

7

HERITAGE



HERITAGE

7.1 Introduction

This chapter of the *Inverell Development Control Plan 2013* (IDCP) applies to development associated with Heritage Items and development within Heritage Conservation Areas. In some circumstances this chapter will apply to development adjoining, or within close proximity to, a Heritage Item. Heritage Items are listed in Schedule 5 of the *Inverell Local Environmental Plan 2012* (ILEP). The five Heritage Conservation Areas within the Shire are:

- Inverell Central Business District;
- Ashford Town Centre;
- Ross Hill;
- Belgravia; and
- Pioneer Village.

The five Heritage Conservation Areas are included in the ILEP maps and shown on the maps included in **Figures 7.1 to 7.5** at the end of this chapter.

The requirements of the chapter should be read in conjunction with those provisions contained in the ILEP. Where there is an inconsistency between this chapter and the ILEP, the ILEP will prevail to the extent of the inconsistency.

7.2 Intent

- To conserve the environmental heritage of the Inverell Shire;
- To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views; and
- To provide guidance to applicants on the matters which Council will consider during the assessment of Development Applications to which this chapter applies.

7.3 Alterations and Additions

7.3.1 Scale, Form and Character

Outcome

- To ensure that new alterations and additions respect the bulk, scale, form and design characteristics of existing Heritage Items and buildings in the Heritage Conservation Areas.
- To maintain and enhance the existing streetscape.

Acceptable Solution

- Alterations and additions must respect the scale of the existing building, be subservient, and be easily interpreted as new work.
- Alterations and additions should be compatible with the existing building(s) in terms of scale, character, proportion, and materials.
- Additions must not obscure, project forward of, or alter the principal (street) façade of the building.
- Alterations and additions should not require the destruction of important elements such as chimneys, original windows and gables.
- New uses should be chosen which suit the size of the building, not requiring overwhelming changes.
- Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale as surrounding development.

7.3.2 Façades

Outcome

- To ensure that alterations and additions to the principal or street façade are limited to restoring original features to the building or removing previous detrimental alterations.

Acceptable Solution

- Original windows and doors must be retained and conserved.
- Windows must not be widened, in-filled or consolidated.



- Externally fixed security bars are considered to be contrary to the outcome of this clause.
- Metal or other pre-fabricated materials must not be used to clad timber weatherboard buildings.

7.3.3 Siting, Setback and Orientation

Outcome

- To ensure that the relationship between heritage buildings, their sites and the streetscape, are compatible with, and do not detract from the character of Heritage Items and Heritage Conservation Areas.

Acceptable Solution

- Alterations or additions should occur at the rear of the existing building to minimise visual impact on the principal (street) façade of the building.
- New structures are not to be built forward of an established building line.
- An adequate area around the building including landscaping, fencing, and significant trees should be retained.
- Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right.
- Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.
- The existing orientation pattern of buildings in the area should be maintained.
- Rear additions are generally best stepped back from side setbacks / building lines.
- Additions to the side of a building should not remove or sever car access to the rear, where it cannot be appropriately provided elsewhere.

7.3.4 Roof Form and Shapes

Outcome

- To retain characteristic scale and massing of roof forms on Heritage Items and within Conservation Areas when designing alterations and additions.

Acceptable Solution

- Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height of the original building.
- Additional rooms can be added to heritage buildings where roof forms have been carefully integrated into the existing roof form.
- If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side of the existing building.
- New roof elements such as dormer windows and skylights should be located where they are not visually prominent.
- Chimneys should be retained. Service utilities such as water heaters, air conditioning units, antennae, and satellite dishes must not be located on the principal elevation of a building.
- Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area.

7.3.5 Verandahs and Awnings

Outcome

- To retain, enhance and reinstate awnings and verandahs on buildings that are Heritage Items and buildings within Heritage Conservation Areas.

Acceptable Solution

- Original awnings over windows must be retained and conserved.
- Verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.
- Original open verandahs are not to be enclosed.



7.3.6 Verandahs and Awnings within the Inverell CBD and Ashford Town Centre

Outcome

- To retain, enhance and reinstate awnings and verandahs on buildings that are Heritage Items and buildings within Heritage Conservation Areas.

