

Part

**H**

# **Heritage and Conservation**

Holroyd Development  
Control Plan 2013

## Heritage and Conservation

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## Heritage and Conservation

### Land covered by this Part

Land to which this Part applies includes land identified under Holroyd Local Environmental Plan 2013 as a heritage item, heritage conservation area and archaeological site. This Part also applies to land within the vicinity of heritage items, conservation areas and archaeological sites.

### Relationship of Part H to Holroyd Development Control Plan 2013

Part H of Holroyd DCP 2013 shall be read in conjunction with the following parts of Holroyd DCP 2013, which contains objectives and Development Controls that relate to development in this Part:

Part A - General Controls

Part B - Residential Controls

Part C - Commercial, Shop Top Housing and Mixed Use Development Controls

Part D - Industrial Controls

Part E - Public Participation

Part F - Advertising and Signage Controls

Part G - Places of Public Worship Controls

Part I - Child Care Centre Controls

Part J - Site Specific Controls

Part K - Holroyd Gardens Controls

Part L - Town Centre Controls

Part M - Merrylands Centre Controls

Part N - Transitway Station Precinct Controls

Part O - Guildford Pipehead Site Controls

Part P - Pemulwuy Residential Controls

Part Q - Pemulwuy Northern Employment Lands Controls

Part R - Tamplin Road Reserve

Definitions

## Heritage and Conservation

### I. Development Requirements for Heritage Items

#### Objectives

- O1. To ensure that the development assessment process in relation to heritage items and heritage conservation areas is appropriate to the needs of the community.
- O2. To specify development that is considered minor by Council regarding heritage items and heritage conservation areas.
- O3. To specify development that is not considered minor by Council.
- O4. To assist in the preservation of the integrity of any item of environmental heritage identified in the Holroyd Local Environmental Plan 2013 or a Conservation Instrument under the Environmental Planning & Assessment Act 1979 and/or Heritage Act 1977.
- O5. To ensure the preservation of heritage significance of any item of environmental heritage located adjacent to proposed development whether or not on the same allotment.
- O6. To promote sympathetic redevelopment of or surrounding a heritage item, that complements the style and character of any item of environmental heritage.

#### Development Controls

##### Consent requirements

- C1. Holroyd Local Environmental Plan 2013 specifies development consent and additional information requirements for development involving heritage, heritage conservation areas and development in the vicinity of a heritage item.
- C2. For land that contains a heritage item or is located within a conservation area, a development application may need to be lodged with Council to undertake works on site. This includes:
  - Any alterations, additions or extensions to a heritage item;
  - Structural or non-structural changes or changes to the fabric;
  - Adaptive reuse, or
  - Changes to a garden or grounds which have been identified as having heritage significance.

Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may apply to heritage items and heritage conservation areas in some instances.
- C3. Works that Council considers minor in nature, or is for the maintenance of a heritage item, archaeological site or a building, work, relic tree or place with a heritage conservation area will not require development consent. These works are listed in Table 1.
- C4. Before undertaking any works listed in table 1, applicants shall contact Council in writing about the proposed works and how they may affect the significance of the heritage item/conservation area. Council will then advise the applicant and confirm in writing that it is satisfied that these works will not require a development application.
- C5. Works listed in Table 2 require development consent from Council.

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TABLE 1: WORKS THAT DO NOT REQUIRE A DEVELOPMENT APPLICATION

TYPE OF WORKS	CRITERIA	ADVICE
Repainting surfaces that are already painted	Surfaces that are already painted can be repainted without consent of Council.	Colours chosen for paintwork should be in keeping with heritage significance or style of the property or conservation area.
Maintenance or repair work on external fabric and gardens	General external maintenance or repair works on a heritage item or buildings within a conservation area do not need the consent of Council. This includes treating timber, replacing broken windows, rehinging doors/gates, replacing or establishing gutters and down pipes, repointing brick work, restoring verandah posts or fence posts or repairing stone work and plasterwork, underpinning and damp proofing, general maintenance of heritage gardens (e.g. pruning or replanting of original species).	For replacement of original materials with modern on front or side walls, such as timber windows with aluminium casement, or for the addition of new decorative elements (e.g. which did not exist on the subject building or those of its style), consent will be required to be obtained from Council.  Where a garden forms part of the significance of a property, or has been identified as a heritage item, consent will be required from Council for major changes. (See Table 2).
Internal alterations	In general, non-structural internal alterations of locally listed heritage items do not need the consent of Council, unless where an item's interior is listed as significant. However, you will need to lodge a development application with Council for any internal works which involve structural changes.	For the modification of any significant, intact interiors or for those buildings identified on the State Heritage Register, a development application is required to be lodged with Council (see Table 2).
Installation of skylights, solar panels, roof vents, water heaters or communication facilities.	These features are permissible without consent only where they are not visible from the street or from a public place, and where aerials or antennae do not project more than 2 metres from the building roof line.	State Environmental Planning Policy (Exempt and Complying Development) may apply in some instances for these development types.
Erection of minor outbuildings or detached structures.	Minor outbuildings and detached structures such as cabanas, cubby houses, garden sheds, gazebos and green houses are permissible without the consent of Council only where they are not visible from the street or a public place and they do not affect the heritage significance of the building or its garden or curtilage.	State Environmental Planning Policy (Exempt and Complying Development) may apply in some instances to these development types.
Demolition or erection of rear or side fences or walls	The demolition or erection of fences or walls located behind the front setback of the main building, generally does not require the consent of Council.	Any proposed changes to old masonry walls and fences which form an important part of the property and which contribute to its heritage significance, will require the consent of Council.

