions ranking for each property with the HCA.



SECTION 2–CONTRIBUTORY BUILDINGS (RANKINGS 1 AND 2)

Explanation

Contributory buildings (buildings with a ranking of 1 and 2) are usually houses, however a few Conservation Areas contain shops and retail buildings. Contributory buildings are buildings that make an important and significant contribution to the character and significance of the HCA. They are buildings that:

- Date from a key period of significance for the HCA (as outlined in the Area Character Statement for the HCA).
- Have a high to reasonable degree of fabric integrity.

The most important part of a contributory building that is required to be retained is the building under the *main roof form* (refer to Section B8.2.4 for definitions). The elements of the building, under the *main roof form* that these controls require to be retained are:

- The roof form and any original use of materials.
- Original walls and finishes.
- Original joinery (windows and doors, interior joinery).
- Original entrances, verandahs and applied detail such as chimneys, window hoods.

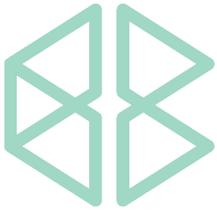
While the rear section of buildings (often under a skillion roof or as a minor rear wing) may have some significance, Council does not require the retention of these elements for contributory buildings.

In their simplest form the controls apply to what can reasonably be seen from the street frontage of both the existing building and the streetscape of the HCA.

The following objectives and control apply to contributory buildings.

Objectives

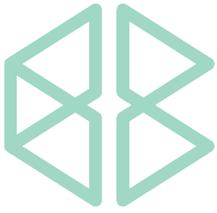
- O1** Ensure that contributory buildings are retained, conserved and maintained for their streetscape heritage value.
- O2** Ensure that additions and alterations are designed to retain and complement the character and significance of the HCA as set out in the Area Character Statements, generally with new work located at the rear or away from the public domain.
- O3** Encourage uncharacteristic, unsympathetic or intrusive elements to be removed or reversed as part of development proposals, in order to recover significant detail and form of contributory buildings.



- O4** Ensure that effective modulation and variation of buildings and additions occurs to reduce the appearance of scale and mass, and to provide visual interest.

Development Controls

- 2.1** Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting.
- 2.2** Original or largely intact *main roof forms* are to remain unaltered except for the reinstatement of missing detail. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on *main roof planes*.
- 2.3** The front or main section of contributory buildings is to be retained (this is usually the building below the *main roof form*).
- 2.4** Alterations and additions to a Contributory building are to:
- (a) Respect significant original or characteristic built form.
 - (b) Retain original and significant fabric.
 - (c) Retain, and where possible, reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.
 - (d) Remove unsympathetic alterations and additions, including inappropriate building elements.
 - (e) Use appropriate materials, finishes and colours.
 - (d) Respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.
- 2.5** Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape of the HCA. They may be considered where:
- (a) A second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street.
 - (b) A second storey is in the form of a rear pavilion addition that is separated from the main building.
 - (c) An additional storey does not alter the form or scale of the main roof form of the building.
 - (d) Alterations and additions are designed to fit into the character of the HCA.
 - (e) The scale of a second floor addition is consistent with the predominant scale of contributory items in the street.



- (f) Links to rear pavilion extensions are to be kept low and the roof space above the original house should not be integrated with the addition.
- (g) The bulk and scale of second storey additions is to be minimised. This may be achieved by incorporating floor space into the roof space of the addition.
- (h) Additions may be layered and stepped in order to avoid building forms that are bland, bulky and over scale. Long flat walls will not be supported.

- 2.6** Single storey rear additions should be designed to be in sympathy with the scale and form of the existing contributory building. They should:
- (a) Not be visually dominant on the site.
 - (b) Where they are a direct addition from the rear of the existing main building, not extend the building form without modulation, step backs and articulation from the existing building.
 - (c) Where a direct roof extension is required, set new roofs within the existing rear plane so that the rear roof plan remains discernible. A new roof must be a minimum of 300mm lower than the existing main roof ridge. However this is a minimum only, and this distance may need to be increased depending on the building circumstances.
 - (d) Rear pavilion additions are encouraged as a design approach to maintain the main building form and minimise impact on the main building.
- 2.7** Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
- 2.8** Development should not obscure or reduce the visual relationship of Contributory buildings to each other within a HCA or to the street frontage.
- 2.9** Rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the new structure is not permitted, rebuilding or replacement structures will not be allowed.



SECTION 3–FORM, MASSING AND SCALE

Explanation

A key aspect of the consistency of heritage conservation areas is the overall effect of the form, scale and massing of similar buildings. While there are variations within areas and some heritage conservation areas contain a range of periods and styles, a key control is to ensure that any changes to a place are undertaken to retain the overall, form, mass and scale of the area not just the individual site.

The following objectives and controls apply to Contributory buildings and ensure that any new work or changes to contributory buildings are designed within the context of the HCA.