Acceptable Solution

- Original awnings including pressed metal soffit linings shall be retained and conserved.
- Awnings are to be low pitch and of similar height to adjacent buildings.
- Eaves and fascias should be consistent with the scale and character of the building and adjacent buildings.
- Awning roofing is to be opaque and generally of metal sheeting corrugated in profile.
- Verandahs and awnings are encouraged to be reconstructed where evidence of the original structure exists.
- New awnings shall not be attached to buildings specifically designed without awnings.
- Original open verandahs shall not be enclosed.
- Verandah posts should be set back at least 1m from the kerb to avoid vehicular impact damage.

7.3.7 Shopfronts

Outcome

- To retain shopfronts which contribute to the heritage significance of Heritage Items and Heritage Conservation Areas and to ensure that new shopfronts complement their significance.

Acceptable Solution

- Original or early shopfronts and/or tiling shall be retained and conserved.
- Where the original shopfront has been removed and replaced by an unsympathetic alteration, the reinstatement of earlier styles of shopfront compatible with the overall building character is desirable.
- Floor tiling provided to recessed and hamper type entrances shall be unglazed ceramic mosaic type tiles in a colour and style appropriate to the character of the building.
- Shopfronts are traditionally timber framed on early buildings such as Victorian and Federation and metal framed on Inter-War buildings and later. These shall be retained and conserved.
- New shopfront framing must generally be silver, brass, bronze or black in colour as appropriate to the character of the building.
- Previously painted surfaces such as render and timber joinery should continue to be painted.
- Face brickwork and stonework is not to be rendered, painted or coated in any way.
- Where brickwork and/or stonework have been painted, paint should be removed.
- Shopfront glazing must not be filled in with brickwork, block work, timber panels, glass bricks or blocks that will change the character of the building.
- Significant and/or early shop window signage is to be retained and conserved.
- Window and door configurations (including recessed and hamper entries) generally relate to the façade above the awning and should be retained and conserved.
- Original awnings including pressed metal soffit linings shall be retained and conserved.
- New or replacement shopfront tiling is to be glazed ceramic wall tiles in sizes 100 x 100 mm, 150 x 75 mm, 150mm x 150mm or 200 x 100 mm.
- New tiling shall generally be plain finished and white, yellow, cream, beige, burgundy, green or black in colour. Contrasting detailing using strip tiles, border tiles or skirting tiles in darker colours may be appropriate, subject to Council approval.
- Windows and doors should be in timber while shopfronts may be aluminium providing they are in the preferred colours of silver, grey, bronze, or black.
- Air-conditioning units are not permitted either on the shop front or above the awning.

7.3.8 Accessibility

Outcome

- To provide equitable access to heritage buildings and buildings within Conservation Areas that will not negatively impact on the heritage significance.



Acceptable Solution

Solutions for access:

- New access should be sympathetic and, where possible, reversible.
- New work should be evident on close inspection.
- General form, materials, finish and compatibility with architectural details of the original design should guide design.
- The ramp should be located in an area of low heritage significance.
- New access must comply with relevant Australian Standards.

Alterations and additions to Heritage Items should generally incorporate the following principles for access:

- The provision of access to the main or principal public entrance and public spaces.
- The provision of accessible toilets.
- Providing access to goods and services areas.
- Creation of access to other amenities and secondary spaces.

Access to the Principal Entry:

- The principal entry needs to be defined; it may not always be the 'front door', but the entry which most people will use.
- It can be acceptable to develop a second entry which may be more convenient for some people while maintaining a Heritage Item's significance.
- Entries should be located to minimise loss of original elements such as railing, doors, steps and windows.
- The parking area or public drop off point should be conveniently located near to the principal entry.
- Access paths and ramps should have a firm surface.

7.3.9 Materials, Finishes and Colours

Outcome

- To ensure that materials, finishes and colours used in alterations and additions respect the significance and character of Heritage Items and buildings within Heritage Conservation Areas.

Acceptable Solution

General

- The materials and finishes to the front façade of the building must be consistent with the building and should enhance the existing streetscape.
- Traditional combinations of materials used in heritage buildings should be considered when designing alterations and additions.
- The use of non-compatible materials should be avoided.