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TABLE 2: WORKS THAT REQUIRE A DEVELOPMENT APPLICATION

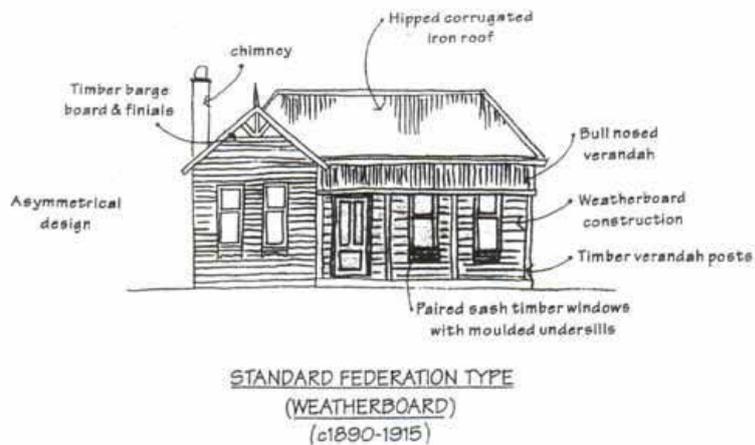
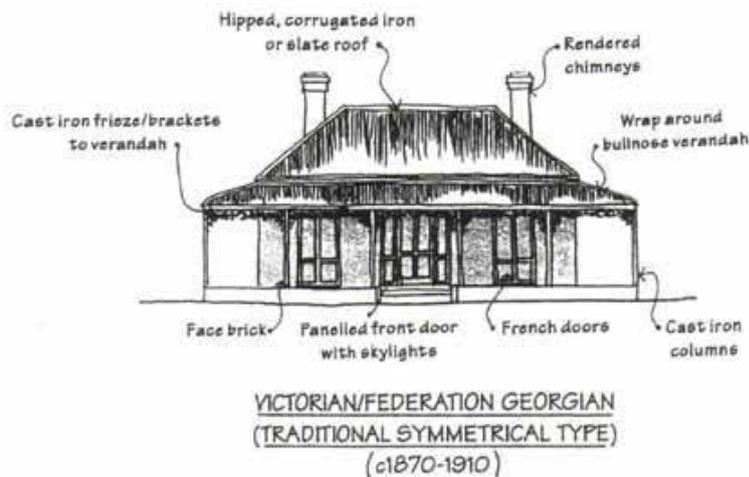
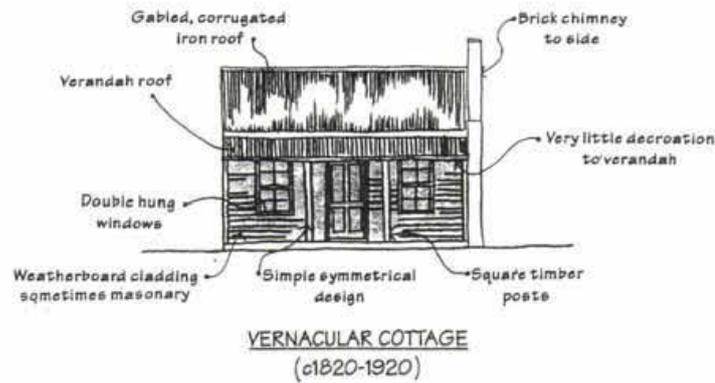
TYPE OF WORKS	COMMENTS
Alterations, additions or extensions to a heritage item or building within a conservation area.	Proposed extensions or additions will require a development application to be lodged, and the potential impacts of such additions to the significance of the item will be assessed.
Structural or non-structural changes to the exterior of a heritage item or building in a conservation area, including to the fabric, detail, finish or appearance (other than those works listed in Table 1); also structural changes to the interior.	Proposed structural/non-structural changes to the exterior of a heritage item or building located within a conservation area, or structural changes to the interior will require a development application to be lodged, and the potential impacts of such additions to the significance of the item will be assessed.
Moving a heritage item or building within a conservation area.	Generally, Council does not support the relocation of a heritage item unless there is strong justification for its removal. Where removal is proposed, a heritage impact assessment should clearly show why this is the preferred action in light of the heritage significance of the item or area. Any recommendations for removal should be based on the heritage significance of the item, not on the development potential of the land it is situated on. Note: All development applications for removal will be referred to Council's Heritage Adviser for comment, and will be considered by Council with reference to the recommendations from the Adviser.
Erecting an additional building or subdividing land on which a heritage item is located or which is within a heritage conservation area.	For the proposed addition of a building or subdivision on land with a heritage item, the impacts of these works on any important landscaping or curtilage (heritage boundary) will be assessed.
Structural or non-structural changes to the interior of a building which is on the State Heritage Register, or which has been identified as having significance.	A development application is to be lodged with Council, and referral will be made to the Heritage Branch of the Department of Planning for items listed on the State Heritage Register (in certain cases involving major development).
Modifications to significant gardens or curtilages, or the installation of driveways or paths for significant heritage items.	Where the garden or curtilage has been identified as being an important part of a heritage item or building within a conservation area, any major changes (e.g. new driveways and pathways) will need to be lodged with Council through a development application.
Works involving the removal/ demolition of later additions or alterations to a heritage item or building within a conservation area.	The removal of later alterations or additions to a heritage item or building within a conservation area will generally require a development application to determine whether these changes will affect the heritage significance of the building or character of the conservation area.
Replacement or repair of existing walls to a dwelling/carport/garage, or the erection of a new garage or open car port.	To ensure that important structures such as garages or carports are in keeping with the character of a heritage item or conservation area, a development application will need to be lodged with Council.
Replacement of original materials with modern materials on front or side walls or for the addition of new decorative elements.	The introduction of new materials, such as the replacement of timber windows with aluminium casement windows, or the introduction of new decorative elements (e.g. a verandah where one did not exist previously) should be avoided as these can reduce the significance of a property. Where they are proposed, an application will need to be lodged with Council and the impacts assessed.

