

## Chapter B13: Heritage Areas/Development

### 1.0 Introduction

#### 1.1 Scope of this Chapter

This chapter applies to all development on or in the vicinity of Heritage Listed Items and within Heritage Conservation Areas/Heritage Precincts within the Kempsey local government area.

More specifically, this chapter applies to:

- a) European heritage only. Aboriginal Heritage is addressed in [Chapter B12](#);
- b) Items of Environmental Heritage listed in Schedule 5 - Part 1 – Heritage Items of Kempsey Local Environmental Plan 2013 (KLEP 2013);
- c) Heritage Conservation Areas as identified in Schedule 5 – Part 2 – Heritage Conservation Area of KLEP 2013. Heritage Conservation Areas are found in:
  - Bellbrook; and
  - Gladstone.
- d) The following Heritage Precincts identified in this Chapter:
  - Frederickton;
  - Smithtown;
  - East Kempsey;
  - South West Rocks;
  - Kempsey; and
  - West Kempsey.
- e) Heritage Items and Conservation Areas within the Kempsey local government area that may be listed in other planning instruments and legislation.

#### 1.2 Relationship to Other Chapters of this DCP

The provisions contained in Chapters included in Parts C, D, E and F of this DCP override the provisions of this Chapter to the extent of any inconsistency.

### 2.0 Chapter Objectives

The objectives of this chapter are:

- a) To promote the conservation of heritage within Kempsey Shire.
- b) To conserve and enhance the heritage character and streetscape values of Heritage Conservation Areas and Heritage Precincts, by providing development guidelines that ensure that development is sympathetic and complementary to Heritage Conservation Areas and Heritage Precincts.

### **3.0 Guidelines**

#### **3.1 Do I need a specialist Heritage Consultant?**

A heritage conservation management plan or similar heritage management document, prepared by a suitably qualified heritage consultant, may be required for development on land that is within a heritage conservation areas or on land on which a heritage item is located to identify likely impacts and how these impacts are minimised or mitigated.

#### **3.2 Required Documents for Development Applications**

The following information may be required to be submitted with development applications. Pre-lodgement advice from Council will be required to identify which of the following items will be required for the specific development proposal.

- a) Application form and the prescribed fee;
- b) Drawings (existing plan, proposed new work, elevations and sections) to scale, preferably 1:100;
- c) Statement of Environmental Effects;
- d) Schedule of finishes and samples and/or colour board;
- e) Archival or photographic record;
- f) Statement of Heritage Impact, prepared by a suitably qualified heritage consultant (the NSW Heritage Manual contains more detailed information regarding Statements and their preparation);
- g) Character Assessment;
- h) Engineering Assessment;
- i) Conservation Policy;
- j) Conservation Management Plan (a combination of a Statement of Heritage Significance, Conservation Policy and Management Guidelines. More information is available in the NSW Heritage Manual and online at [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au));
- k) An Archaeological Assessment may be required if the site contains archaeological relics or has known archaeological potential.

#### **3.3 Heritage Incentives**

Under clause 5.10(10) – Conservation Incentives of KLEP 2013, Council may allow a building listed as a heritage item or within a Conservation Area to be used for a purpose which would not normally be allowed within the Zone, only where Council is satisfied that the retention of the building depends on the granting of the consent. The applicant must also meet a number of other tests, including showing that the amenity of the area will not be negatively affected.

If the original use of a place becomes redundant, finding another similar use may help in retaining the place's significance. The conservation incentive relating to heritage items in the KLEP 2013 allows for other uses in heritage listed buildings which may not be otherwise allowable within the zone. Contact Council staff for further information.

## **4.0 Development Requirements – General**

### **4.1 Desired Outcomes**

DO1 - New buildings do not take the form of architectural replicas of Heritage Items and heritage character buildings.

DO2 - Alterations and additions:

- Respect the architectural character and style of the building and area concerned;
- Provide an appropriate visual setting for heritage items and other elements within heritage conservation areas; and

#### **Development Requirements**

Nil.

### **4.2 Accessibility**

#### **Desired Outcomes**

DO1- Disabled access is provided to buildings:

- In accordance with the Disability Discrimination Act, Building Code of Australian and the Premises Standards; and
- In a manner that does not impact on their heritage significance.

#### **Development Requirements**

##### New development, alterations and additions

- Do not obscure the appearance or prominence of existing Heritage Items or buildings that contribute to the character of Heritage Conservation Areas/Precincts when viewed from adjoining streets or public areas.
- Do not obscure important vistas to significant landscape elements that contribute to the setting of the heritage item/conservation area/heritage precinct, such as vistas of rivers, heritage buildings or associated heritage places.
- Do not involve the destruction of important elements such as chimneys, windows and gables, or the rendering of face brick walls.

### **4.3 Change of Use and Adaptive Re-use**

When a purpose built building is no longer fit for that purpose, new uses need to be established. It is expected that some changes will be necessary to facilitate that new use.

**Desired Outcomes**

DO1 - The adaptive re-use of a building does not adversely affect the heritage significance of the building, conservation area or heritage precinct and character of a place.

**Development Requirements**

Nil.

**5.0 Development Requirements – Form****5.1 Size and Scale****Desired Outcomes**

DO1 - Alterations and additions respect the character of the building (eg heritage item) and surrounding area.

DO2 - New uses:

- suit the size and arrangement of the building; and
- do not require substantial changes to the building that negatively impact on its heritage significance.

DO3 - The development is of a suitable scale, taking into consideration the following design aspects:

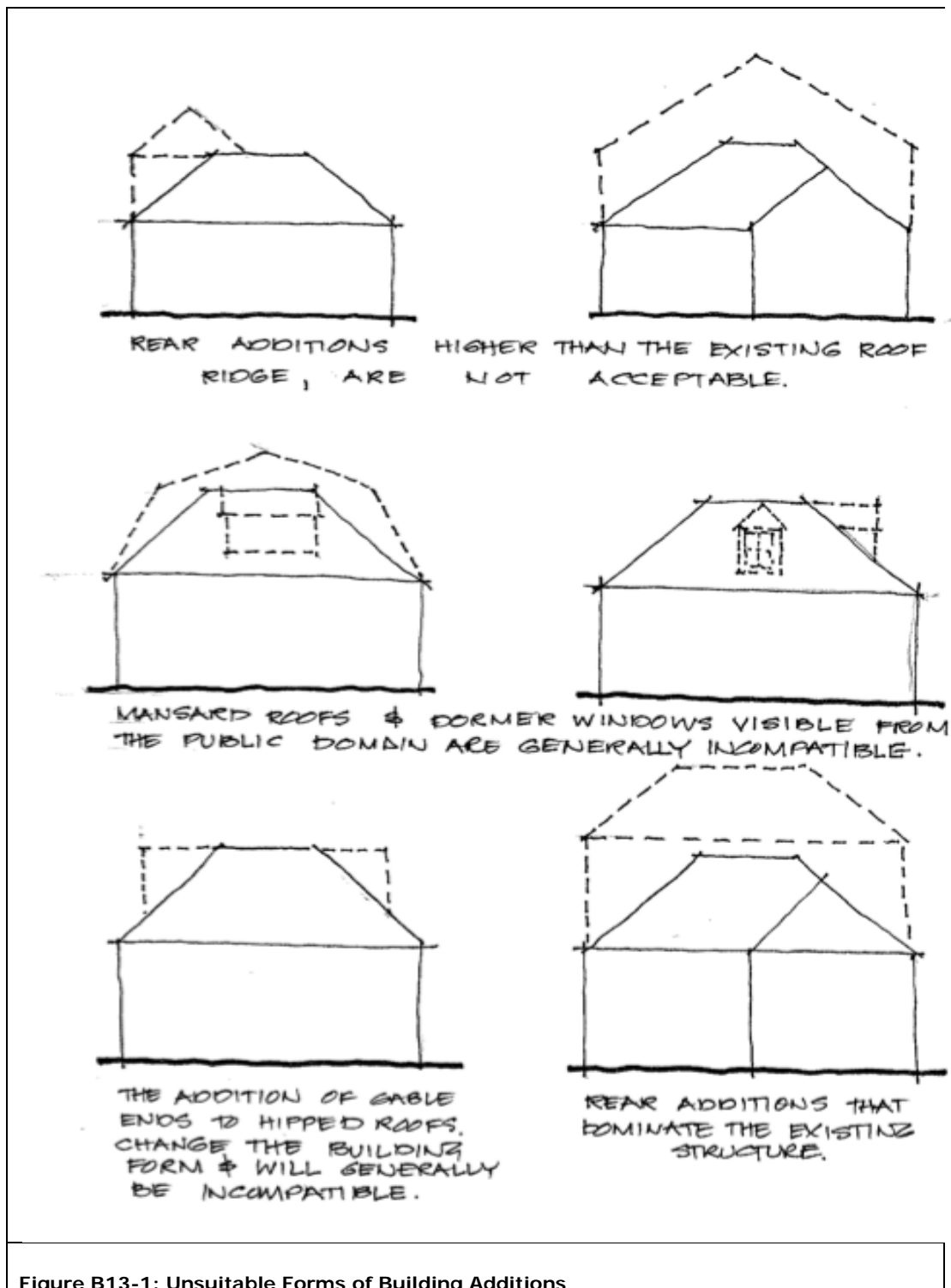
- Compatibility with the main ridge line heights of original surrounding buildings;
- Compatibility with natural ground or street levels;
- Ensuring different parts of the building are in scale and proportion with the whole;
- Ensuring the scale and form of new verandahs relate to the scale and form of those existing in adjacent buildings; and
- The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. New buildings should be in scale with surrounding dwellings (as illustrated in figure B13-4).

**Development Requirements****Building Forms**

a) Additions to and new buildings do not take the following forms (as illustrated in Figure B13-1):

- (i) Rear additions/new buildings that are higher than the existing roof ridge;
- (ii) Mansard roofs;
- (iii) Incorporate dormer windows visible from the street;
- (iv) Incorporation of gable ends into existing hipped roof forms;
- (v) Forms that dominate the existing structure; and
- (vi) Large unbroken roof spans, particularly in flat areas of low scale buildings.

- b) Additions, alterations and new buildings adopt the following forms (as illustrated in the Figures B13-1 and B13-2), where appropriate:
- (i) Additions of pavilions to the rear of the existing building, which are of lower height than existing buildings and may be connected to the existing building by a lower connecting roof form;
  - (ii) Integrated extensions of hipped or gable roof forms, subject to adequate articulations (eg stepping) in long roof lines; and
  - (iii) Skillion addition extensions that are lower than the existing roof that it is attached to.



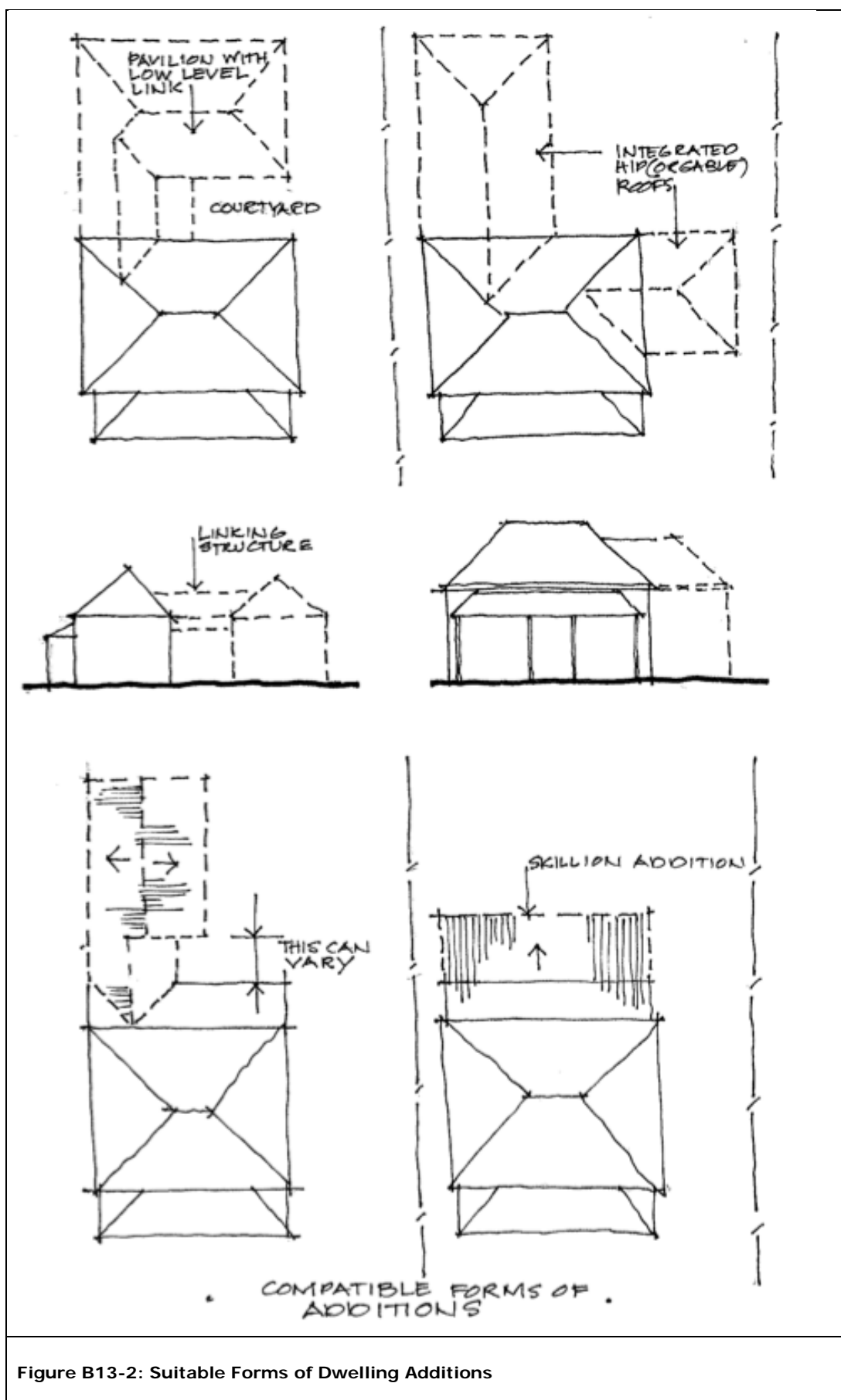


Figure B13-2: Suitable Forms of Dwelling Additions

## 5.2 Setbacks

### Desired Outcomes

DO1 - The setbacks of new buildings and building additions are compatible with the existing buildings and the streetscape and do not adversely affect the heritage values of any building, heritage conservation area or heritage precinct.