Doors and Windows

- Timber doors and windows should be retained in Heritage Items.
- New doors and windows should be of materials characteristic to the existing building, locality or an approved alternative.
- Windows above awning level must not be widened, filled in or consolidated.
- Externally fixed security bars are not permitted.

Roofing

- Original roofing should be matched in material and colour. If the original roofing is expensive (eg slate), corrugated iron is a suitable alternative at the rear of the building.
- Traditional stepped flashings, roof vents, gutter moulds, down-pipes and rainwater heads should be used.

Brickwork

- New face brickwork should match the existing brick in colour, texture, jointing and mortar colour.
- Existing face brick or stone on Heritage Items or buildings within Heritage Conservation Areas should remain unpainted and unrendered.



Imitation Cladding

- Timber board imitations are not acceptable unless the exact profile can be matched.
- Existing parapets are not to be clad in metal sheeting.

Colour Schemes

- Alterations and additions should employ colour schemes which do not detract from traditional colour schemes in the area.
- Colour schemes suitable to the period of the building should be used.
- Unpainted brick or stone should remain unpainted.

Paving and Driveways

- Preferred materials for driveways include concrete wheel strips and gravel. Plain or stamped concrete should be avoided.
- Wheel strips over public footway areas are preferable to solid driveways.

7.3.10 New Doors, Windows and Detail

Outcome

- To ensure that the character and pattern of new door and window openings and architectural details in alterations or additions is compatible with the appearance of the original buildings and the area as a whole.

Acceptable Solution

- Alterations should avoid arbitrary changes to door and window openings or other features which do not fit in with the symmetry or character of the original building design.
- If the street front of the original building is symmetrical, the addition should avoid simply extending the original design across the addition.
- New detail and openings should be simple in character using colours and materials which complement the original fabric.

7.3.11 Removal of Unsympathetic Alterations & Additions

Outcome

- To ensure that contributions of all periods to a place are respected and that removal of any fabric only occurs when it is of slight significance, and the fabric which is to be revealed is of much greater significance.

Acceptable Solution

- Additions which are obviously out of character with the original design may be removed, whereas it may be preferable to retain well integrated additions or substantial alterations to the existing building.

7.3.12 Services and New Technologies

Outcome

- To minimise any obtrusive effect of new building services and technical equipment on Heritage Items and buildings within Heritage Conservation Areas.

Acceptable Solution

- Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main (street) elevation or attached to chimneys on Heritage Items. In Heritage Conservation Areas they should be hidden from view as much as possible.
- Air-conditioning units, ducts, satellite dishes and the like are not permitted above awnings within the Inverell CBD or the Ashford Town Centre Heritage Conservation Areas.
- Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.



7.3.13 Landscaping

Outcome

- To maintain consistency in gardens, open spaces and tree planting in a heritage streetscape and to ensure that planting does not compromise important views into or out of Heritage Items or Heritage Conservation Areas.

Acceptable Solution

- When selecting suitable trees, the following should be considered: the varieties that already exist in the area; the size of the tree when mature; the potential of the chosen species to interfere with services, retaining walls and other structures.
- Hard surfaces should be kept to a minimum. Screening of hard surfaced areas is encouraged.
- Garden structures should be appropriate to main buildings in terms of scale, style and materials.
- Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.
- New landscaping should not interfere with the appreciation of significant building aspects such as building façades.

7.3.14 Fences

Outcome

- To retain original existing fencing and provide for new fencing that is consistent with established fence patterns.

Acceptable Solution

- Original fences should be retained and conserved and should be repaired rather than replaced where possible.
- Fences should be simple with a level of detail comparable to the house.
- Tall solid masonry walls or colorbond fences shall not be constructed forward of the established building line (ie front and side boundaries).
- Front fences should generally be open or transparent (a minimum of 50% transparent) or backed with a hedge, not solid. Fences should be of a scale comparable to the street.
- Front fences should be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry, timber and wire or metal palisade in style and should not exceed 1.2m in height.
- Plain or colour treated metal fences are not considered to be appropriate for Heritage Conservation Areas or Heritage Items on any street frontage or side boundary.