Objectives

- O1** To ensure that development maintains and enhances the identified streetscape character of each HCA.
- O2** To ensure that alterations and additions are compatible with existing Contributory buildings and streetscapes.
- O3** To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.
- O4** To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and HCAs.
- O5** To maintain visual consistency of building forms to ensure that new buildings do not dominate.

Development Controls

- 3.1** Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.
- 3.2** Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of buildings (property owners may wish to add to their building in matching style however contemporary design approaches may also be acceptable).



- 3.3** Established or characteristic front setbacks or building alignments are to be retained.
- 3.4** Alterations and additions should adopt the established pattern of side setbacks of contributory buildings within the HCA.



SECTION 4—INFILL DEVELOPMENT

Explanation

New infill development in HCAs must be designed to respect neighbourhood buildings and the identified heritage character of the area. This particularly applies to roofscapes, overall massing and built form, door and window proportions and the use of materials. Infill development should enhance and complement the existing character but should not replicate the historic appearance of contributory buildings.

Objectives

- O1** Development within a HCA is to be compatible with the surrounding built form and urban pattern by addressing the Area Character Statement for the relevant HCA and responding sympathetically to:
- Topography and landscape.
 - Views to and from the site.
 - Significant subdivision patterns and layout.
 - Front and side setbacks.
 - The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings.
 - The interface between the public domain and building alignments and property boundaries.
 - Color schemes that have a hue and tonal relationship with traditional color schemes.

Development Controls

- 4.1** New infill buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified above.
- 4.2** Infill development is not to include garages and car access to the front elevation to the principle street frontage of the development.
- 4.3** Infill development in heritage conservation areas is to respond positively to the setting and special character of the area, as outlined in the relevant Area Character Statement.



- 4.4** The bulk, height, scale, predominant roof form and building envelope of infill development must be consistent with nearby contributory buildings and that of the heritage conservation area as a whole.
- 4.5** Where infill development is adjacent to or in the vicinity of a building that is intrusive in design or excessive in height, conformity is inappropriate and will not be supported by Council.
- 4.6** Solid to void ratios of elevations (that is the shape and extent of windows and door openings) is to be consistent with nearby contributory buildings.
- 4.7** Street facing balconies are generally not supported.
- 4.8** Where an HCA is characterised by single storey dwellings, single storey development on infill sites is preferred. New two storey houses will only be permitted where they have a predominantly single storey appearance – the upper floor is designed within the roof or towards the rear, and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.



SECTION 5–ROOFS, DORMERS, CHIMNEYS, AND SKYLIGHTS

Explanation

The roofs and associated features, including verandah roofs, are one of the defining characteristics of heritage conservation areas. Original roof forms, particularly on the main section of buildings are to be retained and new roofs are to ‘fit’ within the overall form and scale of existing significant roof forms.

Generally changes to roofing should be confined to the rear of properties, and be appropriate to the style of the building.

Objectives

- 01** To maintain the characteristic roof profile, form and materials of contributory buildings within heritage conservation areas.
- 02** To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of heritage conservation areas.
- 03** To retain and conserve original and significant chimneys.
- 04** To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.
- 05** To ensure roof windows do not detrimentally impact on the significance or appearance of the heritage conservation area.

Development Controls

Roofs

- 5.1** Original and significant roof forms, materials, finishes and details to roofs are to be retained.
- 5.2** Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style.



- 5.3** The roof form and detail of the main building and any significant rear wings are to be retained.

Dormer Windows

- 5.4** Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.
- 5.5** Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building or heritage conservation area, and the use of a dormer form is stylistically consistent with the period of the building.
- 5.6** The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from Council be of a more contemporary form.
- 5.7** Dormer windows are to be generally placed symmetrically in a roof plane.
- 5.8** The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent to vary this.

Chimneys

- 5.9** Original and significant chimneys are to be retained, conserved and maintained.
- 5.10** Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

Skylights

- 5.11** Skylights are not to be located on the front roof plane of a building. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.



SECTION 6–VERANDAHS, PORCHES AND BALCONIES

Explanation

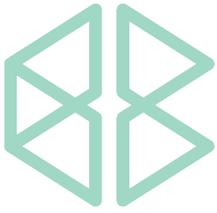
Verandahs, porches and balconies that form part of the original or early design of a building are key features of the character of heritage conservation areas. Their retention, or reinstatement where they are missing or altered, is important in retaining the character of the heritage conservation area.

Objectives

- 01** To retain original verandahs, porches and balconies.
- 02** To encourage reinstatement of altered or missing verandahs, porches and balconies.
- 03** To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of the heritage conservation area.

Development Controls

- 6.1** Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.
- 6.2** Missing verandahs, porches and balconies and associated detailing should be reinstated or restored.
- 6.3** Front verandahs, porch or balconies that have been enclosed should be reopened.
- 6.4** Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.
- 6.5** The design, proportions and detailing of new verandahs, porches and balconies are to relate to the period, style and detail and of the building, and any characteristic elements of the conservation area identified in the relevant Area Character Statement.
- 6.6** Glass or clear balustrades are not permitted where visible from the public domain.