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### Documentation

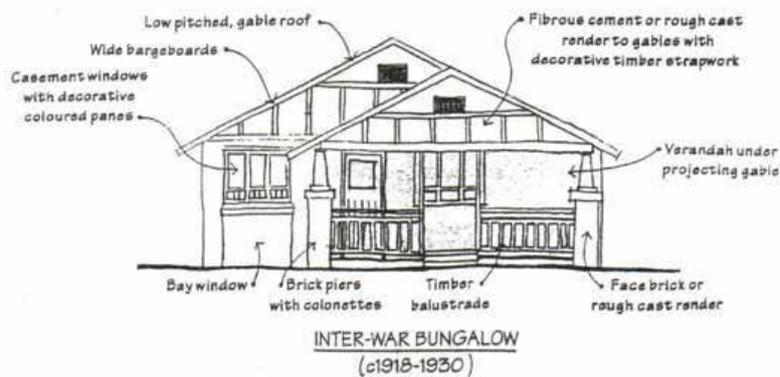
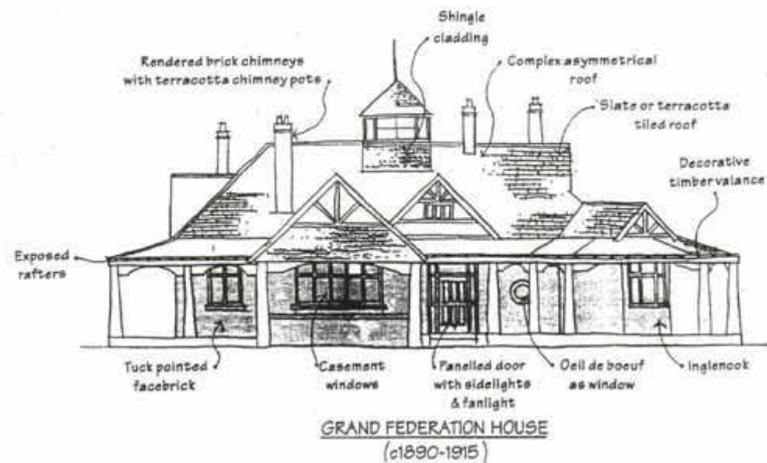
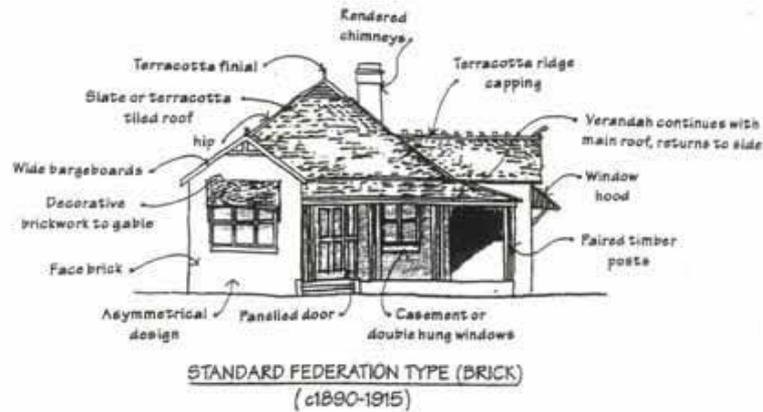
- C6.** A Heritage Impact Statement shall be submitted with development applications for land that
- Contains a heritage item;
  - Is within a conservation area, and;
  - located within the vicinity of a heritage item or conservation area;
- C7.** Council may waive the need for applicants to submit a Heritage Impact Statement, if it deems the development and its potential impacts are minor in nature.
- C8.** Heritage impact statements shall at a minimum:
- Identify why the item, place or area is of heritage significance (i.e. Statement of Heritage Significance).
  - Provide a description of works and/or change of use and any physical changes to the place.
  - Identify the impact or impacts the proposed changes to the heritage item will have on its heritage significance (including its setting and any landscape features).
  - Identify and describe any measure being proposed to lessen negative impacts of the proposed changes.
  - Identify why more sympathetic solutions to those being proposed are not viable.
- C9.** A Conservation Policy or Conservation Management Plan may be required depending on the significance of the item, the proposed works and the need for strategies for the retention of the significance of the heritage item.
- C10.** Development applications and their assisting documentation shall be prepared in accordance with the Burra Charter.

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Examples of Architecture of heritage items

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### 2. Conservation and development works on Heritage Items

The following controls aim to encourage sympathetic conservation works to heritage items, whilst enabling appropriately designed alterations and extensions which complement the style of the building and the character of the streetscape.

#### Objectives

01. To provide guidance for development to ensure that all new development is sympathetic to the identified heritage values of heritage items.
02. To ensure that development does not damage the heritage item or heritage conservation area.
03. To encourage an understanding of heritage significance and to promote the conservation of heritage within Holroyd;
04. To ensure that conservation or maintenance works on a heritage item use materials, detailing, features, and design elements that are appropriate to the style and age of the heritage item.
05. That additions and/or extensions to heritage items are located and designed to complement the existing scale, character and amenity of the streetscape.
06. To ensure that additions and/or extensions to heritage items do not dominate the appearance of the heritage item from the street and are consistent with the style of the item.
07. To ensure that all new development within the curtilage of a heritage item is suitably located, and retains the visual dominance of the heritage item with minimal impact upon the fabric and significant landscaping associated with the item.
08. That garages and carports are designed and located to ensure that they do not impact upon the appearance or fabric of the heritage item and its setting, and comfortably fit with the character of the area.
09. To ensure that alterations or additions to existing commercial or civic heritage items are designed to respect the scale and form of the existing building, and are located to have minimal visual impact from the street and on the significant fabric of the building.
010. To allow heritage items to be adaptively reused with minimal and acceptable changes to building fabric, with a proposal that shall incorporate the use of unobtrusive and well-designed signage, lighting and external treatments.