7.4 New Development and Buildings

This section relates to new development on the site of a Heritage Item and on vacant land in a Heritage Conservation Area. In some cases it will also apply to new development on land which is adjoining or in the vicinity of a Heritage Item or a Heritage Conservation Area.

7.4.1 General

Outcome

- To ensure new development respects the character of its surrounds; however, respect does not mean copying.
- To facilitate new development which is contemporary in design, is well integrated with and relates harmoniously to its older neighbours.

7.4.2 Siting a New Building

Outcome

- To ensure that the scale and siting of new development respects the significance and character of the surrounding area and does not detract from the scale, form, unity, and character of Heritage Items or Heritage Conservation Areas.



Acceptable Solution

- New development should have regard to the established patterns of the locality including the typical location and orientation of existing buildings on surrounding lots.
- The siting of new residential buildings should allow for a generously sized front garden which will assist in its successful integration.
- New development should be sited behind the building line of any adjoining Heritage Item.

7.4.3 Scale

Outcome

- To ensure that the scale of a new building respects the significance of, and is compatible with, the character of the surrounding area.

Acceptable Solution

- The scale of a new house should be related to the size of the lots that comprise the historical subdivision pattern of the area.
- New buildings should be in scale with surrounding dwellings. Large houses on small lots will tend to look awkward and dominate the surrounding area.
- New houses should generally remain at single storey in areas where the majority of buildings are single storey.
- Landmark buildings in Heritage Conservation Areas which may be Heritage Items, mansions or public buildings will generally be surrounded by single storey buildings, or those of a lesser scale. These landmark buildings cannot be used as a precedent for increasing the scale of new buildings. New buildings should relate to the scale of existing development around the landmark and respect its prominence.

7.4.4 Proportions

Outcome

- To ensure that the proportions of the new building respect the significance and character of the surrounding area.

Acceptable Solution

- Openings in visible frontages should retain a similar ratio of solid to void as that established by the original older buildings.
- New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.
- New buildings should establish connection with nearby buildings by incorporating important design elements such as verandahs, chimneys or patterns of openings.

7.4.5 Setbacks

Outcome

- To ensure that the setback of the new buildings respects the significance and character of the surrounding area.

Acceptable Solution

- New development is not to be built forward of an established building line.
- Where the new building will be large or obtrusive it should be set well back and heavily screened with landscaping elements.
- If the established building line varies, the new building should not be set closer to the street than any adjoining historic buildings (even if it is not a Heritage Item).
- Setback from side boundaries should be consistent with typical buildings in the immediate vicinity.

7.4.6 Façades

Outcome

- To ensure new buildings reinforce the existing pattern and character of rectangular building forms and bays, windows and openings must be vertical in proportion.



7.4.7 Form & Massing

Outcome

- To ensure that the form, massing and overall shape of new buildings, particularly roofs, façades and verandahs respect the significance and character of the surrounding area.

Acceptable Solution

- New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.
- New buildings and dwellings should have ridges of the same height as surrounding development.

7.4.8 Landscaping

Outcome

- To ensure that new landscaping respects the significant characteristics of both Heritage Items and Heritage Conservation Areas.

Acceptable Solution

- Generous green landscaped areas should be provided in the front of new residential buildings.
- New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building façades.
- Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.

7.4.9 Detailing

Outcome

- To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.

Acceptable Solution

- Avoid imitation or synthetic materials and detailing. These tend to give an impression of superficial historic detail.
- Avoid meticulously following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate.

7.4.10 Materials, Finishes and Colours

Outcome

- To ensure that materials, finishes and colours used in new development respect the significance and character of Heritage Items and buildings within Heritage Conservation Areas.

Acceptable Solution

Doors and Windows

- New doors and windows should proportionally relate to typical openings in the locality.
- Simply detailed four panel doors or those with recessed panels are generally appropriate.
- Mock panelling, applied mouldings and bright varnished finishes should be avoided.
- New buildings should incorporate windows which have vertical orientation.
- Standard windows in modules of 900mm wide should be limited to single or double format only. The most suitable windows are double hung, casement, awning or fixed type.
- If a large area of glass is required, vertical panels (mullions) should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void.
- Coloured glazing, imitation glazing bars and arched tops are not encouraged.
- Within the Inverell CBD:
 - Windows and doors shall preferably be in timber.
 - Shopfronts may be aluminium providing they are in the preferred colours of silver, grey, bronze or black.