SECTION 7-DRIVEWAYS, GARAGES AND CARPORTS

Explanation

Driveways and garages became more common after the key periods of development of many of the heritage conservation areas in Canterbury Bankstown, noting that a number of sites demonstrate Inter-War and Post-War development which did incorporate these elements. Some of the properties within heritage conservation areas are small and do not have side access that could accommodate vehicle access. Rear laneways are also rare in the area.

Carports are a later form of development and generally fall outside the periods of significance for most heritage conservation areas.

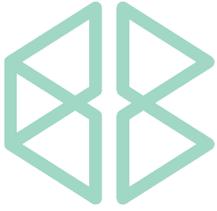
While providing parking is an increasing issue, the controls are designed to retain heritage and visual values of heritage conservation areas and to allow car access where it can be achieved without adversely affecting heritage values. In some circumstances on-site car parking may not be possible or appropriate.

Objectives

- O1** To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the streetscape.
- O2** To preference vehicle access where parking can be provided behind the front building line.
- O3** To ensure the massing, form and scale of new garages and carports are sympathetic to the historic context and setting of existing buildings and appear as secondary structures.

Development Controls

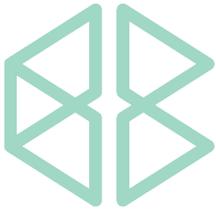
- 7.1** Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted forward of the building line (within the front garden area).



- 7.2** Garages and carports are to be located at the rear of the house where available. If this is not possible and side access is available, locate garages or carports at least 1 metre behind the predominant building line, and to the rear of any front verandah. The prescribed setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like.
- 7.3** No part of an existing building is to be demolished or altered in order to accommodate a garage, carport or car space within the front or side setbacks.
- 7.4** Original fences are not to be removed or widened to create car access from the main street frontage.
- 7.5** Car spaces are generally not to be provided between a building and the front boundary (forward of the building line). Council may consider a parking space within a building frontage where there is sufficient length (minimum 6 metres to accommodate a car) and space for landscaping between the car space and the building (nominally a minimum length of 7 metres is required for a car space located in front of a building) and sufficient width of frontage so that the parking space does not dominate the setting of the house.
- 7.6** If parking is to be provided in front of the building line, it is to be in the form of an open unroofed car space.
- 7.7** The form, size, detailing and materials of any new car parking structure should complement the existing heritage item and not mimic an earlier style.
- 7.8** Car parking structures are not to use high pitched roofs and are not to incorporate attics or lofts.
- 7.9** Where driveways are permitted, pavement materials should reflect the traditional character of the place. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stencilled concrete will not be permitted.
- 7.10** Basement garages and vertical stacked car spaces are not permitted.
- 7.11** A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.



- 7.12** If a property has an accessible rear lane and where there is an established pattern of rear lane access, vehicular access is to be from the rear and will not be permissible from the main street.
- 7.13** For new development, locate garages and carports behind the predominant building line. Garages within the front elevation of an infill building are not supported.



SECTION 8—FENCES

Explanation

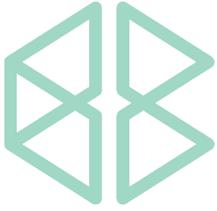
Fencing is of particular importance to conservation areas. Collectively, consistent and uniform fencing contribute to the streetscape setting and character of conservation areas. Individually, fences define the garden allotment and complement the style and character of the building or place. A poorly designed and built fence can detract considerably from the visual amenity of a place, interrupting the pattern of development and obscuring important views. It is important to design new fences that are appropriate to the period and style of the place.

Objectives

- 01** To retain original or early front fencing.
- 02** To ensure that new or replacement fences are consistent with the period and style of the contributory building or heritage conservation area.
- 03** To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style, and setting of existing buildings.

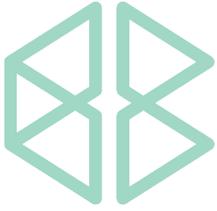
Development Controls

- 8.1** Retain and conserve original or early fences, gates and associated features.
- 8.2** Reinstatement of known early fencing is appropriate and encouraged.
- 8.3** New front fences are to be of a design and height that is appropriate to the period and style of the building, or characteristic of the conservation area.
- 8.4** Materials that are compatible with the associated building or its period of construction are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks, and fibrous cement sheets.
- 8.5** Fencing materials that imitate authentic materials such as aluminium palisade fencing, coloured concrete blocks or reconstituted stone are not to be used.
- 8.6** Where sites slope, fences are to be appropriately stepped to follow the slope of the land.



- 8.7** Side fences are to comply with standard fence controls behind the predominant front building line. Forward of this, side fences are to taper down to the height of the front fence (that is a complying front fence).

- 8.8** On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.