#### Development Controls

Note:

- Council's heritage adviser can provide information about the use of traditional materials and techniques for a heritage item.
  - New development should be consistent with the guidelines and policies of any relevant conservation plan adopted by Council, and where appropriate, with the requirements of the Heritage Branch of the NSW Department of Planning.
- CI. New dwellings on sites occupied by an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or

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the area.

### Conservation and maintenance works- General

- C2.** When undertaking any form of development, conservation or maintenance works on a heritage item, the materials, colours and maintenance techniques used shall be appropriate to the style and age of the heritage item.
- C3.** Original face brick should generally not be rendered as it removes and covers over the original colours and textures of the building.
- C4.** New roofing materials should match or be sympathetic in style and colour to the appearance of original materials.
- C5.** Construction techniques should reflect original building techniques where possible, such as the use of lime based mortars for re-pointing bricks rather than the use of cement based mortars.
- C6.** When undertaking works on a heritage item, the design of building detailing such as windows or doors, should be in keeping with the age and style of the heritage item.
- C7.** Where original design features, such as bull nosed verandahs, have been removed, these should be replaced where possible on a heritage item, as they are important to the design and appearance of the building and generally serve a useful function.
- C8.** Where original gates and fences still remain as part of a heritage property, these should be retained. Where this is not possible, the use of replacement fences and gates should be in a style appropriate to the design and style of the building.

### Residential Alterations and Extensions

- C9.** When undertaking extensions or alterations to a heritage item, the design of the proposed extensions or alterations should be compatible with the style of the heritage item and its height, scale and proportion.
- C10.** In general, where an extension is proposed to a single storey dwelling, the extension should also be single storey and should be located to the side or rear of the property so as not to affect the streetscape appearance of the item.
- C11.** Where an upper storey extension is proposed to a single storey heritage item, the extension should be contained within the roof form. This may mean constructing an addition that has a minimum ceiling height on the ground floor, or an attic-style pitched ceiling on the first floor. Where this is not possible, the extension should be located to the rear of the property and incorporate a transition from the single storey scale of the original house (at the front) to the two storey scale of the new structure at the rear. This transitional form may be building form (such as roofs that step up progressively), or may be a space or void which helps to separate the two height forms.
- C12.** Rear second storey additions should use recessive colours and should not visually dominate the existing building to the front.
- C13.** Any proposed roof extensions should be carefully designed to ensure that it is compatible with the original building. Roofs of additions should be consistent with the existing roof in terms of its form, pitch, eaves and ridge height, and should be in proportion to the existing building.

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### Design Details

- C14.** The treatment of design details, such as verandah posts, doors or windows, on new extensions to heritage items should be consistent with those of the original building. It is appropriate to use a simpler version of the design details used in the original building, so that the new additions are in keeping with, yet still able to be differentiated, from the original structure.

### Garages and Carports

- C15.** When adding a new garage to a heritage item, open-sided carports are generally more acceptable and less intrusive than solid structures as they do not affect the fabric and streetscape appearance of the heritage item.
- C16.** If a solid garage is proposed for a heritage item, the garage should generally be located away from (i.e. detached from) the main house structure, or set back from the side or rear of a property.
- C17.** Garage or carport designs should use design detailing, materials and colours that refer to, and are compatible with, the original building.

### Landscaping and gardens

- C18.** The siting of buildings should respect any significant trees and gardens identified on the site.

### Curtilage Development

- C19.** Where proposing development within the curtilage of a heritage item, the new development should be designed so that the heritage item retains its visual prominence.
- C20.** The colours and materials used within the new development shall be recessive and complement the colours and materials of the heritage item.
- C21.** Where new development is proposed within the curtilage of a heritage item, a reasonable “buffer” space should be provided between the original building and the new development.
- C22.** Significant gardens should be retained in any curtilage redevelopment.
- C23.** New development within the curtilage should not adversely impact upon the significant fabric of a heritage item.
- C24.** The height of new buildings shall not exceed that of the original heritage building.
- C25.** The new development shall be massed so that lower-scale buildings act as a transition between the new and the old.
- C26.** New development within the curtilage of a heritage item should not block the sight lines from public areas to the original building.