Roofs

- Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. Pre-finished iron in grey or other shades in some circumstances may also be suitable.
- Tiles may be appropriate in areas with buildings dated between 1900 and 1930. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terracotta tiles make them inappropriate.
- Modern profile steel (trim-deck) roof sheeting is not appropriate.
- Ogee or quad profile guttering is preferable and plastic downpipes should be avoided in prominent positions (street elevation).

Paving

- Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided.
- Hard driveway surfaces must not dominate the front garden area.

Walls

- Cladding materials which set out to imitate materials such as brick, stone and weatherboard should be avoided.
- 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.
- Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork (not deeply raked).
- Textured sandstock bricks are to be avoided.

7.4.11 Garages, Carports, Sheds and Tennis Courts

Outcome

- To ensure that garages, carports, sheds and tennis courts do not detract from the character of Heritage Items and Heritage Conservation Areas due to inappropriate location, design and materials.

Acceptable Solution

- Garages, carports and sheds should be detached and located at the rear of the site or set well back at the side of a building behind the established building line.
- Garages, carports and sheds are not to dominate the existing building, site or streetscape.
- Garages should be set back a minimum of 900mm from the side and rear boundary.
- Prefabricated and/or aluminium carports, garages and sheds are not permitted at the side or in front of Heritage Items or contributory buildings in Heritage Conservation Areas.
- If connected to the main dwelling, garages should be positioned well behind the building line or be positioned behind the dwelling.
- Colours and materials should match the existing buildings and blend into the surrounding landscape. Custom orb iron roof profile and timber board profile cladding wall are common materials used.
- Garages, carports and sheds should have simple hipped, gable or skillion roofs depending on the design of the existing main building.
- The pitch of a garage or carport roof should, in most cases, be comparable to or slightly lower than that of the main building – generally 25° – 30°.
- Existing outbuildings should be maintained and reused wherever possible.
- Simple open light construction carports are preferable to solid heavily detailed buildings.
- Shipping containers are not permitted to be used as storage sheds.
- Tennis courts should not be sited so as to intrude on the setting of the main building. They should be located to the rear of the main building(s).
- The use of landscaping such as screening or planting and front fences should be used to integrate the structure with its site.

7.4.12 New Commercial Buildings in Heritage Conservation Areas

Outcome

- To ensure that new commercial development is compatible with, and does not detract from the character of Heritage Conservation Areas.



Acceptable Solution

Building Heights and Setbacks

- The height of buildings should reinforce the desired scale and character of the area.
- Any new buildings within the Inverell CBD or Ashford Town Centre should be constructed on the street alignment without setbacks and orientated towards the street.
- A recessed entrance not more than 50% of the street frontage may be appropriate in some circumstances.
- Any new commercial buildings outside of the Inverell CBD should be constructed to match the existing street alignments to the adjacent properties and orientated towards the street.

Services

- Service structures, and plant and equipment within a site, should be an integral part of the development and should be suitably screened.

On – Site Loading and Unloading

- Facilities for the loading and unloading of service vehicles should be suitably screened from public view and when viewed from the street.

Design of Car Parking areas

- Direct vehicle access from Byron and Otho Streets (within the Inverell CBD Conservation Area) is out of character with the streetscape and is not permitted. All vehicle access is to be from the rear lane.
- Car parking areas should be located and designed to provide landscaping where practicable to shade parked vehicles and screen them from public view.
- Car parking areas should provide for access off minor streets, and for the screening from public view of such car parking areas from surrounding public spaces and areas.

Car Park Structures

- Should incorporate a façade designed to complement adjoining buildings in an urban context and be set back from the street frontage and out of view if possible.