SECTION 9—LANDSCAPE ELEMENTS

Explanation

Landscape elements are important to the aesthetic qualities and setting of a conservation area and often reinforce its character. The selection and placement of plantings, paths, garden beds and edging should proceed on the basis of understanding what is appropriate to the period and style of the individual house and character of the conservation area. The use of, where possible, authentic plantings and materials are encouraged.

Objectives

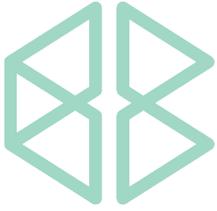
- O1** To retain important landscape settings and elements that contribute to the significance of the conservation area.
- O2** To ensure that existing mature well established trees and characteristic plantings are maintained.
- O3** To ensure that materials, finishes and colours of landscape elements are consistent with the period and style of the conservation area.

Development Controls

- 9.1** All front setbacks are to consist primarily of soft landscaping. The only paved areas in the front setback are the driveways and pathways leading to and around the house.
- 9.2** Original or early garden layouts that contribute to the significance of the heritage item should not be altered.
- 9.3** New garden layouts and landscape elements should complement the established character of the area.
- 9.4** Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the character of the conservation area.
- 9.5** Materials and finishes for landscaping that imitate authentic materials and finishes including stencilled concrete paths, coloured concrete blocks, or reconstituted stone, are not to be used.



- 9.6** Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible. If plants of a similar species cannot be used, then the use of plants native to the local area is encouraged.



SECTION 10–OUTBUILDINGS

Explanation

Original or significant outbuildings are important to the aesthetic qualities, historical development and setting of a conservation area. Outbuildings provided necessary support to the function and operation of the main building and as such were most commonly found in backyards. In scale and form, outbuildings were small and simply built structures that did not challenge the main building and did not dominate views from neighbouring properties.

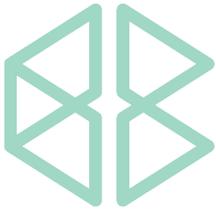
New outbuildings can detract from the streetscape setting, and as such their design and placement are important in ensuring they have minimal impact on a conservation area.

Objectives

- O1** To ensure original or significant outbuilding are retained and conserved where possible.
- O2** To ensure that new outbuildings are secondary structures located to the rear of properties with minimal impact when viewed from the street.

Development Controls

- 10.1** The retention and conservation of original or significant outbuildings is encouraged.
- 10.2** Locate new outbuildings to the rear of allotments and sited to minimise visibility from the public domain.
- 10.3** Outbuildings shall be located at ground level and be single storey with a maximum floor to ceiling height of 3.0m.
- 10.4** Outbuildings shall be subservient in size, form and detail to the principal dwelling.
- 10.5** The roof form of an outbuilding shall be to the principal dwelling and use a simple hip, gable, or skillion form.
- 10.6** Prefabricated structures may be acceptable provided they do not have an adverse impact on the streetscape.



SECTION 11–WINDOWS AND DOORS

Explanation

The proportions, materials and style of windows and doors form an important component of buildings that contribute to the character of conservation areas. Altering windows and doors or adding new openings can have a significant impact on the character of a building and can erode the character of a conservation area over time.

Objectives

- 01** To ensure that characteristic windows and doors that contribute positively to original houses and the streetscape are retained.
- 02** To ensure that new windows and doors are compatible with the original character of the area.
- 03** To ensure that original or significant windows and doors are not obscured by any additions or development.
- 04** To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.
- 05** To ensure that new development has door and window patterns and proportions consistent with the character of the conservation area.

Development Controls

- 11.1** Original windows and doors visible from the public domain are to be retained and conserved.
- 11.2** Original windows and door openings where visible from the public domain are not to be altered or widened.
- 11.3** Timber framed windows and doors with a paint finish are to be used where visible from the public domain.
- 11.4** Reinstatement of traditional windows where they have been replaced by aluminium windows is encouraged.



- 11.5** New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.
- 11.6** The proportion of new windows and doors is to be in keeping with the existing house, including the relationship between solids and voids.
- 11.7** Extensive areas of glazing are not permitted visible from the public domain.
- 11.8** Security devices are to be mounted internally (for example internal security louvres).
- 11.9** Roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways) are not permitted.



SECTION 12–BUILDING MATERIALS, FINISHES AND COLOUR

Explanation

This section addresses both the retention and conservation of existing built elements and building materials and finishes for additions and infill development. While the controls can apply to new infill development, there is greater scope for material variation in new buildings to reflect the period in which they are constructed. The controls on infill development are set out separately.

Objectives

- O1** To retain and conserve traditional materials, finishes and details where they are found in contributory buildings.
- O2** To conserve original significant external finishes.
- O3** To provide for flexibility in the use of external paint schemes to reflect changing tastes.
- O4** To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and historic context.
- O5** To allow for infill development to be of contemporary design but to ‘fit’ within the overall form and context of the setting.

Development Controls

General

- 12.1** A materials and finishes schedule is to be submitted with any proposal for works to a property within a heritage conservation area.