### Development Requirements

- a) Where there is a uniform historically based setback, this setback ~~is~~ shall be maintained in a new development.
- b) Where a building has been demolished to make way for new development, the former building's set back should be adhered to in the new development.
- c) Setbacks from side boundaries are to be consistent and/or compatible with the setbacks to typical buildings in the immediate vicinity.

## 5.3 Proportions – Facades and Elevations

### Desired Outcomes

DO1 - The shape, proportion and placement of openings in visible elevations are similar to that established by the original or older buildings, where appropriate, and contribute to the pattern or rhythm of building facades established along the streetscape.

### Development Requirements

- a) New buildings incorporate the typical proportions of surrounding development, even when using modern materials.
- b) New buildings establish a neighbourly connection with nearby buildings by way of reference to proportion, material selection and important design elements such as verandahs, chimneys or patterns of openings.
- c) The façade skyline is castellated to match existing adjoining skylines of original façades, where appropriate. This is particularly relevant in shopping and commercial areas.
- d) Facades incorporate embellishments and pediments, either consistent with adjoining buildings that are consistent with the historic period, or incorporate appropriate treatment.
- e) New buildings and additions shall not replicate facade treatments ~~in~~ of the existing and neighbouring buildings.

## 5.4 Roof Forms/Shapes

### Desired Outcomes

- DO1 - The characteristic scale, form and massing of roofs within Conservation Areas, Heritage Precincts and on Heritage Items is maintained.
- DO2 - Roofs of extensions are designed so that they relate to and integrated with the existing roof through pitch, eaves and ridge height.
- DO3 - Commercial development/redevelopment adopts height, roof form, parapet and silhouettes from neighbouring buildings in order to maintain compatibility with the heritage character of the streetscape/street edge.

### **Development Requirements**

#### Form/Shape

- a) The footprint and form of the existing roofs should not be changed.
- b) Roof forms of additions to heritage buildings are to be carefully integrated into the existing heritage building (as illustrated in the Figures B13-1 and B13-3).
- c) If it is important that the roof form remains unaltered, additional rooms are to be added in a detached pavilion form placed at the rear or possibly the side of the existing building. This does not preclude loft space development where there is sufficient head room without altering the roof.
- d) New roof elements such as dormer windows and skylights should generally not be used where they are visually prominent. "Pop top" additions to roofs are generally discouraged.
- e) Chimneys are to remain intact as a prominent feature of the built form.

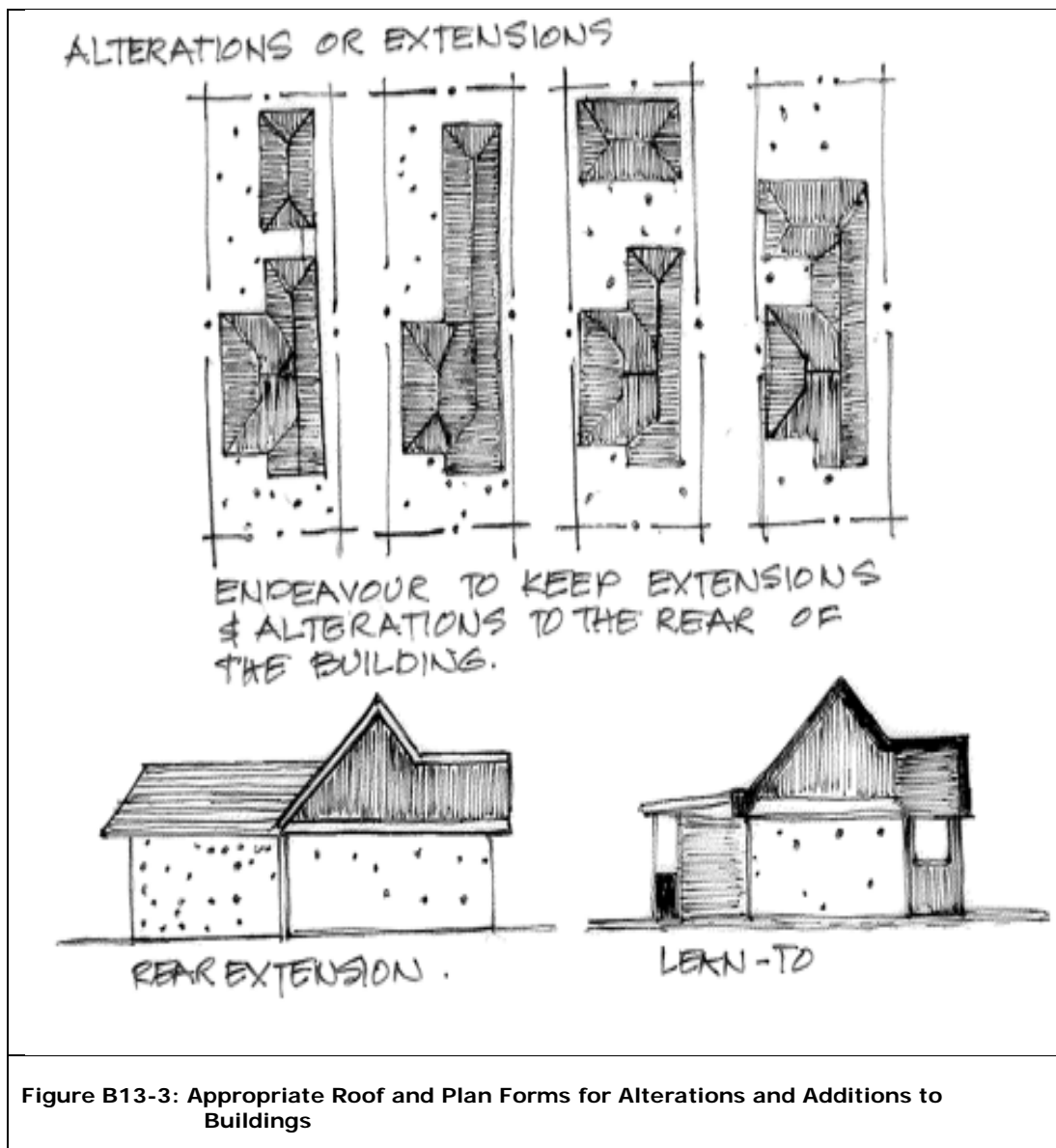
#### Residential Buildings

- f) A pitched roof of 35° or greater is preferred with a minimum of 25° pitch. The combinations tend to be one of the following:
  - (i) Steep pitched hip roof and skillion verandah;
  - (ii) Hip roof and bullnose verandah;
  - (iii) Dutch gable;
  - (iv) Double and triple gable with bullnose verandah;
  - (v) Steep pitched gable with skillion verandah; and
  - (vi) Hipped roof and skillion verandah.

#### Commercial Buildings

- g) New roof forms are to be compatible with the shape, pitch, and materials of adjacent buildings.
- h) Parapet heights and articulation are to be compatible with surrounding buildings.
- i) New verandas and awnings are to be based on design principles of traditional verandas of the appropriate era which may be sloping roofs of galvanised steel and regularly spaced columns.





## 6.0 Development Requirements – Building and Site Elements

### 6.1 General

#### Desired Outcomes

DO1 - New infill residential development incorporates the following important elements:

- Repeat the same size of driveways;
- Repeat the same pattern of openings;
- Avoid large paved areas;
- Incorporate appropriate landscaping;
- Avoid overlooking and over shadowing;
- Do not copy a heritage item;
- Garages and driveways shall not dominate the building elevation and street frontage;

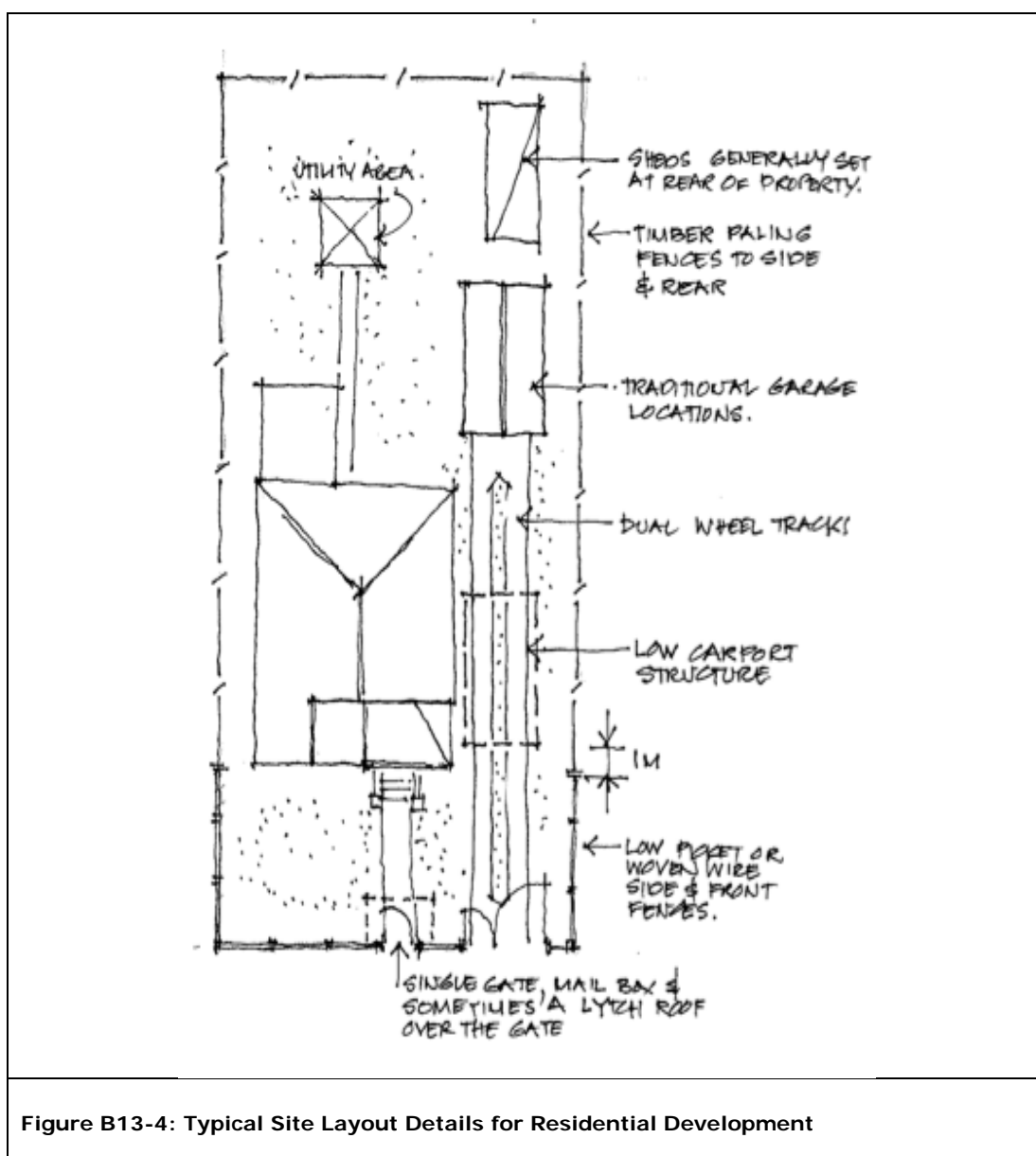
- The siting of new buildings is compatible with the significance and character of the surrounding area; and
- New development has regard to the established patterns of subdivision of the locality with regard to the typical location and orientation of buildings on an allotment.

DO2 - New building elements do not replicate existing building elements, as this will make it hard to distinguish between the old and the new.

DO3 - The impact on the existing fabric and elements of the building are minimised.

### Development Requirements

Nil. Refer below.



## 6.2 Building Materials, Colours and Detailing

### Desired Outcomes

DO1 - Materials and colours of the building:

- are appropriate to the significance and character of the building and surrounding area; and
- are compatible with colours used in the building and streetscape.
- repainting of heritage items shall be based on known former colour schemes where possible determined by paint scrapings and analysis of paint layers.

**Note** - there are many variances of a heritage colour palette and variations or additional colours will be assessed on their merits, as long as justification is provided and considered in any DA lodged.

### Development Requirements

- a) Additions to heritage buildings shall incorporate traditional combinations of materials that are compatible with the original/existing building. Original materials and details on older buildings need not be copied, but can be used as a reference for new elements.
- b) It may not be appropriate or necessary to replicate the original combination of materials used. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate. The use of fibre cement planks in view of weatherboard is to be avoided.
- c) The use of highly reflective materials is to be avoided.
- d) The use of faux finishes and detailing to replicate heritage buildings and their design is to be avoided. These tend to give an impression of superficial historic detail and are often incorrect in form and proportion.
- e) Changes to the fabric of a building which is a heritage item shall be:
  - (i) Minor; and
  - (ii) Reversible.