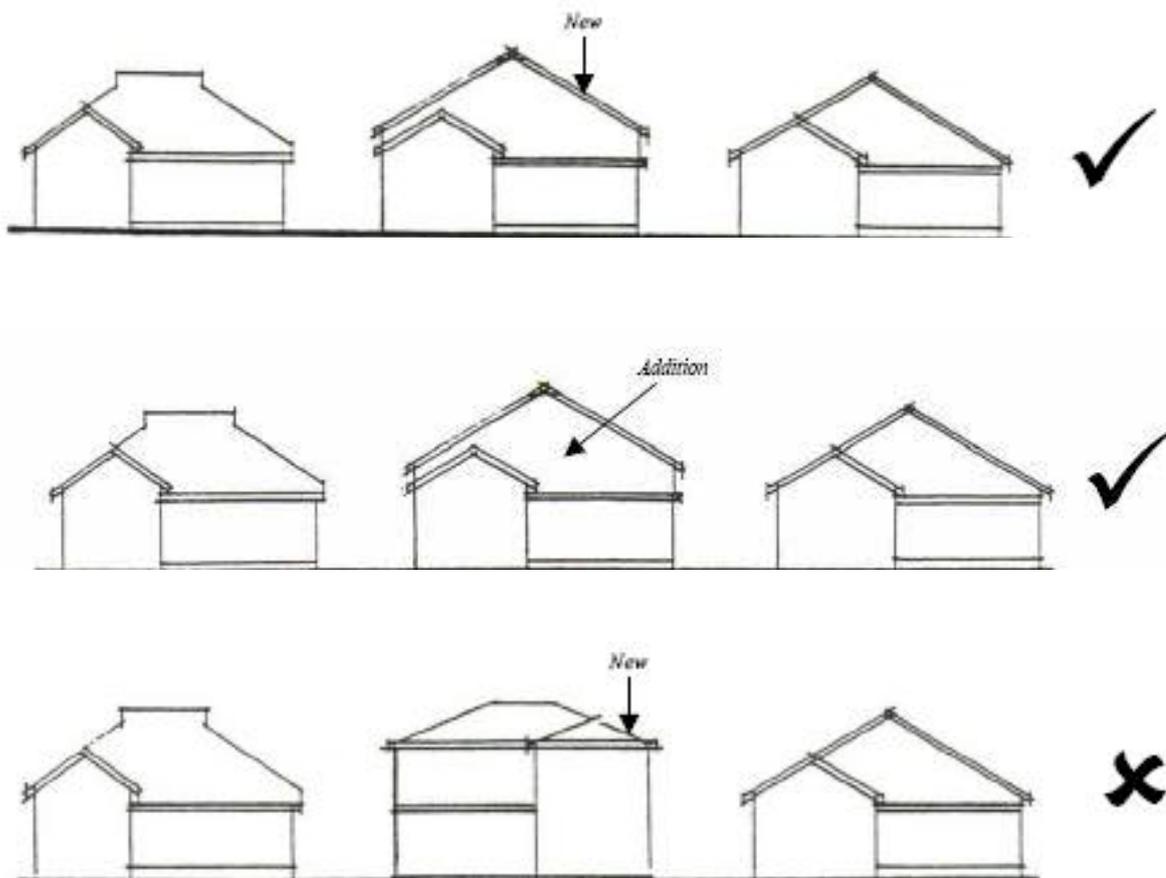
### Civic, Commercial development and adaptive reuse

- C27.** Where redevelopment is proposed for heritage items that are of a commercial or civic nature, the new development shall meet the controls contained in this section
- C28.** Retention of the original streetscape facades is required, with extensions or redevelopment to be located to the rear of the property.
- C29.** Development should be compatible with the existing height, scale, massing and detailing and setbacks and orientation of existing development within the streetscape. New extensions

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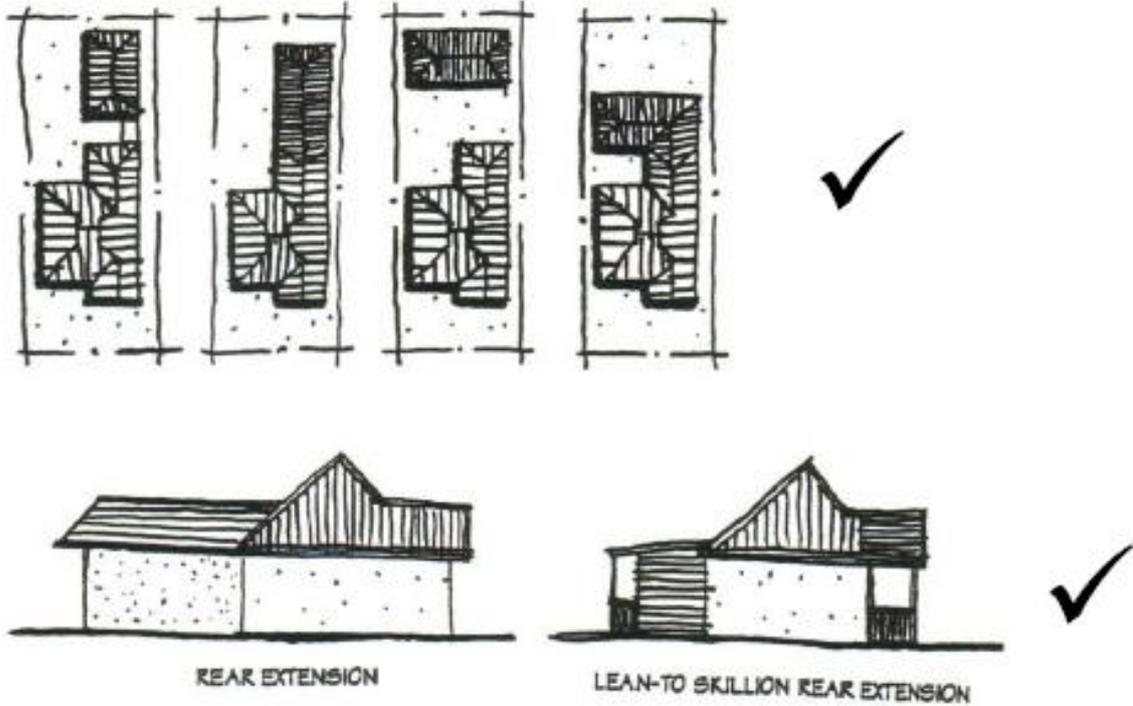
should be recessive to the original building

- C30. Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with, that of the existing heritage item. New development shall utilise compatible colour schemes and materials with the original building.
- C31. For development involving churches or schools the removal of more recent structures is considered acceptable where it is demonstrated that they are not critical to the heritage significance of the property.
- C32. New development should be located to the side or rear of the heritage item and the original building should visually dominate.
- C33. Development should not impact upon the sight lines from public areas to the original building.
- C34. Development should minimise any changes to the significant fabric of the building and, in particular, to the streetscape appearance of the heritage item.
- C35. Signage, lighting, materials and colours used should be unobtrusive and compatible with the overall style and design of the building.