Repair and Conservation Work

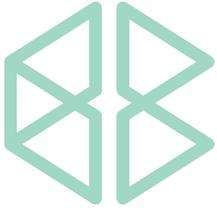
- 12.2** Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.
- 12.3** Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.



- 12.4** Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.
- 12.5** Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.

Alterations and Additions

- 12.6** New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.



SECTION 13–UTILITY INFRASTRUCTURE

Explanation

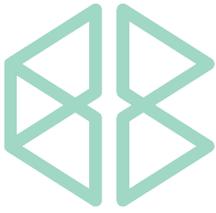
Utility Infrastructure can include fixtures such as solar panels, air conditioning units, television aerials, satellite dishes, hot water systems and the like. These are usually large elements and are often intrusive in a roofscape. In introducing such infrastructure it is important that these elements are not visible when viewed from the public domain.

Objectives

- 01** To ensure utility infrastructure such as solar panels, air conditioning units, television aerials, satellite dishes, hot water systems and the like do not impact on the character of individual buildings and the area, and important views and vistas in the streetscape.

Development Controls

- 13.1** Utility infrastructure is not to be fitted to visible street facing elevations.
- 13.2** Utility infrastructure may be fitted on a side elevation provided it complies with 13.1, is located towards the rear of the property and not visible from the public domain.
- 13.3** Utility infrastructure is to be kept below the ridgeline or parapet and in the same plane as the roof where relevant.
- 13.4** The placement of utility infrastructure at an alternative location within the site (such as an outbuilding or ground location) is encouraged.



SECTION 14–TREATMENT OF NON–CONTRIBUTORY BUILDINGS

Explanation

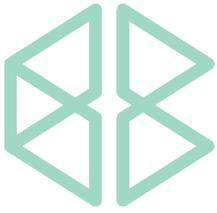
Some parts of conservation areas contain houses that have been heavily altered or original houses have been demolished and replaced by new development. These are considered non-contributory buildings and are sometimes out of character with the area.

Objectives

- O1** To ensure that alterations and additions to non-contributory buildings are compatible with existing contributory buildings and the streetscape, and do not increase the incompatible nature of the building.
- O2** To ensure that external materials and finishes complement the prevailing character of the area.

Development Controls

- 14.1** Alterations and additions to be bulk, height, scale, roof form and building envelope of non-contributory buildings must be consistent with nearby contributory buildings and that of the character of the area.
- 14.2** New material, finishes, textures and colour on elevations visible from the public domain must be sympathetic to the character of the area and should avoid strong contrast with characteristic buildings.
- 14.3** Generally the treatment of non-contributory buildings are to comply with this DCP where relevant.
- 14.4** Rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the new structure is not permitted, rebuilding or replacement structures will not be allowed.



SECTION 15–RETAIL AND COMMERCIAL BUILDINGS

Explanation

The controls for retail and commercial buildings within heritage conservation areas vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly to shop fronts and their heritage character is found in their broader streetscape form, particularly above awning level. Where early shopfronts remain it is important to retain these to protect the significance of the streetscape of the heritage conservation area. One of the defining characteristics of local heritage retail precincts is their streetscape appearance. The controls seek to enhance and recover the local character while allowing for ongoing active retail use.

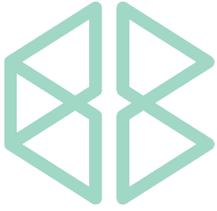
The controls principally affect the main street front presentation of buildings both above and below awning level. Refer to general DCP controls for works related to rear additions and alterations.

Commercial buildings that are within heritage conservation areas are often anomalous, even though they may have some heritage value. If they are within a similar precinct they have a clear context, where they are located on the edge of residential areas they are isolated buildings that although significant do not relate directly to the residential character that adjoins them.

With the intensification of residential use and the shift away from commercial uses, it is likely that some of these buildings will be adapted for new uses over time. These changes may be appropriate and should be guided by the significance of the place and the remaining fabric.

Objectives

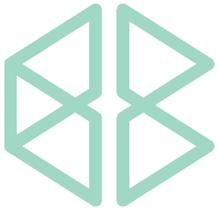
- 01** To ensure that development retains and enhances the character of contributory buildings and the heritage conservation area.
- 02** To ensure that work to retail and commercial buildings within HCAs is consistent with the original character of the building type and its architectural style.
- 03** To retain and conserve original and significant shopfronts, including awnings.
- 04** To encourage the reinstatement of original detail to shopfronts, balconies and post-supported verandahs to shopfronts, where historical evidence (such as historical photographs) enables authentic restoration.



- 05** To allow active ongoing retail use of shopfronts.
- 06** To allow for adaptive re-use of properties while retaining their heritage values.
- 07** To encourage revitalisation of local retail areas while retaining their heritage values.
- 08** To recognise that isolated significant retail or commercial buildings (that is within residential precincts) have heritage value and do not establish precedents for larger scale development around them.