**Note** - The choice of colour and materials available for heritage buildings are vast. It is suggested that sample panels and/or materials boards be submitted to Council with the DA and be approved in principle through earlier consultation with Council Officers/Heritage Advisor.

## 6.3 Roof Materials and Details

### Desired Outcomes

DO1 - Roofing materials and colour used in redevelopment shall be compatible with the roofing materials used in original Heritage Item and within the streetscape of Conservation Areas/Heritage Precincts.

### Development Requirements

- a) The original roof material of a heritage building (slate, tiles or corrugated iron) should not be altered. Where replacement is necessary, materials shall be equal to that being replaced where possible. Alternatively an appropriate substitute can be considered subject to Council's approval.
- b) Roofing materials should be the same as materials on the existing heritage buildings and those typically used in the Conservation Area /Heritage Precinct.
- c) Repair of roofs is preferred to complete replacement. Any necessary repairs should match the original cladding material - tiles with tiles, iron with iron and slate with slate. If an old roof is of slate or flat asbestos tiles or shingles, repairs should be made so that the original materials are ~~put~~ installed on the visible parts of the roof a substitute material used where the roof cannot be seen from the street. Note that repair of a roof can be effected generally without the whole of the cladding being replaced. Such substitution shall be subject to development approval.
- d) If it is necessary to replace the whole roof and a substitute material is sought, a new roof cladding of corrugated iron may be appropriate subject to the consent authority approval. The use of Colorbond in Heritage Conservation Areas and on Heritage Items is not generally supported.
- e) Chimneys and roof ventilators and other embellishments of the building should not be removed, it is likely to form an essential part of the aesthetic value of a building.
- f) Some buildings may need special profiled gutters according to existing detail. These profiles are able to be supplied by metal fabricators and should be used in preference to "continuous" guttering of a differing profile and material. Ogee profile guttering is preferable to modern quad profile on period/traditional buildings.
- g) Corrugated galvanized steel (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. Pre finished steel in grey or other shades in some circumstances may also be suitable. The use of Colorbond in Heritage Conservation Areas and on Heritage Items is not generally supported.
- h) Tiles may be appropriate in areas with buildings dating ~~to~~ from the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate.
- i) UPVC downpipes should be avoided in prominent positions.

## **6.4 Walls**

### **Desired Outcomes**

DO1 - Wall cladding materials and colour used in redevelopment shall be compatible with the wall materials used in the Heritage Item and the streetscape and character of Conservation Areas/Heritage Precincts.

### **Development Requirements**

- a) Cladding materials which set out to imitate materials such as brick, stone, and weatherboard should be avoided as they tend to detract from the authentic character of the surrounding authentic buildings of heritage value.
- b) New Buildings are to adopt the following cladding materials, where the context and character of the surrounding development dictates:
  - (i) 150mm weatherboards splayed or rusticated profile are generally appropriate for Heritage Conservation Areas or Heritage Precincts areas. Replacing weatherboards with Colorbond siding will not be supported (or is not an acceptable alternative);
  - (ii) Bricks should be plain, coloured bricks are preferable with natural coloured mortar struck flush with the brickwork; and
  - (iii) Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks, unless they complement the surrounding building's material.
- c) Lightweight materials such as ribbed coloured metals should be avoided on vertical wall or parapet surfaces.
- d) New face brickwork should match the existing brick in colour and texture, and type of mortar jointing and colour.
- e) Existing facebrick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered.
- f) Timber board imitations are not acceptable for additions to heritage items and are not appropriate where visible from the street in Conservation Areas/ Heritage Precincts.

## **6.5 Doors and Windows**

### **Desired Outcomes**

DO1 - Original doors and windows are retained and preserved, where practicable.

DO2 - New doors and windows are compatible with similar elements in the existing building, in order to preserve the character of the building.

### **Development Requirements**

- a) Timber windows and doors are to be retained in existing buildings.
- b) New doors and windows are to be of materials characteristic to the existing building, locality or of an approved alternative.
- c) New doors and windows should adopt consistent proportions and sill and head heights present in the existing/surrounding character buildings.
- d) The proportion, pattern and style of new door and window openings in alterations or additions are compatible with those of the original buildings ~~and~~ in the area, particularly where they are visible from the street.
- e) Alterations are to avoid arbitrary changes to openings or other features which do not fit in with the symmetry or character of the original design.

- f) Two storey buildings shall provide window openings that are vertical (i.e. taller than their width).
- g) Window openings are to be detailed through a variety of treatments including brick patterns, projections and pediments.
- h) Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type.
- i) If a large area of glass is required, vertical 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.

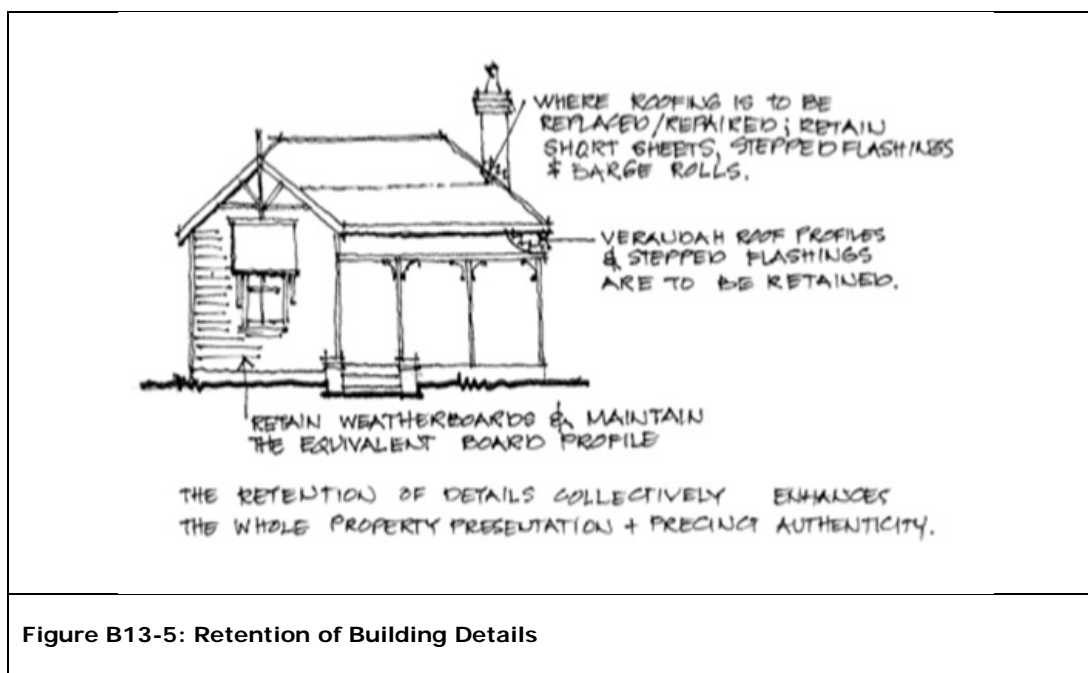
## **6.6 Awnings and Veranda Posts**

### **Desired Outcomes**

- DO1 - Original awnings and veranda posts are retained and preserved, where practicable.
- DO2 - Awnings and veranda posts used in redevelopment are compatible with the awnings and veranda posts used in the Heritage Item and within the streetscape and character of Conservation Areas/Heritage Precincts.

### **Development Requirements**

- a) Depending on the style and period of the building, awnings can incorporate veranda posts to the footpath subject to:
  - (i) Location of posts not posing an obstruction of view of any traffic lights or direction signs;
  - (ii) Veranda posts to be non-structural or where existing building fabric prevents cantilevered awnings, the post are to be designed to ensure that the awning will not collapse if any one post is damaged or fails (i.e. alternate load paths);
  - (iii) The owner of the property has public liability insurance that indemnifies Council in the event of any claims for damages that may result from the placement of the posts within Council's road reserve; and
  - (iv) Council approval being obtained under Section 138 of the Roads Act.



## 6.7 Shopfronts

### Desired Outcomes

DO1 - The design of original shopfronts is preserved or re-instated, where practicable. Early shopfronts shall be retained as well as recessed entry foyers.

DO2 - New shopfronts are compatible with the significance and character of the Heritage Item/ Conservation Area/ Heritage Precinct.

### Development Requirements

Nil.

**Note** - The quality and style of shopfronts is of great importance as they reflect the quality and style of significant architectural buildings, and enhance the character and interest of the commercial streetscape and footways.

Early shopfronts not only provide a great sense of quality to the shop through their distinctiveness, they also enhance display areas for merchandise.

Retaining original shopfronts is particularly important as they are usually complimentary to the other architectural features of the building where pedestrian's appreciation of the street is primarily at eye level.

The reinstatement of shopfronts in keeping with original building design is encouraged. Modern shopfronts with broad area, uninterrupted glazing set in an aluminium frame may be intrusive to the architectural character of the street.

## 6.8 Services

### Desired Outcomes

DO1 - Service and loading facilities do not detract from the heritage significance and character of the Heritage Item/ Conservation Area/ Heritage Precinct.

#### **Development Requirements**

- a) Service structures, and plant and equipment within a site are to be an integral part of the development and should be suitably screened.
- b) Any on-site loading, unloading, service vehicle access and circulation areas should be suitably screened from public view.
- c) Service utilities such as water heaters, air conditioning units, antennae, satellite dishes, P.V. cells and the like should not be located on the principle elevations of buildings or where within view of the street, where practicable. They shall not be affixed to chimneys in any circumstance.

### **6.9 Paving and Driveways**

#### **Desired Outcomes**

DO1 - Paving and driveways are to be compatible with the character of the Heritage Item/ Conservation Area/ Heritage Precinct.

#### **Development Requirements**

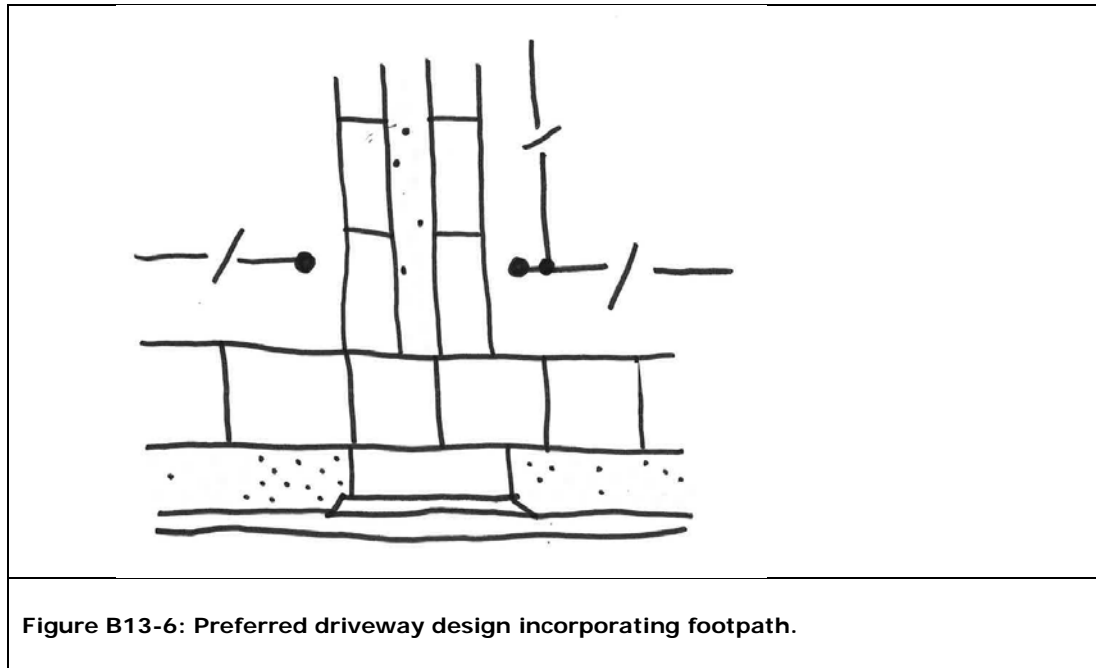
- a) Preferred materials for driveways include wheel-strips and gravel. Stamped concrete should be avoided.

Driveways consisting of paired wheel-strips extending from a continuous footpath where existing with a broad concrete apron and gutter crossing are preferable to solid driveways (as illustrated in Figure B13-6).

- b) The amount of hard driveway material is not to dominate the street front garden area.

**Note** - A section 138 application (the Roads Act) is required for new gutter crossings and footpath repairs in most instances, contact Council for further details.





## 6.10 Landscaping

### Desired Outcomes

DO1 - Landscaping provided is to be compatible with the landscape character of the Heritage Item/ Conservation Area/ Heritage Precinct.

### Development Requirements

- a) Landscaping including shrubs, trees and other garden elements maintain the colour, texture, form and visual character of private gardens within the grounds of Heritage items and open spaces (streetscapes) within a Conservation Area.
- b) When designing new gardens, reference is to be made to surviving plants which may indicate the earliest garden structure, which are to be worked into the new landscape design.
- c) Important contributory and structural landscape characteristics such as tree canopy cover or boundary plantings should be retained in new development.
- d) Trees are to be selected based on the following considerations:
  - (i) Utilise varieties that are existing in the area or are similar in form and colour to trees within the area;
  - (ii) The appropriateness of their mature height in the proposed location; and
  - (iii) The potential of the tree to interfere with retaining walls, services and other structures.
- e) Hard impervious surfaces are to be kept to a minimum.
- f) Garden structures should be appropriate to main buildings in terms of placement, scale, style and materials.