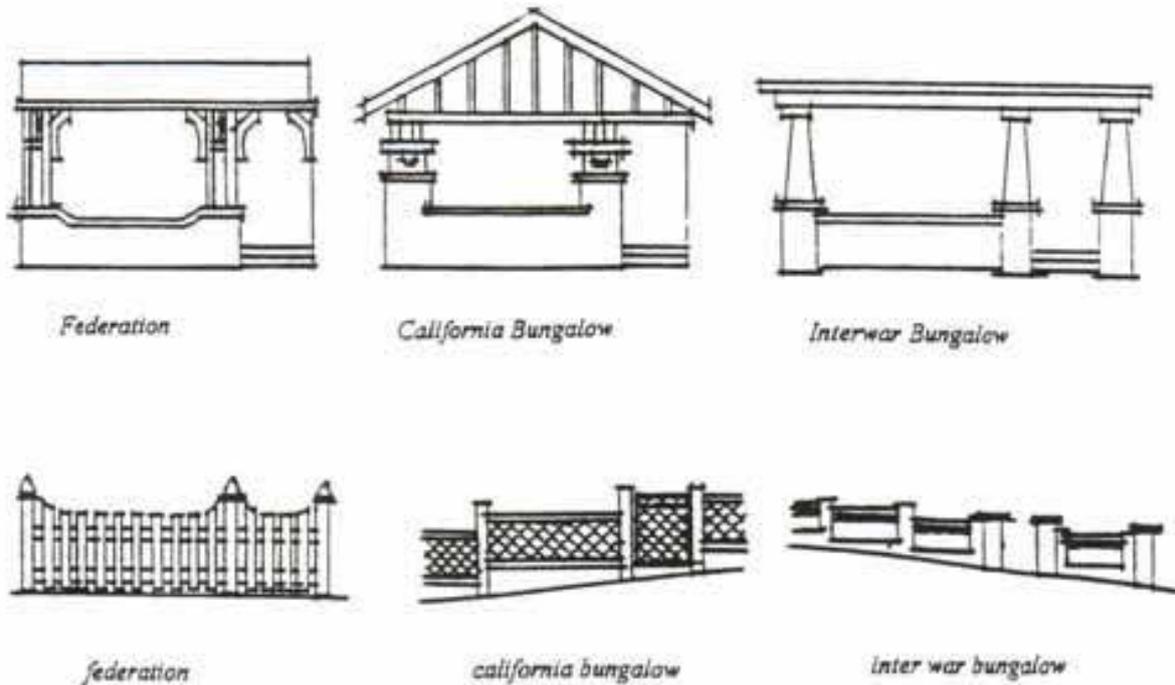


Examples of compatible dwelling designs.

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Examples of compatible dwelling designs



Examples of compatible dwelling designs

### 3. Specific Development Controls For Heritage Conservation Areas

The following controls aim to ensure that the special character of each of Holroyd's conservation areas is retained and conserved, whilst enabling appropriately designed alterations and extensions which complement the style of the building and the character of the conservation area.

#### Objectives

01. To ensure that new development is sympathetic to the identified heritage values;
02. To provide guidance for development in relation to heritage items and heritage conservation areas;
03. To encourage an understanding of heritage significance and to promote the conservation of heritage within Holroyd;
04. Buildings located within the Tottenham Street Heritage Conservation Area, the Fullagar Road Heritage Conservation Area and the Toohey's Palm Estate Group Heritage Conservation Area shall retain their original materials, features and detailing.
05. Additions or extensions to buildings within a conservation area are designed to be consistent with original setbacks or involve the retention of front or side curtilages where these are a characteristic of the conservation area.
06. Redevelopment within a conservation area only involves non-original structures or buildings, and is designed to be consistent with the height, scale, proportion, predominant setbacks and character of buildings within the conservation area.

#### Development Controls

- C1. New dwellings on sites occupied by, adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.

##### General

- C2. When undertaking conservation or maintenance works on a building within a conservation area, the materials, colours and maintenance techniques used should be appropriate to the style and age and the context of the building.
- C3. The design of the building detailing such as windows or doors, should be in keeping with the age and style of the building and to the overall character of the conservation area.
- C4. Buildings within conservation areas should, where possible, retain original gates and fences or should use a style and materials that are appropriate to the age of the building and to the character of the conservation area.
- C5. When locating a new garage to a building within a conservation area, open sided carports are generally more acceptable and are less visually intrusive than solid structures. Where solid structures are proposed, these should generally be located away from the main house structure, or set back to the side or rear of the property
- C6. Where any alterations or additions are proposed to a building within a conservation area,

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these should be carefully designed to continue the specific scale and form of the building and the overall character of the conservation area.

- C7.** Additions or extensions to buildings within a conservation area should be located away from the street frontage and are to be designed to complement the scale, form, style of the building and character of the conservation area.

### Fullagar Road Conservation Area

The Fullagar Road War Service Homes group has both local and state-wide historic, social and aesthetic significance. Within Holroyd, the group is the largest and most intact representative example of Inter-War service homes, and provides evidence of contemporary social and architectural attitudes to housing ex-service personnel in the years immediately following World War I. The buildings are significant individually and as a group, as fine and largely intact examples of the Inter-War Georgian style constructed in quality materials with good layouts and style. Within the state context the group is one of the earliest War Service homes estates so far to the west of Sydney, and one of the few groups which were constructed in this distinctive style.

- C8.** Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain the original classical detailing as well as the fenestrations (arrangement of windows in a wall) which are characteristic of buildings within this conservation area).
- C9.** Where works are proposed to a building that is currently face brick, the building should remain unpainted or unrendered.
- C10.** Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.
- C11.** Alterations and extensions should not alter the form or fabric of the roof. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.