Development Controls

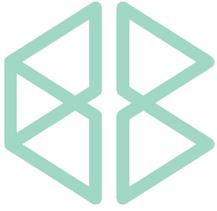
- 15.1** Significant architectural elevations, including original shopfronts, and significant finishes and details are to be retained, recovered and conserved.
- 15.2** Terrace style retail or commercial buildings with one design but in more than one ownership should have upgrades, conservation works and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.
- 15.3** Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area.
- 15.4** Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape. Reinstatement of traditional shopfronts is encouraged, and should be based on historic evidence, not conjecture.
- 15.5** Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.
- 15.6** Reconstruction of original shopfronts, balconies and post-supported verandahs, may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to recover the original shopfront, balcony or post-supported verandah design.
- 15.7** Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. New shopfront designs should use appropriate materials and should incorporate traditional features such as the subdivision of frontages and the configuration of windows with stall boards and doors.



- 15.8** Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original or early building elements including shopfronts and awnings are to be conserved.
- 15.9** Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context within the HCA.
- 15.10** Awnings, verandahs or post-supported balconies may be reinstated in their original location, where evidence of the original structure exists. It is noted that most traditional awnings, verandahs or post-supported balconies will require design modification to achieve compliance with current codes. Where these structures exist they should be retained.
- 15.11** Rear building additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.
- 15.12** Upper storey additions may be permitted where they are sufficiently set back from the front building line and where they do not compromise the form, scale and appearance of the original building and its presentation to the street. Refer to the relevant Area Character Statement for prescribed setbacks.
- 15.13** For corner buildings or buildings where the side element is visible from the public domain, extra care is required to ensure that additions do not dominate the original building form. This may require additions to be set behind the main roof form.
- 15.14** No balconies, structures or private open space is permitted within the setback area for an upper storey addition.

New infill development

- 15.15** New retail and commercial buildings must maintain and reflect:
- (a) The established patterns and proportions of existing elevations.
 - (b) The consistency of horizontal and vertical façade features such as window heights and widths, bay widths, awning and parapet lines.
 - (c) The established rhythm and pattern in the street including front and side setbacks.
 - (d) Existing materials, colours and finishes.
- 15.16** New or infill development should not be of greater bulk and scale than the existing significant buildings in the precinct.



15.17 Infill development should generally be recessive to fit into the existing heritage character.

Signs

15.18 Signs on retail and commercial buildings is to be confined to:

- (a) One under-awning sign of appropriate size.
- (b) One window sign in the ground floor shopfront of appropriate design.
- (c) One first floor sign on the building façade designed to 'fit' with the style of the building.

15.19 Rooftop signage is not permitted.

15.20 Signs must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.

15.21 Signs must not obscure important architectural features.

15.22 Neon style signs are not permitted.



SECTION 16—RESIDENTIAL FLAT BUILDINGS

Explanation

An important group of buildings found across many heritage conservation areas are Inter-War apartment or residential flat buildings. Where they form part of a key period of development of a HCA they are significant. The largest group of these buildings in the Council area are interwar apartments of which there are scattered examples.

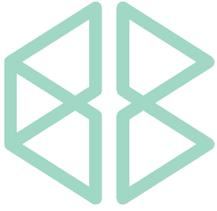
While these buildings are usually 2 storeys in height, they are often of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

Objectives

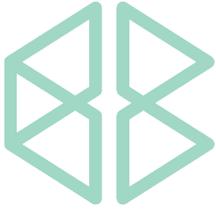
- O1** To ensure that apartment and residential flat buildings that are contributory items are retained and conserved.
- O2** To ensure that any future work is consistent with the original character of the building type and its architectural style.

Development Controls

- 16.1** Significant flat or apartment buildings are to be retained in their significant form.
- 16.2** Changes to the scale and form of buildings should not occur.
- 16.3** The design of alterations and additions, if they are visible, are to respond to the articulation and rhythm of the existing building.
- 16.4** Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.
- 16.5** External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.
- 16.6** Enclosure of balconies or verandahs is not permitted.



- 16.7** Upgrade works for compliance with Codes including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building and the surrounding heritage conservation area.
- 16.8** The streetscape setting including landscaping and fencing is to be retained.



SECTION 17–SUBDIVISION AND LOT CONSOLIDATION

Explanation

The recent history of the Canterbury Bankstown area centres on the various subdivisions and re-subdivisions that have taken place since the first land grants. Apart from some larger sites that remain around major heritage items, most, if not all of the heritage conservation areas have reached their maximum subdivision potential. Consequently the DCP does not envisage that future subdivision will be possible or appropriate. Controls are however provided should a request for subdivision be made.

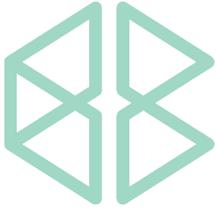
It is also unlikely that any proposal to aggregate sites within heritage conservation areas will be appropriate as the subdivision patterns and the buildings now located on those lots are the principle reason for the significance of each area. Proposals to aggregate lots will generally not be supported.