- g) Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites and pebble aggregate, quarry tile or vitrified mosaic tiled aprons common to later Californian Bungalow styles, are to be retained.
- h) Generous "soft" landscaped areas should be provided in the front of new residential buildings wherever possible. This will almost always assist in maintaining the character of the streets within Conservation Areas.
- i) New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.

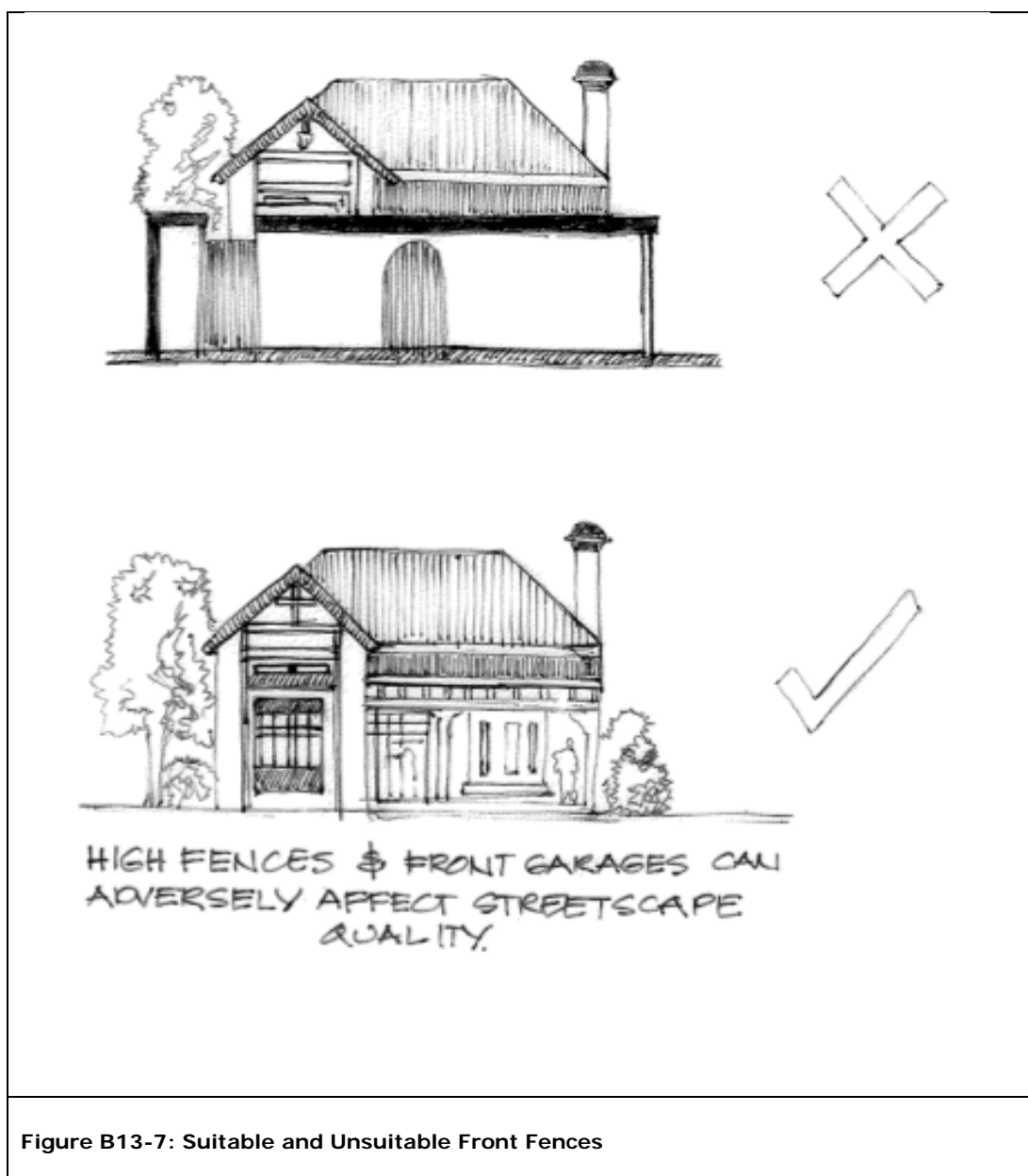
## 6.11 Fences

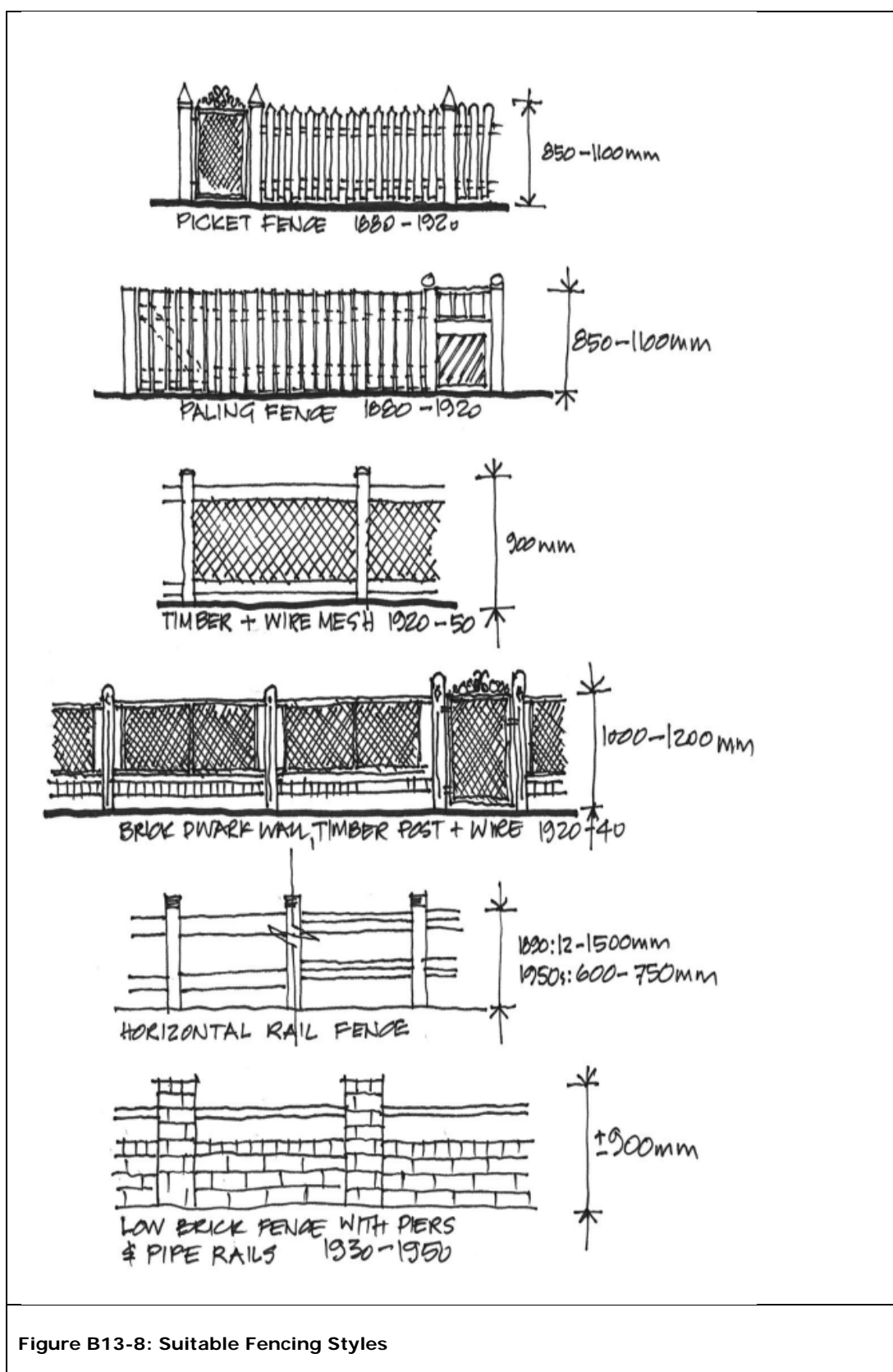
### Desired Outcomes

- DO1 - Original fences on Heritage Items or properties in Conservation Areas/ Heritage Precincts are retained and preserved, where practicable.
- DO2 - New fences are compatible with the character (height, scale and form) of neighbouring fences and the character of the Heritage Item/ Conservation Area/ Heritage Precinct.

### Development Requirements

- a) Original fences should be retained where possible.
- b) Fences are to be located on the property boundaries. Fences along the front property boundary are optional. Where there is a high proportion of front fences within a streetscape, a front fence is considered appropriate.
- c) New fences are to comply with the following requirements:
  - (i) The height of new fences matches that of sympathetic neighbouring fences and should generally be no higher than 1.2m;
  - (ii) The colour scheme of the fence is to match or be compatible with the colour scheme used in the building;
  - (iii) Fences should be simple with a level of detail compatible with the house;
  - (iv) Fences should not obscure views of the main building (eg house) on site;
  - (v) Fencing should generally be open or transparent, or backed with a hedge;
  - (vi) Fences should be of a scale compatible with the streetscape; and
  - (vii) 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 painted timber picket, low masonry and hedges.
    - Galvanised welded mesh should be avoided; and
    - Solid materials, such as Colorbond, rendered blockwork and brick should generally be avoided.
  - (viii) Street frontage courtyard walls are to be avoided.
- d) Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas, or Heritage Items on any street frontage or side boundary, and are to be avoided.





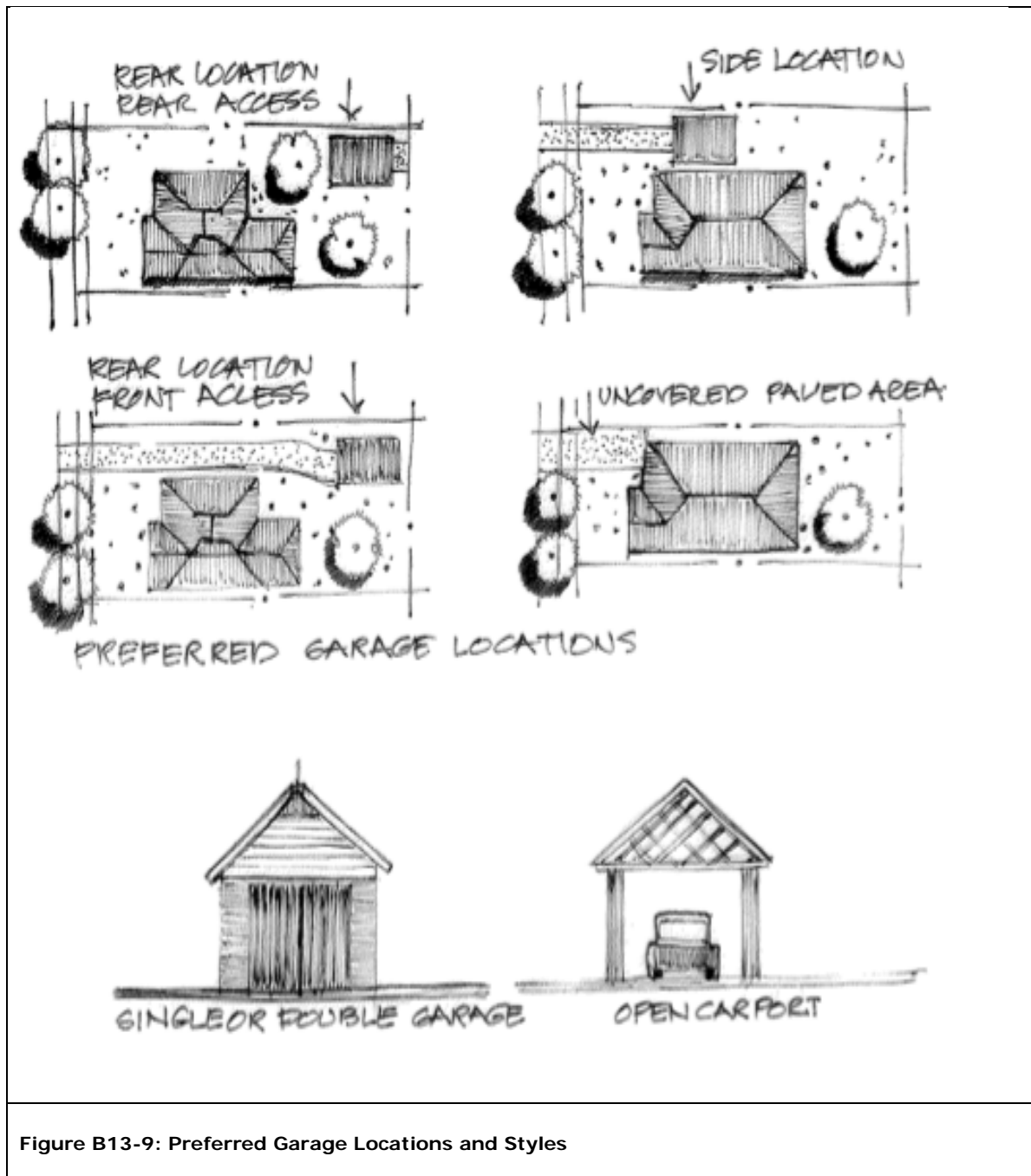
## **6.12 Ancillary Buildings such as Garages, Carports and Sheds**

### **Desired Outcomes**

DO1 - Garages, carports and sheds are compatible with the significance and character of the Heritage Item/ Conservation Area/ Heritage Precinct in terms of location, design and materials and located in accordance with Figure B13-9.