Roof Form, Parapet and Silhouettes

- Where the prevailing pattern of roof forms assists in establishing the character of a townscape, new roof forms should seek to be compatible with the shape, pitch and materials of adjacent buildings.
- Parapet heights and articulation should be compatible with earlier surrounding buildings.
- Lightweight materials such as ribbed coloured metals should not be used on vertical wall or parapet surfaces.
- New verandahs should be based on design principles of traditional verandahs with sloping roofs, galvanised iron and regularly spaced columns.
- Within the Inverell CBD:
 - Parapets are to be constructed of masonry or rendered masonry;
 - Awnings are to be low pitch and of similar height to adjacent buildings;
 - Eaves and fascias shall be consistent with the scale and character of the building and adjacent buildings; and
 - Awning roofing is to be opaque and generally of metal sheeting corrugated in profile.

7.5 New Development in the Vicinity of Heritage Items

7.5.1. General

Outcome

- To ensure that new buildings provide a setting for adjoining Heritage Items so that their historical context and heritage significance are maintained.



Acceptable Solution

- Development in the vicinity of listed Heritage Items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.
- New development should have regard to the established siting patterns of the locality.
- New development should generally be set back from the building line of the adjoining or adjacent heritage item.
- The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.

7.6 Signs and Advertising

7.6.1. General

Outcome

- To ensure that signs, and in particular advertising signs, respect and enhance the amenity of the area.

Acceptable Solution

New Signs

- The scale, type, design, location, materials, colour, style and illumination of any sign should be compatible with the design and character of the building(s) and should not intrude on the visual qualities of the townscape.
- The architectural characteristics of the building should always dominate.
- Signs must be simple in design and avoid a proliferation of advertising which will be confusing and detract from a Heritage Item or Heritage Conservation Area.
- Signs should be either painted or powder coated timber or metal sheet.
- Signs must fit within the architectural forms of the building, must not obscure architectural features (including windows and doors, verandahs or balustrades) of the building and/or adjoining buildings.
- Signs must not break into the parapet line and be located in traditional signage areas on the building.
- Signage colours must complement the heritage colour scheme.
- Signs must be fixed in such a way that they do not damage significant heritage fabric of the building and shall be easily removable.
- Where the building is face brick, a sign may not be painted directly onto the brickwork. A face plate of maximum thickness 5mm must be used.
- Advertising signs must directly relate to the use or activity carried out in the same building to which they are attached/erected.
- Above awning signs must not be illuminated.
- A maximum of one under awning sign and one above awning sign is permitted per lessee/owner.
- Hanging (ie bracketed) signs are limited to one below the awning per lessee/owner.
- Sandwich boards are permitted providing they do not exceed 1m²
- One sign is permitted on a side wall.
- Awning fascia signs should be as follows:
 - A minimum of 75% of the fascia sign shall be the same depth as the fascia; and
 - A maximum of 25% of the fascia sign may be twice the depth of the fascia.
- Signs should be located flush with the wall surface.
- Signs not permitted are:
 - Roof top signage, boxed and/or internally illuminated signs above awning level, neon, flashing, colour change or movement signs, projecting wall signs above awning level, signs above cornice level and those that are fluorescent and/or of iridescent paints.
- Should any existing signage be removed then the replacement signage must comply with this chapter of the IDCP.

Original Signs

- Early signage has cultural value and should be retained and conserved.

Colour

- Colours should be sympathetic to the surrounding area and be related to the colours of the building.
- The use of entire glazed shopfronts for temporary notices is not considered appropriate, nor is the use of temporary fluorescent signwriting.
- The use of bright corporate colours and sign designs which are not related to the architecture or character of the area and building are not considered appropriate.



Lettering Styles

- Traditional styles of lettering can be interpreted for modern buildings such as the use of raised lettering or traditional styles such as clarendon, ionic, tuscan, modern and fat.

7.7 Subdivision of Land

7.7.1. General

Outcome

- To ensure that subdivision is consistent with and respects the heritage significance of Heritage Items and Heritage Conservation Areas.

Acceptable Solution

- Subdivisions should not substantially alter the density of development such that the character and heritage significance of the Heritage Item or Heritage Conservation Area is adversely affected.
- The lot and subsequent building spacing (frontage widths, side and front boundary setbacks) should be typical of surrounding development such that:
 - Vistas and views to and from Heritage Items are not interrupted or obscured;
 - The landscape quality of the Heritage Conservation Area streetscape is retained; and
 - The setting of Heritage Items and a satisfactory curtilage, including important garden and landscape elements, is retained.
- The design of works and services, such as kerbing and guttering, access crossings and the like should be consistent with original elements of the Heritage Item or Heritage Conservation Area.
- Subdivision should not require rearranged existing or historic vehicular access or car parking that would adversely affect the streetscape of the Heritage Conservation Area.