Objectives

- O1** To ensure that the significance of heritage conservation areas is not adversely affected by inappropriate development including subdivision or aggregation of lots.
- O2** To ensure that the significance of contributory buildings is maintained and their associated curtilages are not reduced.

Development Controls

- 17.1** Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the conservation area.
- 17.2** Applications for subdivision or lot consolidation are to demonstrate that:
 - (a) The setting of contributory buildings are not compromised.
 - (b) The relationship between buildings and associated features such as landscaping, trees, fences, and outbuildings are retained.



SECTION 18–DEMOLITION

Explanation

To facilitate the provision of additions and alterations and, in some situations, the recovery of more significant earlier forms of a place (such as removing an inappropriate addition), some demolition may be appropriate to allow that work to take place.

The intent of the demolition controls is not to prevent well-designed additions and alterations taking place where some demolition may be required, rather it is to ensure that the significant elements and features of a place are retained.

Demolition of a contributory building or its significant heritage features will not be supported by Council.

Demolition of non contributory buildings within heritage conservation areas is permissible.

Where demolition is proposed of any nature, it requires the support of a Heritage Impact Statement that specifically considers the impacts of demolition on the significance of the place.

Consultation with Council staff is advisable prior to preparing a DA that involves demolition of any building.

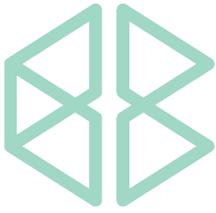
Objectives

- O1** Buildings that are contributory buildings are to be retained.
- O2** Where demolition of a building that is a contributory building is proposed, documentation requirements in this section are to be adhered to.
- O3** Minor demolition as part of a proposal for alterations or additions will be considered by Council on a merit basis based on the impact of the demolition on the significance of the place. In this situation it is expected that demolition works would be limited to the rear of the property and will not affect the main or street elements of the building.



Development Controls

- 18.1** The demolition of contributory buildings will not be supported by Council.
- 18.2** Where in exceptional circumstances a development application proposes the full or substantial demolition of a contributory building the Heritage Impact Statement is to:
- (a) Demonstrate why the building is not capable of retention or re-use.
 - (b) Include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition.
 - (c) Include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.
- 18.3** Notwithstanding compliance with the above, Council may make a request in writing for additional information or seek to commission independent heritage, structural engineers or other expert reports in relation to any proposed demolition of a contributory building in order to assist with assessment of the application.
- 18.4** Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the Heritage Impact Statement an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered.
- 18.5** If demolition is approved Council will require a full archival recording of the property to NSW OEH Heritage Division standards.



SECTION 19—INCENTIVES FOR CONVERSION OF FIRST FLOOR SPACE TO RESIDENTIAL ACCOMMODATION IN HURLSTONE PARK VILLAGE CENTRE

Explanation

The conversion of vacant or underutilised first floor spaces in existing shop buildings to residential accommodation is encouraged by Council. It provides a way of increasing the vitality of the Hurlstone Park village centre through additional residential population that is close to shops and public transport. Provided the criteria below are met, the car parking requirements for the new residential floor space will be waived to encourage residential conversions. Any development must also comply with permissibility requirements in the LEP.

Objectives

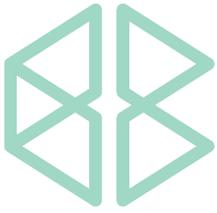
- O1** To make better use of vacant or underutilised first floor spaces in existing shop buildings.
- O2** To increase the vitality of the Hurlstone Park village centre through additional residential population that is close to shops and public transport.
- O3** To facilitate the conservation and restoration of existing shop buildings.

Development Controls

- 19.1** Any development must also comply with permissibility requirements in the LEP.
- 19.2** The entrance to any residential accommodation is to be provided at the rear of the building.
- 19.3** A small extension to existing floor space up to 12m² necessary to support the conversion may be permitted, provided it is:
 - (a) Located at the rear of the floor space to be converted.
 - (b) Single storey.
 - (c) Compatible in form and materials with the original building.
- 19.4** The first floor front building façade is to be restored in a way that reflects the original building design and fabric. This may involve removing paint, replacement of non-sympathetic windows, removing non original signage, and restoring original window openings.
- 19.5** Interior spaces that still have original fabric are also to be restored.



19.6 Provided the criteria below are met, the car parking requirements for the new residential floor space will be waived.



SECTION 20—SECONDARY DWELLINGS

Explanation

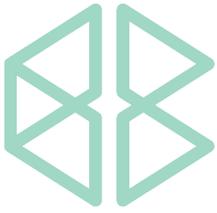
Secondary dwellings are a dwelling type that is permitted with consent. A secondary dwelling (commonly referred to as a 'granny flat') is a second small attached or detached dwelling on the one lot that is established in conjunction with another dwelling (the principal dwelling) and is on the same lot as the principal dwelling (they cannot be subdivided). Secondary dwellings are not historically associated with most HCAs and as such it is important when designing such buildings that the significance and character of HCAs is respected and understood.