### **Development Requirements**

- a) Garages are preferably to be located at the rear or set well back at the side of a building behind the rear building line.
- b) Garages and carports are to make reference to any established historic patterns in the street.
- c) The height and width of the carport or garage is to be substantially less than the main building.
- d) Double garages are to be detached buildings set behind the rear building line.
- e) Colours and materials should blend into the surrounding landscape. Custom orb steel roof profile and timber board profile cladding wall are common materials used.
- f) The materials should reflect the style and colours of the main building or dwelling on the land.
- g) Reflection of the primary building's detailing and ornamentation in the design of the carport or garage is desirable.
- h) Garages should have simple hipped, gable or skillion roofs or be comparable to the design of the existing main building or dwelling.
- i) Existing outbuildings should be maintained and reused, wherever possible.
- j) The pitch of a single garage roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25 – 30°.
- k) Prefabricated and Colorbond steel sheds are inappropriate in Conservation Areas and in association with Heritage Items and are to be avoided.



### 6.13 Signage

#### Desired Outcomes

DO1 - The scale, type, design, location, materials, colour, style and illumination of any sign are compatible with the design and character of the buildings and do not intrude on the visual qualities of the townscape.

DO2 - The architectural characteristics of the building always dominate over signage.

## Development Requirements

- a) Signs should generally be located below awning level.
- b) The number and size of signs located above awning level shall be minimised.
- c) Materials and colours used in the advertising signage should complement the era of the particular building.
  - (i) Back-lit plastic signs are to be avoided;
  - (ii) Neon tube signs are to be avoided; and
  - (iii) Flashing neon tube signs are not appropriate.
- d) Placement of advertising signs should avoid obscuring/detracting from important architectural details and ornamentation of the building. The preferred location for signage is on the building façade, awning fascia or below the awning. Signs which project beyond the building roof, parapet and walls should be avoided.
- e) One or two well placed attractive smaller signs are more appropriate than multiple signs or large advertising signage.
  - (i) Large advertising signs are to be avoided.
- f) Use of letter styles, colours and borders which reflect of the original building's era is encouraged. Given the Australian vernacular expressed in the architecture of many of the buildings in the Conservation Areas/ Heritage Precincts, the use of "Olde English", "American Showboat" and "American Wild West" type fonts are generally inappropriate. A study of old photographs may show the location and style of advertising used on premises of a similar age/era.
- g) Signs above awning level may be considered where the architecture provides for a sign panel, and the colours used are appropriate.
- h) Above Awning Signs are to:
  - (i) Be simple in design and avoid a proliferation of advertising which can be confusing and detract from the building, and conservation area;
  - (ii) Be located flush with the wall surface;
  - (iii) Not be fluorescent neon, multicoloured or internally illuminated where possible;
  - (iv) Signs adjacent to heritage items or older buildings in Conservation Areas should be designed and located sympathetically, so as not to dominate the building nor streetscape; and
  - (v) Signage should be located within architectural elements of the building using appropriate lettering style, size and colouring (e.g. lettering in glass in shopfronts).
- i) Projecting wall signs are to be avoided.
- j) Signs projecting above the line of the roof parapet and the edges of the facade are to be avoided.

## **7.0 Development Requirements for Conservation Areas and Heritage Precincts**

### **Desired Outcomes**

DO1 – Development within Conservation Areas and Heritage Precincts is compatible with the heritage significance and heritage character of the area as described in the relevant Conservation Area Significance Statements, Heritage Precinct Significance Statements and Character Analyses contained in Appendices B and C of this Chapter.

DO2 - Development achieves the relevant Desired Outcomes in the previous sections.

### **Development Requirements**

- a) Development satisfies the relevant Development Requirements in the previous sections.
- b) The demolition or removal of any building within a Conservation Area/ Heritage Precinct may only be undertaken where the building:
  - (i) Does not contain any heritage qualities or contribute to the character of the Conservation Area/Heritage Precinct; or
  - (ii) Constitutes a danger to the users or occupiers of that building or the public.
  - (iii) A suitable replacement building design accompanies any Development Application for a demolition.
  - (iv) Full archival recording will be required in the case of Demolition of a structure or structures within a Heritage Conservation Area or precinct or at the site of a Heritage Item.



## **Appendix A: Conservation Area Significance Statements and Character Analyses**

### **A.1 Introduction for Conservation Areas**

The Shire has two existing Conservation Areas which are listed in both the Kempsey Local Environmental Plan 2013 (KLEP 2013) and the North Coast Regional Environmental Plan (NREP) These are Bellbrook (which is also National Trust listed) and Gladstone.

Council has defined additional Heritage Precincts for South West Rocks, Smithtown, Fredericktown, part of East Kempsey and the town centres of Kempsey and West Kempsey. The purpose of these areas is to provide an understanding of the history and diversity, to identify their unique qualities, and to provide a thematic and historic context within which individual buildings can be appreciated. This context or background is essential to the preparation and assessment of development applications in places that contain heritage sites, heritage items and groups of period buildings.

Factors in defining the sense of place may be the original subdivision pattern, a consistency in building form or building materials, the density of development or the mix of land uses which reflect a particular period or periods in the history and growth of the area. Loss of, or unsympathetic alteration to, any one of these areas or buildings can erode the significance of the place as a whole.

Conservation Areas are not intended to sterilise an area to further growth and development, but to protect and preserve the core values of the place and guide new development and growth in a manner consistent and complimentary with these depicted core values.

## A.2 Bellbrook Conservation Area



**Figure B13-9: Map – Bellbrook Conservation Area**

### 1.0 Establishment and History of Development

The Bellbrook area was settled by timber cutters and graziers in the mid-1830s. Robert McKenzie, a sheep grazer is recorded as being the first squatter in 1837. By 1865 there were 25 squatting licences issued, covering 170,000 hectares of Thunghutti land.

#### Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining: -

- the appropriate limits of Conservation Areas; and
- those items that determine the significance of the place.

The Australian, State and Local historic themes applicable to Bellbrook are:

AUSTRALIAN	STATE	LOCAL
Building settlements, towns and cities	Towns, suburbs and villages	The development of the rural villages of Kempsey.
Developing local Economies	Forestry	Cedar cutting in the Kempsey hinterland.

	Agriculture	Small crop farming in the Kempsey hinterland.
	Transport	The early mail stops between Kempsey to Armidale.
	Technology	The establishment of a Telegraph Station at Bellbrook.
	Commerce	The decline of Bellbrook in the automobile era.

## 2.0 Significance Statement

Bellbrook is culturally significant because:

- i. It has historic significance as a record of early settlement of the upper Macleay Valley and because of its association with early pioneer families;
- ii. It has aesthetic significance as a good example of an Australian "town in a landscape" and retains intact streetscapes and many individual buildings;
- iii. It has social significance for its roles as a centre for administration, cultural activities including community support facilities and religious worship.
- iv. It has technical/scientific significance because of its association with the development of inter-regional transport links and communication;

Bellbrook is assessed overall as being of local significance.

## 3.0 Character Analysis

### Setting

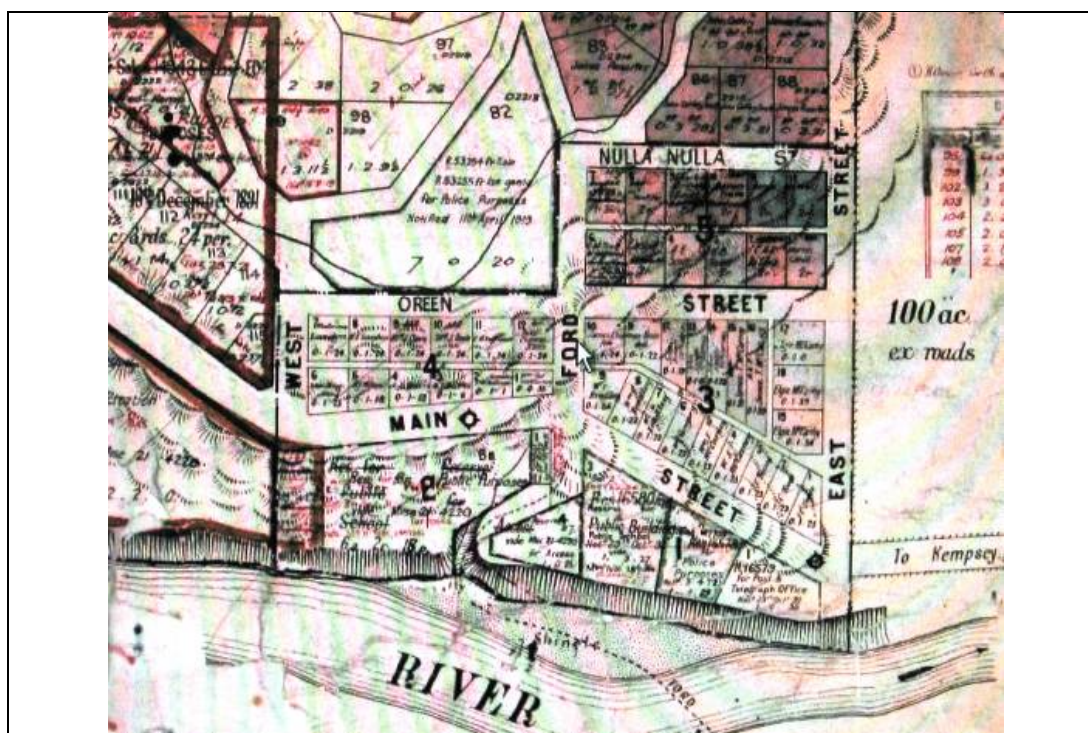
Bellbrook's establishment as a village is a result of its location beside the Macleay River, its position between Kempsey and Armidale as a coach stop, and the area's natural resources and suitability for grazing. Its transformation from natural bush to pastoral and then semi-urban character is evident in the aesthetic entry to the village particularly from the east. The road is at grade on a gentle curve, in open landscape with the village announced by a group of early 20<sup>th</sup> century weatherboard buildings that include the Hotel.

The established trees located within the road reserve of Main Street, noted in and on all previous descriptions of the village remain clearly evident and are prominent features of the town gateway. The distant views from the more elevated, western portion of the village can still be appreciated.

In addition, the overall rural settlement pattern (as viewed from the town entry roads) has been retained, reflecting the historical homestead and clearing patterns.

Within the village the natural and introduced vegetation cocoons the buildings and structures masking the legibility of the subdivision pattern and provides an expansive feel to the village.

The original village is essentially contained within an east - west grid pattern of two sections on Main Street.



**Figure B13-10: Map – Village of Bellbrook dated 1892, Edition 1, Sheet 1 (Sourced Lands Dept of NSW ID10695401)**

A group of weatherboard buildings defined by the General Store (Ford Street) and Community Hall (Main Street) are on elevated ground. Further west is the former Post Office. To the north on the lane and Oreen Street (off Ford Street) are the Roman Catholic and Anglican Churches.

Within the village core (on the north side of Main Street) are a group of late 19<sup>th</sup> century dwellings. While on the south side is the Police Station and a number of significant trees within the road reserve.

The buildings are predominantly small scale and sited on large allotments about 2000 sq m. Identification of individual dwellings is by picket, paling or rural style fencing. Buildings are separated by large gaps of 10m or more and surrounded by informal gardens containing extensive grassed areas with plantings of native and introduced trees and shrubs.

### **Landscape and Streetscape**

The landscape is characterised by northwest to south east ridges and valleys undulating to alluvial flats to the east of Bellbrook. The ridge tops and steeper slopes are timbered while the flatter slopes and valley floor are cleared and sown to pasture. The village provides outlooks to the north, west and south of hilly vegetated terrain and to the east of valley floor and undulating landforms.

The road from the west runs along the ridge top to a spur then descending into the town via a tree lined avenue. The road from the east traverses the valley floor. The village is marked by established tree plantings arranged along the road alignments.

The Main Street streetscape is the core of the village containing the community services and commerce along with residential buildings. The width of the road reserve and the further set back of buildings from the street provides spaciousness to the village. The residential streetscape of the remaining streets and lanes has a similar quality but is less evocative of the village identity because there is less buildings and lesser cohesiveness of building form.

Bellbrook is a record of the type of urban area created to service farming and timber getting in the late 19th and early 20th centuries. The low intensity of development through-out the 20<sup>th</sup> century means that the streetscape presents as a cohesive suite of buildings and gardens reflecting that particular era of development.

The main elements of the streetscape are:

- predominance of a uniform set back of buildings to street;
- distance separating buildings;
- undeveloped road edges and site driveways;
- grassed verges;
- unsealed secondary roads;
- rural fencing;
- native and introduced trees in gardens;
- predominance of similar scale and form buildings (c1880's to 1930's);
- extensive use of weatherboard and corrugated galvanised iron; and
- lack of post 1960's buildings.

## **Buildings**

Bellbrook's building stock reflects the socio-economic structure of a rural community. The architecture is comprised of three functional types – community, commercial and residential.

In the community group are the public service uses and the commercial (school, police, hotel, community hall, church and general store). These buildings are larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the period. The residential buildings in contrast generally have little architectural detailing and have smaller footprints.

The character of Bellbrook is expressed in the traditional architectural forms of the original buildings that are typical of the period, and the consistent use of weatherboard timber and corrugated iron materials. The two functional types (community and residential) are interspersed throughout the village but there is a historic separation of public buildings (i.e. government) on the southern side of Main Street between East and West Streets.

The form is generally simple with horizontal and vertical dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x 12') and roof pitches of 30 degrees or so. Roof forms utilise end gables or hips, or a combination depending on architectural origins of building (i.e. Georgian or Colonial etc).