Figure 7.1 – Inverell CBD Conservation Area



Figure 7.2 – Ross Hill Conservation Area



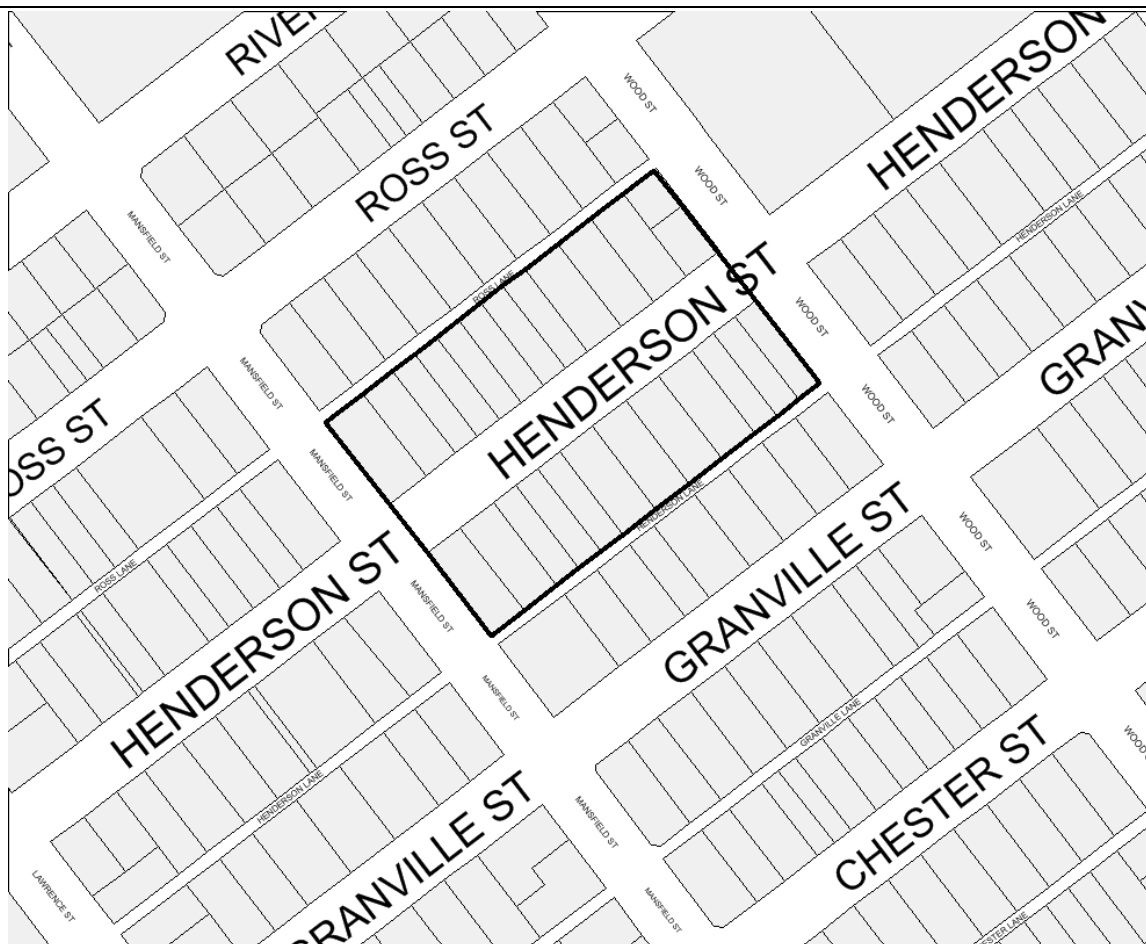


Figure 7.3 – Belgravia Conservation Area



Figure 7.4 – Pioneer Village Conservation Area





Figure 7.5 – Ashford Town Centre Conservation Area