Objectives

- O1** To ensure that secondary dwellings are sympathetic to the identified significance of HCAs with particular regard to bulk, scale, form, style, character, setbacks and materials.
- O2** To ensure that secondary dwellings respect the established streetscape pattern of development including characteristic rhythm and built form spacing.

Development Controls

- 20.1** Generally, proposals for a secondary dwelling within a HCA will only be considered where the proposal:
 - (a) Has no adverse impact on the significance and character of the HCA.
 - (b) The rhythm of buildings in the streetscape is retained.
 - (c) The setting and curtilage of buildings including important structures and landscape elements are retained.
 - (d) Views and vistas to and from the property, especially principal elevations, are not interrupted or obscured.
 - (e) The landscape quality and garden setting of the place is retained.
- 20.2** A secondary dwelling may be either:
 - (a) Detached from the principal dwelling in the form of a single storey separate structure located at ground level, within the land belonging to the principal dwelling and located behind the principal dwelling so it is not visible from the public domain.
 - (b) Attached to the principal dwelling in the form of a single storey addition to the principal dwelling or incorporated within the principal dwelling in the form of internal modifications to the existing principal dwelling on the ground floor or first floor.



- 20.3** Attached secondary dwellings are to be integrated into the principal dwelling and to maintain the appearance of a single building by utilising similar proportions, height, roof shape, fenestration, materials and finishes as the principal dwelling.
- 20.4** Secondary dwellings should adopt the established pattern of side setbacks of the principal dwelling and/or contributory buildings within the HCA. Notwithstanding the above, Council may request a greater side setback for secondary dwellings located on corner lots.
- 20.5** The minimum building separation between a ground floor detached secondary dwelling and the principal dwelling is 6.0m.
- 20.6** Secondary dwellings are to adopt a simple floor plan and be of a design that does not challenge the shape, size, form or detail of the principal dwelling.
- 20.7** The roof form of the secondary dwelling should be subservient to the principal dwelling and use a simple hip or gable form. In some instances a simple skillion form may be considered by Council.
- 20.8** Dormer windows are not permitted on secondary dwellings.
- 20.9** For the conversion of an existing building or part of an existing building into a secondary dwelling, applicants must demonstrate that the secondary dwelling:
- (a) Retains original or significant building fabric, features and details associated with the place.
 - (b) Uses materials, finishes and colours that are appropriate to the place of significance in order to retain the significance of the principal building.
- 20.10** The entry to the secondary dwelling including any associated paths, gates and landscape treatment is not to conflict with the prominence of the entry to the principal building.
- 20.11** Materials, finishes and colours are to be compatible with, and complementary to the character of the HCA.
- 20.12** Applications for secondary dwellings within HCAs may require a curtilage assessment within the Heritage Impact Statement, with particular emphasis on the potential impact on garden setting and measures to mitigate any impact.



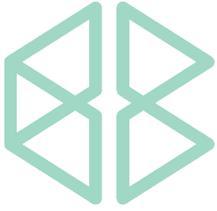
**Canterbury Bankstown
Development Control
Plan 2021**

**Chapter 4
Heritage**

**4.4
Development in the
Vicinity of Places of
Heritage Significance**

DRAFT December 2020





SECTION 1–DEVELOPMENT IN THE VICINITY OF PLACES OF HERITAGE SIGNIFICANCE

Explanation

Development in the vicinity of places of heritage significance can have almost as great an impact as development on the same site as an item of heritage significance.

Clause 5.10 of the LEP sets out a requirement to consider the potential for impacts on the heritage values of a place of heritage significance (this can be a heritage item or a contributory building within a heritage conservation area or the heritage conservation area as a whole) arising from development within its vicinity. This means that any works that take place on land in the vicinity of a place of heritage significance need to be designed to avoid impacts. If impacts do arise it needs to be demonstrated that they cannot be avoided by alternative design approaches.

Canterbury Bankstown Development Control Plan 2021 must be read in conjunction with the Heritage Guide and the Heritage Conservation Area Character Statements. It contains information about a heritage impact document, which is required to accompany any proposal for works in the vicinity of a place of heritage significance.

Objectives

- 01** To ensure that adjacent development does not detrimentally impact upon the heritage significance of places of heritage significance or their settings.
- 02** To ensure that new development is compatible with the heritage values of adjacent places of heritage significance.

Development Controls

- 1.1** The design of development must:
 - (a) Respond to the setting, setbacks, form, scale and style of nearby places of heritage significance;
 - (b) Maintain significant views to and from the place of heritage significance;
 - (c) Ensure adequate setbacks from the site of the place of heritage significance to retain its visual setting;
 - (d) Retain original or significant landscape features that are associated with the place of heritage significance or that contribute to its setting;
 - (e) Use materials, finishes and colours selected to avoid strong contrast with the place of heritage significance in order to retain its visual importance or significance.