Other elements of interest include the pattern of fenestration (window and door openings), symmetry or asymmetry, floor and eave level, use of materials, skillion additions, and simple architectural detailing.

All buildings are detached being centrally sited on their respective allotments. This creates a spacious feel to the village. There are few two storey fronted buildings and most retain their original footprints. Almost exclusively the buildings are timber framed with weatherboard cladding on the walls and corrugated iron roof cladding over pitched timber roof framing. Floors are close to the ground being

bearer and joist, while floor to eaves and ceiling heights are about 3.6m. Many of the buildings retain original out houses and small out buildings of matching construction. Most of the buildings have post supported front and side verandahs.



### A.3 Gladstone Conservation Area



**Figure B13-11: Map – Gladstone Conservation Area**

## 1.0 Establishment and History of Development

Gladstone is one of two towns located opposite each other and separated by the Macleay River (the other is Smithtown). Gladstone township is a largely intact river town with close links to the development of the Macleay River.

### Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining: -

- the appropriate limits of Conservation Areas; and
- those items that determine the significance of the place.

The Australian State and Local themes applicable to Gladstone are:

AUSTRALIAN	STATE	LOCAL
Building settlements, towns and cites	Towns, suburbs and villages	The development of the rural villages of Kempsey and in particular a river port.
Developing local Economies	Agriculture	Dairying and crop farming in hinterland.
	Transport	Development of major river port and transshipping point
	Commerce	Major commerce and governance centre; with change in emphasis to road and rail became a dormitory suburb with heritage tourism

## 2.0 Significance Statement

Gladstone is culturally significant because:

- It has historic significance as a record of early river settlement on the Macleay River and floodplain and because of its association with pioneering families;
- It has aesthetic significance as a good example of an Australian "town in a landscape" and retains intact streetscapes and many individual buildings;
- It has social significance for its roles as a centre for administration and commerce, and for cultural activities including community and religion; and
- It has technical/scientific significance because of its association with the development of intra-regional transport links and communication.

Gladstone is assessed overall as being of rare local significance.



### 3.0 Character Analysis

#### Setting

Gladstone's establishment as a village is a result of its location on the Macleay River, its position between Kempsey and South West Rocks and the areas suitability for cropping and grazing. The main street is not the through road of town and this is a distinctive feature. The views across the river and flood plain from the roads and village are back dropped by the distant hills.

The original village is essentially contained within a north - south grid pattern of two blocks wide and five blocks long. Kinchela Street and Darkwater Streets are the central core of the town with stronger developmental emphasis in the south than north, even though potentially the oldest developments are in the north.

Within the village core (on both sides of Kinchela Street, south of Memorial Avenue) is a highly interesting mix of 19<sup>th</sup> century and early 20<sup>th</sup> century dwellings, mixed with ecclesiastical, commercial and government (Police Station) buildings. Setting features are the water side reserve and the Memorial Avenue.

The buildings in the town are predominantly small scale and framed in the main by timber style fencing, punctuated by roads and side setbacks and complemented by groups of native and introduced trees and shrubs.

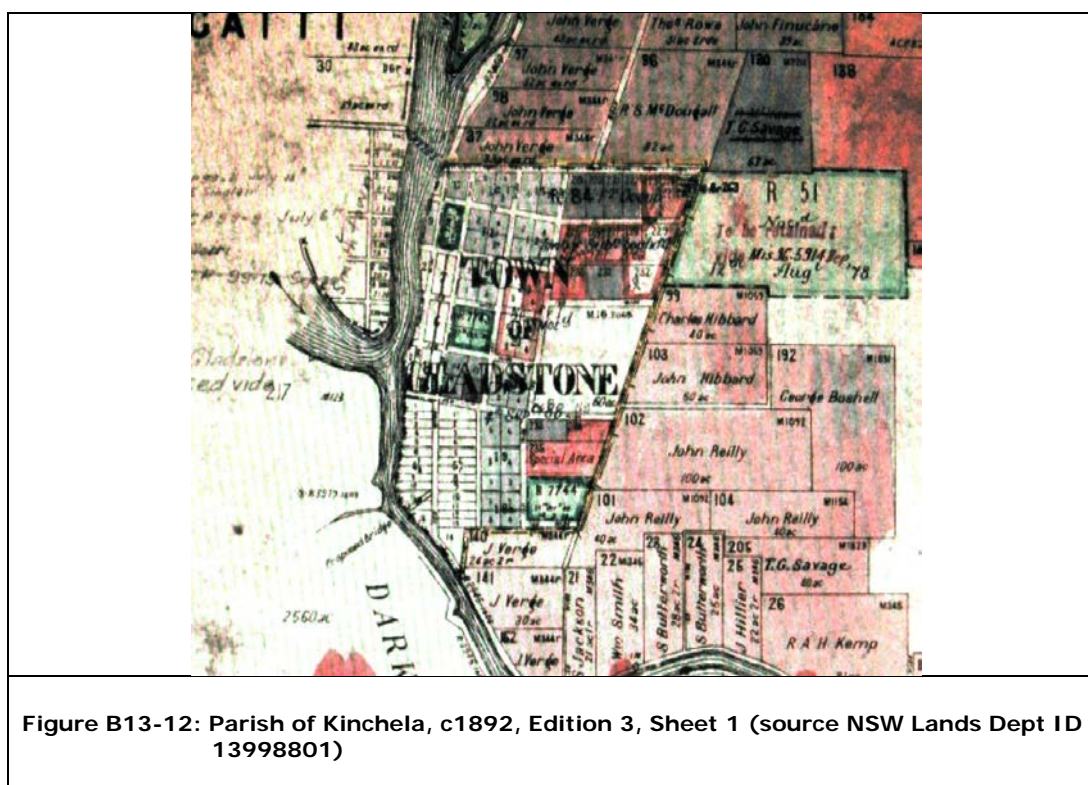


Figure B13-12: Parish of Kinchela, c1892, Edition 3, Sheet 1 (source NSW Lands Dept ID 13998801)

#### Landscape and Streetscape

The landscape is characterised by alluvial flats to the north, east and south of Gladstone and the river to the west. The location of Gladstone has outlooks to the west, south and east of flood plains in the foreground and distant hilly vegetated terrain and to the north is the high arch bridge. The entry roads are across the flood plain into the east edge by passing the town's main street.

Gladstone is a record of the type of river town created to service farming, timber and associated industry in the late 19th and early 20th centuries. The low intensity of development throughout the 20<sup>th</sup> century means that the streetscape presents as a cohesive suite of buildings and gardens reflecting a particular era of development. Intrusive elements are very recent and readily identifiable.

The Kinchela Street streetscape is the core of the village containing a number of community services and commerce along with residential buildings. The road is aligned with the bank of the river and with the town's vegetation, reserves and water glimpses is a most appealing environment. The width of the road reserve and the constant set back of buildings from the street suggests a prosperous town of many eras. The homogenous urban fabric with the street trees on the road verge and within allotments reinforces the aesthetic appeal of the town and reinforces the town's period identity.

The residential streetscape of the remaining streets and lanes has a similar quality but is less evocative of the town's identity because there is less building complexity but there is still cohesiveness.

Low front fences, or none at all, are significant in setting the openness of the streetscape. In order to maintain the established character of the precinct, new fencing should conform to the following requirements:

- a) Fencing in the precinct should maintain the openness of the existing streetscape and be consistent in height, materials and design to fences associated with the particular building's era. In some cases, no fencing can be the appropriate design response.
- b) New fences are to be not more than 1.2 metres high. Material should be primarily painted timber pickets or palings, with good spacing between pickets/palings to achieve an open attractive entrance to the building.
- c) Galvanised welded mesh, solid metal panels, tall, closely butted palings and solid concrete block or brick walls are not appropriate.

Existing landscape treatments in the precinct are characterized by:

- (i) Wide road reserves;
- (ii) wide grassy road verges with relatively narrow pavement;
- (iii) lack of kerb and gutter;
- (iv) expanses of lawn leading up to buildings on private properties, some without front fences;
- (v) well spaced street trees with a mix of relatively young native species and long standing mature trees;
- (vi) road verges tend to be an extension of the private garden in some cases with the gentle transition between public and private areas reinforced by lack of kerb and gutter and in some parts, no pedestrian footpath or front fence;
- (vii) the Riverside Memorial Park provides a focal point in the landscape, linking the township with the river. The attractive stand of mature trees in the north of the park provides a significant contribution to the streetscape.

Dense planting of Australian natives and large areas of informal plantings are not usually associated with buildings of the mid-1850s to early 1900s. Traditionally, landscaping around older dwellings comprised formal garden layouts with flowering

shrubs, exotic trees and border plants. Bushing native screening species were not generally used at the front of the dwelling and it remained open and visible from the street.

The main elements of the streetscape are:

- predominance of uniform set back of buildings to street;
- uniform separation of buildings;
- undeveloped road edges and site driveways;
- grassed verges with trees and shrubs;
- timber post and rail fencing with pickets or palings and hedges;
- native and introduced trees in gardens;
- predominance of similar scale and form of buildings;
- post supported skillion, bull nosed and concave verandahs;
- triple hopper/casement and bay windows and 4 panel with or without sidelight doors and 3 panel French doors;
- extensive use of brick, weatherboard and corrugated galvanised iron; and
- lack of post 1960's buildings.

## **Buildings**

Gladstone's architecture reflects the socio-economic structure of a community dependent on the river and the surrounding agriculture. The architecture is comprised of two functional types - community and residential.

In the community group are the public service uses and the commercial (school, police, hotel, community hall, church and general store). These buildings tend to be larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the period. They tend to be of brick wall construction. The residential buildings in contrast, generally have no architectural detailing and have smaller footprints and mainly weatherboard wall construction.

The character of Gladstone is expressed in the traditional architectural forms of the original buildings that are typical of the period, and the consistent use of brick, weatherboard timber and corrugated iron materials.

The form is generally simple with horizontal and vertical dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x 12') and roof pitches of 30 degrees or so. Roof forms utilise end gables or hips, or combinations depending on architectural origins of building (i.e. Georgian or Colonial etc). The overall emphasis of the form is vertical.

Other elements of interest include fenestration (window and door openings), symmetry or asymmetry, floor and eave level, use of materials, skillion additions, and lack of architectural detailing.

All buildings are detached being centrally sited on their respective allotments. This creates a unified rhythmic feel to the village and suggests a denser town population than actually is the case. There are several two storey fronted buildings and these along with the single storey buildings creates a more imposing town than other urban areas of the same period. Almost all retain their original footprints. The mix of buildings that are brick or timber framed with weatherboard cladding on the walls and corrugated iron roof cladding over hand pitched timber framing adds to the richness of textures in the town. Floors are close to the ground being bearer and joist, while eaves and ceilings are about 3.6m. Most of the buildings have post supported front and side verandahs.

## Appendix B: Heritage Precinct Significance Statements and Character Analyses

### B.1 Frederickton Heritage Precinct



Figure B13-13: Map – Frederickton Heritage Precinct

#### 1.0 Establishment and History of Development

Europeans first settled the area around Frederickton in the late 1820s when cedar cutters moved into the district. The first recorded European settler was Captain A.C. Innes, who at the time was the commandant at Port Macquarie. He sent a cedar cutting party to the Macleay River in 1827.

##### Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining: -

- the appropriate limits of Conservation Areas; and
- those items that determine the significance of the place.

The Australian, State and Local themes applicable to Frederickton are:

AUSTRALIAN	STATE	LOCAL
▪ Building settlements, towns and cites	Towns, suburbs and villages	The development of the rural villages of Kempsey.
▪ Developing local Economies	Forestry	Cedar cutting in the Kempsey hinterland.
	Agriculture	Dairying and crop farming..
	Transport	Development of river port and transport & early ship building
	Commerce	Adaptation from river to road and rise of the dormitory suburb

## 2.0 Significance Statement

Frederickton is culturally significant because:

- It has historic significance as a record of early settlement of the Macleay Valley flood plain and because of its association with early pioneer families;
- It has aesthetic significance as containing good examples of intact late 19<sup>th</sup> and early 20<sup>th</sup> century streetscapes and individual buildings;
- It has social significance for its role as a centre for commerce for local agriculture;

Frederickton is assessed overall as being of representative local significance.

## 3.0 Character Analysis

### Setting

Frederickton's establishment as a village is a result of its location on the Macleay River, and its surrounding fertile plain. Its location on a knoll and transformation from natural bush to pastoral and urban character is evident in the aesthetic entry to the town from both the south and north.

In addition, the rural settlement patterns as viewed from the village entry roads present a change in context with the change in elevation when approaching from the south or the sudden arrival at the village when approaching from the north. Both entries provide immediate evidence of earlier times; from the south the row of period dwellings on the northern side just past the sweeping bend and from the north the Public School on the hill to the west.