### Tottenham Street Conservation Area

The buildings in Tottenham Street are significant as part of a group of small scale residential buildings in Tottenham Street, Granville. The group is largely intact externally and is significant for the variety of building styles and as a good representative example of early cottages dating from around the turn of the century. The buildings are significant for their form, scale and character which gives a good indication of the socio-economic makeup of the community at the time of construction. The group gives a good representative cross-section of modest scale residences at the turn of the century, and their location close to Parramatta and the railway provides evidence of the influence of these factors on the early development of Holroyd.

- C12.** Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain and conserve all original detailing, design features and materials characteristic of that building.
- C13.** Where original design features such as bull nosed verandahs have been removed or replaced, these should be restored to original condition to improve the visual appearance and integrity of this group.
- C14.** Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.

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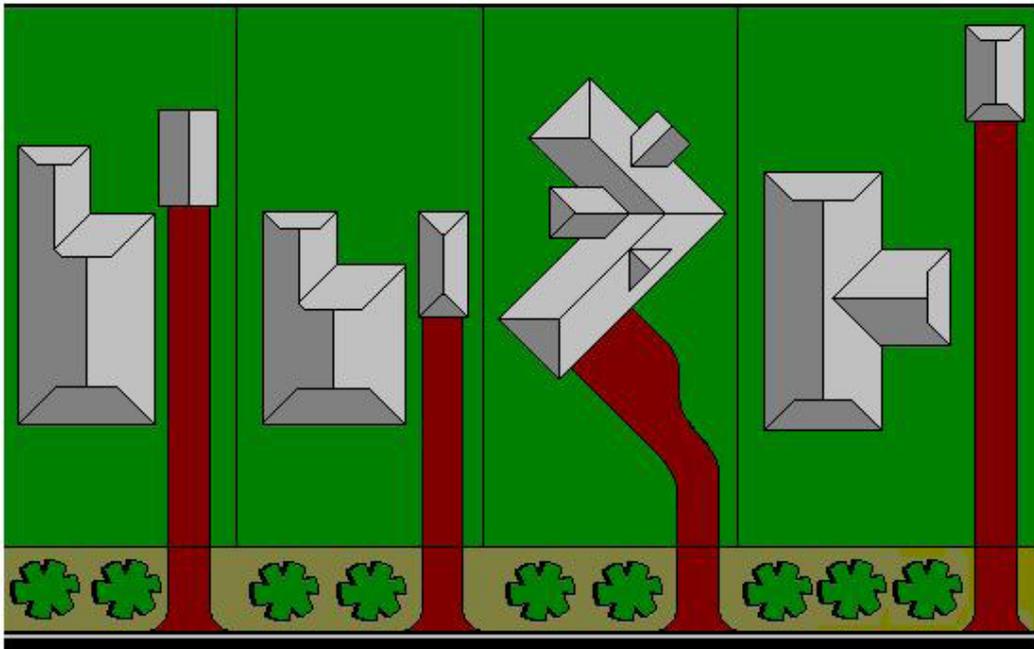
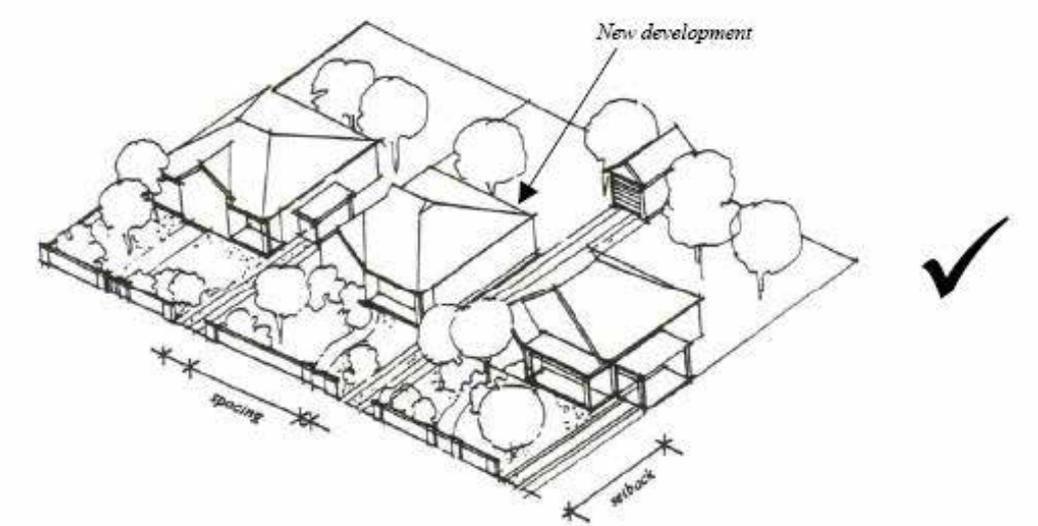
- C15.** Any alterations and extensions to buildings within this conservation area should not alter the form or fabric of the roof as seen from the street. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.
- C16.** Where redevelopment of non-original structures or buildings is proposed within this conservation area, the new development should be designed to be consistent with the height, scale, proportion, predominant setbacks and character of buildings within this conservation area.

### Toohy's Palm Estate Group Conservation Area

The Moree Avenue bungalow group has local historic significance arising from the evidence it provides of the pattern of suburban development in Holroyd in the interwar period. Built as part of the Toohy's Palm Estate, a planned subdivision which used a distinctive pattern of palm tree street planting to give a unified identity and character to the newly created group of allotments, these early residences retain much of their original character and fabric and thus provide evidence of the social, economic and architectural forces which accompanied the burgeoning of new residential development in this period.

