

Chapter 5 g)

Heritage Development

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Heritage Development

This section looks at the significance of heritage items and areas of historic interest and identifies methods of conserving and preserving heritage in the shire whilst allowing for new development to proceed in and around such items and areas. Council completed a Community Based Heritage Study in 2002 through the services of a Heritage Architect. This Study and the heritage provisions in the Narromine LEP and this DCP aim to:

- Protect the Narromine Shire's built heritage and history;
- Protect the Narromine Shire's indigenous heritage and history;
- Protect and enhance the community's sense of identity and place; and
- Protect and manage heritage items and places.

New Development

Where new development is proposed on a site where a heritage item or item of Heritage Interest is situated, the values of that item are to be conserved and managed.

The following general guidelines apply to all development involving a heritage item:

- Maintain the general scale, height, bulk and proportions of traditional buildings;
- Do not overwhelm the original building with an extension, consider creating separate buildings with a linkage;
- Do not significantly alter original facades of buildings and prominent frontages. Additions are better suited to the side or rear;
- Where possible, keep floor levels similar to adjoining buildings (subject to Council's Flood Policy); and
- Do not use a mixture of features from different eras or add pseudo historic features to new buildings.

What is a Conservation Management Plan (CMP) and when is it required?

A CMP is a document prepared in accordance with the guidelines prepared by the then NSW Heritage Branch (now Office of Environment and Heritage) which documents the heritage significance of an item, place or conservation area and identifies the conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

A CMP may be required to accompany a development application where:

- The proposal is on land which contains an item listed on the State Heritage Register;

- The proposal consists of a major redevelopment involving land which contains a heritage item;
- The proposal will significantly impact upon the Statement of Significance of a heritage item;
- The proposal will impact the curtilage or significant elevations of a heritage item
- The proposal will significantly materially affect a heritage item.

Maintenance

Maintenance of a heritage item or item of Heritage Interest is important. Maintenance means the ongoing protective care of a heritage item. Alterations and additions or the introduction of new materials, technology or features are not included as maintenance.

Typically maintenance works include:

- Clearing and repairs to gutters and roofing to prevent deterioration;
- Ensuring fixtures are securely held in place;
- General repairs to doors, gates and fences;
- Sealing gaps in walls;
- Painting previously approved painted surfaces with the same colours (this may include internal walls); and
- Pest control measures.

To ascertain what level of information is required to be submitted with a development application, such as whether a heritage impact statement is required, contact Council's planning section and Council's Heritage Advisor prior to preparing your application.

Upgrading of Existing Buildings

Extensions, additions, new signage, new buildings associated with a heritage item or item of Heritage Interest, and a change of use will require development consent. A separate written statement of environmental effects will be required to be submitted with any development application.

Significant works such as new buildings, major renovations, major extensions (over 25% increase in total floor area) will require a heritage impact statement (HIS) to be submitted. A heritage impact statement is a document which assesses the impact of any proposed development on the heritage significance of the building.

Demolition

Generally the demolition of heritage items or item of Heritage Interest and complementary buildings (including partial demolition) should not be supported. If demolition works are proposed of a structure of heritage significance, then a demolition report demonstrating that the structure is not

reasonably capable of retention and outlining alternate measures must be undertaken and submitted with the development application. The report should show why the building cannot be retained taking into account the heritage significance of the building. This report must be prepared by a qualified and experienced practising structural engineer. The development application must detail the architectural features of the proposed replacement building.

If demolition is proposed on economic grounds, a statement from a quantity surveyor comparing the cost of demolition against the cost of retention should be submitted.

If demolition is required in the event of an emergency or for reasons of public safety, then these requirements may be waived.

Adaptive Reuse

Intent

1. To encourage land owners to seek a new use for the building that is compatible with its original use;
2. To protect significant places and areas for the benefit of future generations;
3. To encourage new work that is identifiable as contemporary, rather than an imitation of the original, historic style of the building; and
4. To enable the reuse of significant buildings for new residential or commercial opportunities.

What is Adaptive Reuse?

Adaptive reuse is a process that changes a disused or ineffective item into a new item that can be used for a different purpose – a compatible use.

“Compatible Use” – A use which respects the cultural significance of a place.

Keeping and reusing historic buildings has long-term benefits for the communities that value them. When done well, adaptive reuse can restore and maintain the heritage significance of a building and help ensure its survival. Sometimes adaptive reuse of a building can encourage the use of a vacant, older building, preventing it from falling into disrepair.

Significant buildings, adapted well, are uniquely attractive to potential purchasers of the property.

Successful adaptive reuse should:

- involve minimal change to significant fabric and setting of the building;
- respect the associations and meanings of the building; and

- where appropriate, provide for the continuation of practices which contribute to the cultural significance of a place.

Local Heritage Register

The 'significance' of a building is not necessarily denoted by its age. Significance can also be based on historical, aesthetic, social and research/technical values.

As mentioned above, During the Community Based Heritage Study, a number of buildings and sites within the Shire were identified as significant. These items are listed in the Local Heritage Register kept electronically at the Narromine Shire Council Offices. Individual Statements of Significance are associated with each item in the Local Heritage Register.

Criteria

While each proposal for alteration of an item is assessed on its merits, an alteration should consider the Statement of Significance associated with the item and endeavour to maintain or preserve the context of the item in terms of the Statement of Significance. This should be addressed in the Heritage Impact Statement lodged with an application for adaptive reuse with Council.

Subdivision

Subdivision of a place is generally detrimental to significance and should be approached with caution. If the place is divided into parts, ensure that each has the potential to support a compatible use.

Assessment

During the assessment of an adaptive reuse proposal, the following questions are to be considered:

- Can the evidence of former significant uses be retained, interpreted and appreciated?
- Will there be opportunities for reconstruction of 'lost' components and functions?
- Will the needs of the new use be consistent with the policy for the place?
- Are any new works consistent with the policies for works to the place?
- Are new works reversible?



The National Australia Bank Building which has been converted into 'shop-top housing'

Aerodrome Heritage Provisions

The Narromine Aerodrome is listed in its entirety under the Narromine LEP 2011. Special provisions relate to this locality in regard to heritage. These provisions can be seen in Chapter 5 (f) Narromine Aerodrome.