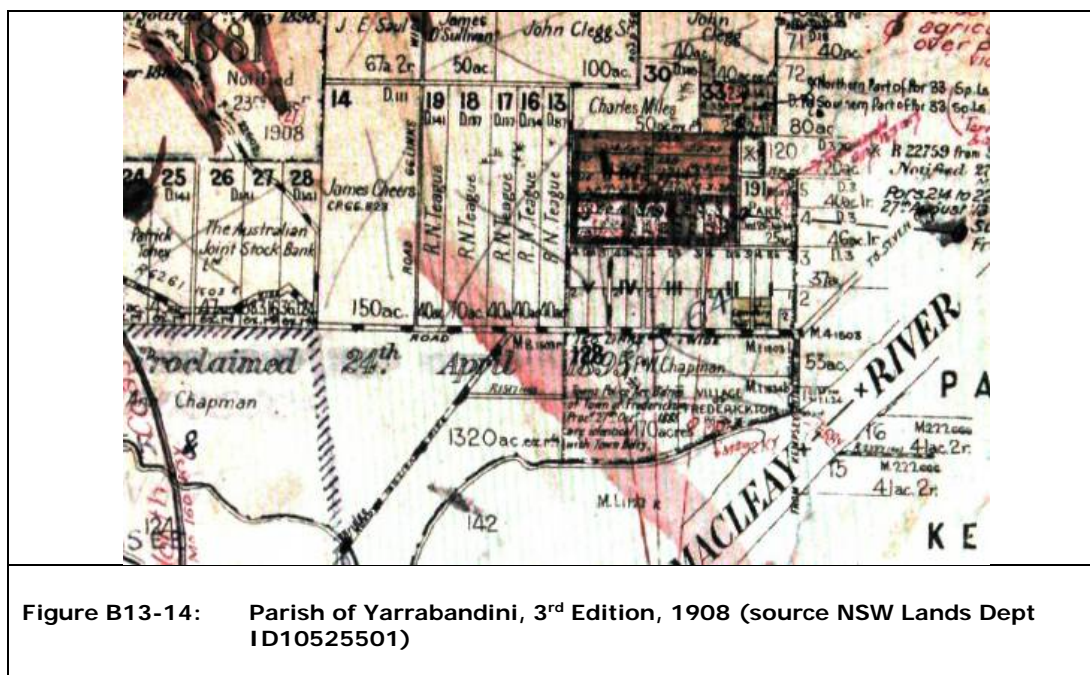
The town layout comprises an east - west grid pattern of streets bounded by the Great North Road and Macleay Street. Most of the town was sparsely developed in earlier times and is on higher ground than the core precinct in the south east (on the banks of the river). A small group of two storey buildings and a few of single storey define this core which reflects the association with the river. Macleay Street contains a large number of period dwellings. The greater number are on the north side from the southern arrival to the village in the west to village core and a more tightly grouped, smaller number are on the southern side from North Street to the core.

With the advent of the Pacific Highway and the establishment of its route along Macleay Street this street became the most developed street in the town where as



the historic town entry road – Great North Road is almost forgotten. Further the Great North Road's separation from the town's commercial core suggests a different emphasis may have existed in the late 19<sup>th</sup> century particularly as the school is located on this road, as is the cemetery.

The buildings are predominantly small scale and framed in the main by post and rail fencing, border gardens in simple patterns and narrow width street frontages.



**Figure B13-14:** Parish of Yarrabandini, 3<sup>rd</sup> Edition, 1908 (source NSW Lands Dept ID10525501)

## Landscape and Streetscape

Frederickton has developed along a ridgeline of a knoll in an otherwise flat landscape. It is characterised by an elevated central portion of the main street falling towards the east where the commercial area fronts the river.

The landscape is characterised by a west to east sloping ridge and surrounding alluvial flats. The ridge contains the town while the alluvial flats are cleared and sown to pasture and crop. Frederickton enjoys vistas to the north and west of hilly and undulating vegetated terrain and to the east and south of alluvial plains.

The Macleay Street streetscape is the showcase street of the town. It comprises a mixture of commercial and residential buildings, with period and contemporary buildings. At the western end is an enclave of new residential development and at the eastern end a commercial hub reflective of the late 19<sup>th</sup> century. Along the partly modernised highway is a ribbon of late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings, interspersed with vacant blocks, contemporary dwellings and the occasional commercial use. Overall development along the street is of a similar bulk and scale but not homogenous in form.

The commercial core of the town is also contained within Macleay Street and spills over into the Pacific Highway. Late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings or vacant land to the west and the Butter Factory to the east flanks the commercial core. The core is a mixture of buildings of one and two storey design generally dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century. There is also the occasional modern dwelling. The width of the road reserve and the close set back of buildings to the

street suggests a compact precinct to the village. The overall effect is a homogenous urban form directly attributable to the towns development phase.

The residential streetscape of the remaining streets and lanes has a more spacious quality with a mixture of dwellings from early 20<sup>th</sup> century until current. The streetscape is not distinctive and is of a type readily found in many communities, except that this town has many opportunities for outward looking views. The dwellings from the early 20<sup>th</sup> century until World War 11 are in loose groupings and as a result the overall streetscape is less cohesive than Macleay Street and the commercial area.

## **Buildings**

Frederickton's building stock reflects the socio-economic structure of a rural community. The architecture comprises of two functional types - community and residential.

In the community group are the public service uses and the commercial (school, police, hotel, community hall, church and general store). These buildings tend to be of larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the period. Some are two storey or bulkier. The residential buildings in contrast generally have limited architectural detailing, are from a number of time periods and have a smaller footprint.

The character of Frederickton is expressed in the traditional architectural forms of its earliest surviving buildings. They use brick, weatherboard timber and corrugated iron as the base materials palette.

The residential form is generally simple with horizontal and vertical dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x 12') and roof pitches of around 30 degrees. Roof forms utilise end gables or hips, or a combination depending on architectural origins of building (i.e. Victorian or Edwardian etc).

Other elements of interest include fenestration pattern (window and door openings), symmetry or asymmetry, floor and eave level, use of materials, skillion additions, and lack of rich architectural detailing.

There are also some two storey fronted buildings in the commercial area that add a degree of importance to the townscape and suggest prosperity and purpose no longer present. Most of the period development retains its original footprint.

The buildings are constructed of either:

1. timber frame with weatherboard cladding on the walls and corrugated iron roof cladding over pitched timber framing; or
2. full brick walls and corrugated iron roof cladding over pitched timber framing.

Floors are in close proximity to the ground being of bearer and joist construction, while eaves and ceilings are about 3.6m high. Foundations and skirting walls are mixture of brick and timber. Some of the buildings retain original out buildings of matching construction. Most of the buildings have post supported front and side verandahs.

## B.2 Smithtown Heritage Precinct



### 1.0 Establishment and History of Development

Smithtown is one of two towns located opposite each other and separated by the Macleay River (the other is Gladstone). Located on the west bank, Smithtown was known for some time as West Gladstone. When the member for Hastings-Macleay, Robert Burdett Smith, secured a Post Office for the township it was as a tribute to him that the name Smithtown was gazetted in 1877.

#### Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining:-

- the appropriate limits of Conservation Areas; and
- those items that determine the significance of the place.

The Australian State and Local themes applicable to Smithtown are:

AUSTRALIAN	STATE	LOCAL
<ul style="list-style-type: none"> <li>▪ Building settlements, towns and cites</li> </ul>	Towns, suburbs and villages	The development of the rural villages of Kempsey And in particular a river port.
<ul style="list-style-type: none"> <li>▪ Developing local Economies</li> </ul>	Agriculture	Dairying and associated crop farming



	Transport	Development of river port and transport
	Technology	Creation of Milo
	Commerce	Adaptation from river to road and rise of the dormitory suburb

## 2.0 Significance Statement

Smithtown is culturally significant because:

- i. It has historic significance as a record of early settlement of the Macleay Valley and flood plain and because of its association with early pioneer families and its association with Nestle and MICO;
- ii. It has aesthetic significance as a good example of an Australian “town in a landscape” and retains intact streetscapes and many individual buildings;
- iii. It has social significance for its roles as a centre for administration, cultural activities including community and religion; and
- iv. It has technical/scientific significance because of its association with the development of inter-regional transport links and communication.

Smithtown is assessed overall as being of representative local significance.

## 3.0 Character Analysis

### Setting

Smithtown's establishment as a town is a result of its location on the Macleay River, its position between Kempsey and South West Rocks, it being the on the opposite bank to Gladstone and the areas suitability for cropping and grazing. Its transformation from natural bush to pastoral and then urban character is evident in the defined edge between river/rural and urban. The main street has never been the through road of the town and this is a distinctive feature created by the punt crossing to and from Gladstone and the punts recent replacement with a high level bridge. The new bridge across the river has dramatically altered the entry aesthetic to the town from the north and east and also the way the main street is accessed. The views across the river and flood plain from the roads and village are back dropped by the distant hills.

The original village is essentially contained within a north - south grid pattern of three blocks wide and five blocks long a very similar footprint to Gladstone but with a higher density of development. The main commercial core is along Main Street and Fitzgerald Streets with stronger residential developmental emphasis in the south. The Nestle factory is located in the south west of the town.

A distinctive feature of the town is the extent that flood proofing of dwellings has occurred by raising the original cottages. Another feature are the water side reserves, the sports ground and landscape areas around the school and the factory.

Within the village core (on both sides of Main Street) is a mix of 19<sup>th</sup> century and twentieth century dwellings, mixed with ecclesiastical, commercial and government (Police Station) buildings.

The buildings in the town are predominantly small scale and framed in the main by timber style fencing, punctuated by roads and side setbacks and complemented by groups of native and introduced trees and shrubs and lack of concrete pathways or driveways.

There is a strong distinction between the character of Smithtown and Gladstone.

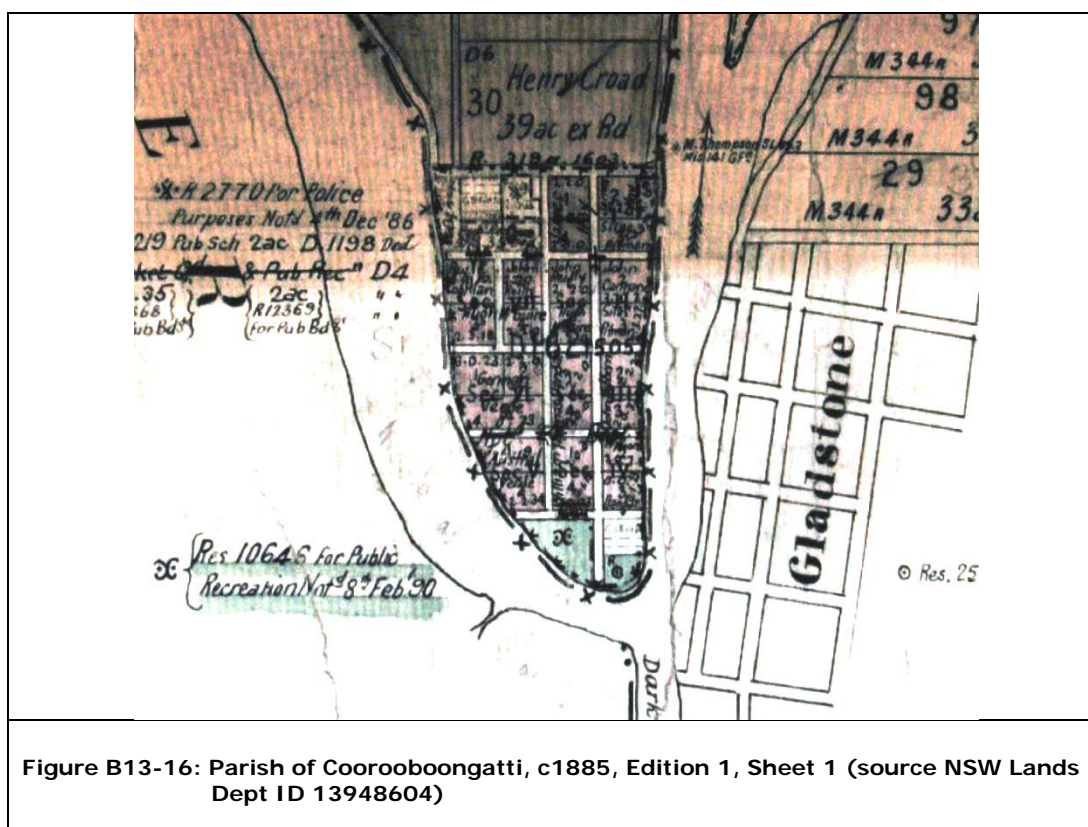


Figure B13-16: Parish of Cooroobongatti, c1885, Edition 1, Sheet 1 (source NSW Lands Dept ID 13948604)

## Landscape and Streetscape

The landscape is characterised by alluvial flats to the north of Smithtown and the river to the west, south and east. The location of Smithtown has outlooks to the west, south and east of flood plains in the foreground and distant hilly vegetated terrain and to the north is the high arch bridge. The entry roads are across the flood plain into the west and east end of the northern extremity of the town by passing the town's main street. The entry into the town is via a recent extension of Rawson Street completely changing the entry aesthetic.

Main Street streetscape is the core of the village containing the community services and commerce along with residential. The road is aligned at 90 degrees to the bank of the river and has various levels of vegetation, but water views at each end. It is not the most appealing environment in town but there are some appealing elements. The width of the road reserve and the constant set back of buildings from the street provides some continuity.

Smithtown is a record of the type of river town created to service farming, timber and associated industry in the late 19th and early 20th centuries and a major factory since the 1920's. The intensity of development throughout the 20<sup>th</sup> century means that the streetscape does not present as well as other towns in having a cohesive suite of buildings and gardens reflecting a particular era of development. Intrusive elements are recent and readily identifiable.

The main elements of the streetscape are:

- predominance of uniform set back of buildings to street;
- uniform separation of buildings;
- undeveloped road edges and site driveways;
- grassed verges with trees and shrubs;
- timber fencing;
- native and introduced trees in gardens;
- predominance of similar scale and form buildings;
- verandahs;
- windows and doors;
- extensive use of brick, weatherboard and corrugated galvanised iron; and
- lack of introduced buildings but a large number of elevated period dwellings.

### **Buildings**

Smithtown's architecture reflects the socio economic structure of a community initially dependent of the river and surrounding agriculture and subsequently a dominant factory. The architecture is comprises two functional types - community and residential.