- C17.** Any proposed works on a building within this conservation area should be designed to retain and conserve all original detailing, design features and materials.
- C18.** Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain the original front and side curtilage of the building, which is characteristic of buildings within this Conservation Area.
- C19.** Where works are proposed to a building that is currently face brick, the building should remain unpainted or unrendered.
- C20.** Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.
- C21.** Where alterations and extensions are proposed, these should not alter the overall form or fabric of the roof. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.

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Examples of good and poor streetscape orientation and setback

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### 4. Specific controls for development in the vicinity of a heritage item

The following controls aim to ensure that new development complements the existing streetscape character and the heritage significance of any heritage items or conservation areas within the vicinity of the development, and does not adversely affect the structure, curtilage, landscaping, solar access or views associated with these heritage items.

#### Objectives

01. To ensure that new development is sympathetic to the identified heritage values;
02. To provide guidance for development in relation to heritage items and heritage conservation areas;
03. To encourage an understanding of heritage significance and to promote the conservation of heritage within Holroyd;
04. To ensure that new development fits within its environmental and built context and is designed to make reference to any significant heritage item or feature.
05. For new development to be designed to maintain the existing streetscape character, and is compatible with its particular heritage themes.
06. To ensure that new development is carefully sited to avoid causing physical damage to any heritage item or building within a conservation area.
07. To locate new development so that it does not overshadow or affect the curtilage, landscaping, setting or views associated with any heritage item or conservation area.

#### Development Controls

- C1. New dwellings on sites adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.

##### Context

- C2. The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.

##### Streetscape Character

- C3. New development should make reference to the predominant height, scale, roof form and pitch, proportion, setbacks, design details and features of adjoining development and of any adjacent heritage items or conservation areas.
- C4. The height and scale of new development should be consistent with the predominant streetscape height and compatible with the height of adjoining development. Where a new building is proposed in a street that is predominantly single storey or where adjoining heritage items are single storey only, the proposal should also be single storey.
- C5. New development should be compatible with heritage items in terms of its scale and massing-

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overall bulk and arrangement of parts. New buildings should not dominate their surroundings, nor should they be substantially smaller.

- C6.** Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item.
- C7.** New development should line up or continue any significant building elements of adjoining development, such as roof-lines, roof form and pitch, parapets, verandahs, awnings or string courses.
- C8.** Window and door openings, building lines and building massing of new development should also be designed in the context of its adjoining development.
- C9.** Where a particular heritage theme predominates within a street (e.g. predominantly Federation period cottages), the design of new development should be compatible with this heritage theme. For example, a large, bulky contemporary style building redevelopment with a predominance of long horizontal lines may not be a compatible design within a street of predominantly small scale Federation period cottages with narrow, vertical design features (e.g. windows, doors, verandah posts, chimneys).

### Setbacks and Orientation

- C10.** New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist in ensuring that a new development does not visually dominate any adjoining heritage items.
- C11.** New buildings within an existing streetscape should not be oriented across sites contrary to the established pattern.
- C12.** Where a new development is proposed adjoining a significant heritage feature such as the Parramatta Regional Park, new development should continue the primary orientation to the park, and should provide an appropriate entry design and setback treatment along the park frontage.

### Siting and location

- C13.** The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.
- C14.** New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item.

### Visual Impact

- C15.** The design of the street elevation should be relatively uncomplicated, and consist of simple forms so that it does not visually compete with the heritage item.
- C16.** In residential zones where a higher density is permitted, new development adjoining/adjacent to a heritage item should avoid incorporating large unbroken wall areas.

## Heritage and Conservation

- C17.** Where new development is necessarily larger than its surrounding development, the bulk can be reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and the openings of its neighbours.
- C18.** Landscaping should be used to minimise the visual appearance of large wall areas in new development adjoining a heritage item.
- C19.** Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage item.
- C20.** Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.

Note: Darker colours and simple facade treatments can assist in minimising the visual impact of new development on adjoining heritage items.

## Heritage and Conservation

### 5. Conservation Incentives

#### Objectives

01. To provide incentives for the restoration and maintenance of Heritage listed items in Holroyd.
02. To ensure that conservation incentives are provided where restoration and maintenance will be compliant with the objectives of this part of the DCP.
03. To ensure that any variations to the development controls within this development control plan for a proposed development involving a heritage item does not affect the heritage significance of the heritage item or conservation area.
04. To ensure that the amenity of a streetscape and surrounding neighbourhood is not detrimentally affected by any variations to controls within this development control plan.

#### Development Controls

Note:

- Council provides a free heritage advisory service for owners of properties listed as heritage items in the Local Environmental Plan 2013, and can provide general information on design outcomes, colour schemes, building materials and fences.
  - If your property is listed on a state or national heritage register, owners may also be eligible for special State funding to help with the maintenance of your property.
- C1. Conservation incentives for heritage items are listed within Holroyd Local Environmental Plan 2013.
  - C2. When considering a development application for works involving a heritage item, Council may consider variations to development controls contained within Council's adopted Development Control Plan, provided the Council is satisfied that:
    - The proposed development complies with all of the heritage design controls contained within this Part of Holroyd Development Control Plan 2013, that
    - The proposed development will not adversely affect the heritage significance of the heritage item or its setting, that
    - The proposed development will involve a complete and full restoration of the heritage item, if this is deemed necessary by the Council, and that
    - The proposed development will not adversely affect the amenity of the surrounding area.
  - C3. When considering an application for consent to erect a building on land on which there is situated a heritage item, Council may for the purpose of determining the number of car parking spaces to be provided on the site, exclude from its calculation of the gross floor area of the buildings erected on the land part or all of the gross floor area of the heritage item, but only if the Council is satisfied this will facilitate the conservation of the heritage item.