In the community group are the public service uses and the commercial (school, police, hotel, community hall, church and general store). These buildings tend to be of larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the period. The residential buildings in contrast generally have little or no architectural detailing and have smaller footprints except for the elevated ones.

The character of Smithtown is expressed in the traditional architectural forms of the original buildings that are typical of the period, and the consistent use of weatherboard timber and corrugated iron materials.

The form is generally simple with horizontal and vertical dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x12') and roof pitches of around 30 degrees. Roof forms utilise end gables or hips, or combinations depending on architectural origins of building (i.e. Georgian or Colonial etc). The overall emphasis of the form is vertical.

Other elements of interest include fenestration (window and door openings), symmetry or asymmetry, floor and eave level, use of materials, skillion additions and lack of architectural detailing.

Most buildings are detached being centrally sited on their respective allotments. This feature plus the smaller lot area creates a more compact feel in the residential parts of the town but overall the town is still quite spacious because of the surrounding water, well vegetated public reserves and the undeveloped land in the sports ground/school/bowling club locality. There are few storey fronted buildings and most buildings retain their original footprints. Almost exclusively the buildings are timber framed with weatherboard cladding on the walls and corrugated iron roof cladding over hand pitched timber framing. Floors are close to the ground

being bearer and joist, while eaves and ceilings are about 3.6m. Most of the buildings have post supported front and side verandahs.

## B.3 South-West Rocks Heritage Precinct

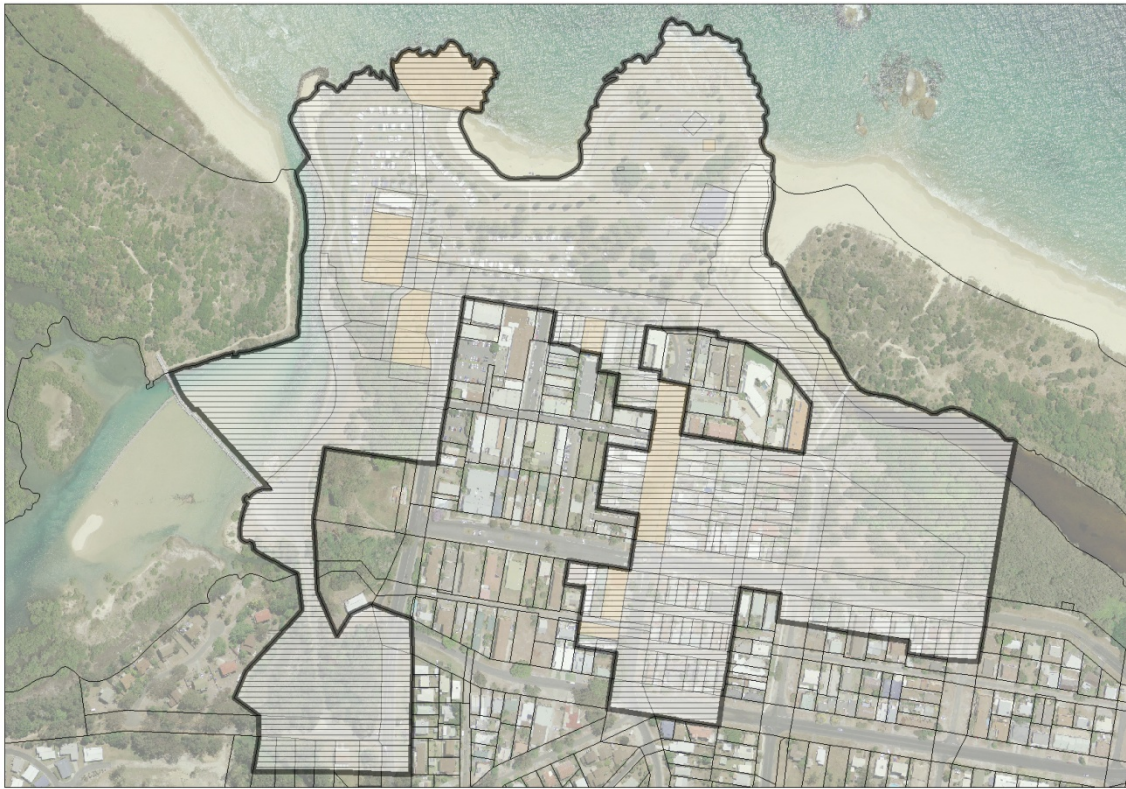


Figure B13-17: Map – South West Rocks Heritage Precinct

### 1.0 Establishment and History of Development

#### Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining:-

- the appropriate limits of Conservation Areas; and
- those items that determine the significance of the place.

The Australian State and Local themes applicable to South West Rocks are:

AUSTRALIAN	STATE	LOCAL
Building settlements, towns and cites	Towns, suburbs and villages	The development of the rural villages of Kempsey and in particular a sea port.
Developing local Economies	Transport	Sea and River transport and entry port for Macleay River ports
	Technology	Establishment of Pilot Station and associated infrastructure.

	Commerce	Early example of holiday accommodation and later modern tourism and residential
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## 2.0 Significance Statement

South West Rocks is culturally significant because:

- i. It has historic significance as a record of early settlement of the Macleay Valley coastline and because of its association with Trial Bay and the Gaol;
- ii. It has aesthetic significance as an example of an Australian "town in a landscape" and retains intact streetscapes and individual buildings;
- iii. It has social significance for its roles as a centre for commerce and as a holiday destination; and
- iv. It has technical/scientific significance because of its association with the development as a river/sea port.

## 3.0 Character Analysis

### Setting

"South West Rocks has a spectacular setting. It is a compact village set in a surround of natural scenic beauty. It has strong physical and visual links to the ocean, creeks, relatively unspoilt coastline, Macleay Valley and mountains to the west.

The village is a destination (not en route to anywhere) offering a casual relaxed lifestyle based on opportunities offered by the natural coastal surrounds. This is generally reflected in its low-key residential, human-scale commercial and historic built forms, streetscapes as well as its parkland and natural foreshore areas." (Rupert Milne Home, South West Rocks Masterplan, 2001)

South West Rock's establishment as a village is a result of its location at the head of the Macleay River, its bay, its headland and the river delta hinterland. Its position as the gateway to the Macleay Valley and the hinterlands natural resources and suitability for grazing allowed it to develop as a transshipment point and holiday destination.

Within the village the natural and introduced vegetation on roads and in reserves along with the views to the ocean and bay provides an expansive feel to the village on the eastern and northern edge. The natural and introduced vegetation on roads and in reserves also acts as a positive aesthetic to those parts of the village which do not have an outlook to the ocean.





Figure B13-18: Parish of Arakoon, Edition 3 (source NSW Lands Dept ID 13931901)

The village site slopes downwards to the east and south, limiting ocean views once away from the former Pilot Station Bay area.

The original village is contained within a grid pattern orientated to the major compass points and consists of an east - west distance spanning six blocks and north - south distance spanning three blocks. A group of weatherboard buildings defined by the former Pilot Station and Community Hall are on elevated ground around Livingstone and Gregory Street with the business centre to the east extending south to Memorial Avenue and west to Paragon Avenue. Further west and south are the residential and holiday homes. Examples of period development increase in number from a few to many the further the distance travelled from the business centre.

The period residential buildings are predominantly small scale and framed in the main by picket or rail style fencing, punctuated by groups of native and introduced trees and having a mixture of street frontages depending on section.

### Landscape and Streetscape

The landscape is characterised by a north - south ridge with in a delta plain to the west and the ocean to the east. In the distant north and west are hill scapes while in the near south is Lagers Point and hilly terrain in its hinterland. The local ridge has steep vegetated slopes to the ocean and river to the north and east and gentler vegetated slopes to the creek and delta plain to the south. South West Rocks has outlooks in all directions and has a mixture of native and introduced vegetation in surrounding reserves and on the delta plain.

The only entry road is from the west and is across the delta plain. It passes through a large area of recent urban development until it reaches Gordon Young Drive. At this point the road (Gregory Street) passes through a belt of trees which announces the historic part of the village, it then climbs a hill, passes residential development

on the right and a church and vegetation on the left. It finally terminates upon reaching the knoll where the ocean can be seen directly in front. It then turns the corner (right) into a tree lined avenue (Livingstone Street) which runs parallel to the ocean and foreshore reserve. This approach path to the village is sublime.

Livingstone Street may not ultimately be the main street of the village but at the moment it is one of the most impressive streetscapes to be found. It forms the historic core of the village as well as a substantial entry point to the business area. The juxtaposition of ocean, foreshore reserve, heritage sites and historic associations coupled with the landmark trees provides a most appealing streetscape. The other streetscapes in the business area are more typical of seaside villages undergoing redevelopment but still contain elements reminiscent of the earlier village. The small single storey cottages and accommodation houses are decreasing in numbers as they are replaced with mixed use two and three storey contemporary buildings. The width of the road reserves and the original set back of buildings from the street suggests spaciousness to the village now being lost. The homogenous urban fabric with the pockets of trees on the road verge and within allotments that used to reinforce the spacious feel of the village and define the village identity is also being altered.

The residential streetscape of the remaining streets and lanes retains the spaciousness and homogenous qualities of the period village and is still evocative of the traditional sea side village. This continues to occur because new development (either infill or replacement) has not reached a sufficient threshold to alter the existing identity.

South West Rocks is a record of the type of urban area created to service shipping and travel or holiday accommodation in the late 19th and through the 20th centuries. The low intensity of development until the second half of the 20th century means that streetscape still presents as a cohesive suite of buildings and gardens reflecting a particular era of development. Unfortunately, this cannot be said for the most picturesque part of the village (the knoll) which still happily has the positive aesthetic and historic influences of the Pilot Station group and its neighbours. Intrusive elements have increased rapidly in the later part of the 20th century as tourism and residential population has increased; examples are many and are readily identifiable.

The main elements of the streetscape are:

- predominance of uniform set back of buildings to street away from business area;
- small bulk and scale of traditional buildings away from business area;
- restrained bulk and scale of mid-20th century accommodation buildings away from business area;
- traditional form of buildings away from business area;
- grassed verges to some streets;
- no front fencing or where there is fencing post and rail fencing with or without pickets;
- native and introduced trees in gardens and reserves;
- use of memorial and landmark trees in certain streets;
- predominance of similar scale and form buildings;
- extensive use of weatherboard, fibro and corrugated galvanised iron; and
- lack of post 1960's buildings in streets away from the knoll and Gregory Street.

## **Buildings**

South West Rock's architecture reflects the socio economic structure of an historic sea side holiday town over-lain by a commuter community and the onset of modern



tourism and leisure activities. The architecture comprises several functional types; Community, late 19<sup>th</sup> and early to mid-20<sup>th</sup> century Residential, late 19<sup>th</sup> and early to mid-20<sup>th</sup> century, accommodation/hospitality and modern contemporary.

In the community group are the public service uses and the commercial (school, pilot station, community hall, and church). These buildings tend to be of larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the period.

The late 19<sup>th</sup> and early to mid-20<sup>th</sup> century residential buildings in contrast generally are devoid of ornamental detailing and have smaller footprints while the period accommodation are larger versions of the residences including the occasional purpose built 2 storey building. All the buildings are weatherboard or fibro clad, iron roofed with steep pitches.

In contrast, modern buildings tend to have large foot prints, one, two or three storey and constructed of brick and tile and concrete. They have flatter roofs and on ground floors.

The traditional form is generally simple with horizontal and vertical dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x 12') and roof pitches of 30 degrees or so. Roof forms utilise end gables or hips, or combinations depending on architectural origins of building (i.e. Victorian, Edwardian, inter war etc). The overall emphasis of the form is vertical.

Other elements of interest include fenestration (window and door openings), symmetry or asymmetry, floor and eave level, use of materials, skillion additions, and lack of architectural detailing.

All late 19<sup>th</sup> and early to mid-20<sup>th</sup> century buildings are detached being sited on their respective allotments to take advantage of either their location or the presentation of the street. There were a mixture of one two storey fronted buildings and many of those that survive retain their original footprints. Almost exclusively the buildings are timber framed with weatherboard cladding on the walls (up to the 1920's and 30's) or fibro clad (1930's to 1970's) and corrugated iron roof cladding over insitu pitched timber framing. Floors are close to the ground being bearer and joist, while eaves and ceilings are about 3.6m. Most of the buildings prior to 1930's have post supported front and side verandahs while post 1930's have verandahs integrated with the main roof.

## B.4 East Kempsey Heritage Precinct



**Figure B13-19: Map – East Kempsey Heritage Precinct**

### 1.0 Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining: -

- the appropriate limits of Conservation Areas and Precincts; and
- those items that determine the significance of the place.

The Australian, State and Local themes applicable to the East Kempsey Heritage Precinct are:

AUSTRALIAN	STATE	LOCAL
<ul style="list-style-type: none"> <li>▪ Building settlements, towns and cities</li> </ul>	Towns, suburbs and villages	The settlement of and development of the township of Kempsey.
<ul style="list-style-type: none"> <li>▪ Developing local economies</li> </ul>	Transport	Development of the Macleay River port and transport. Early ship building.
	Commerce	Adaptation from river to road

## 2.0 Significance Statement

East Kempsey is culturally significant because:

- i. It has historic significance as being the first area of settlement of the town of Kempsey and its association with the early European pioneers of the area.
- ii. It is a suburban area of the Macleay Valley containing a mix of the earlier forms and styles of buildings with the newer residential buildings. It is a well layered example of rural town development.
- iii. It has aesthetic significance as an example of an Australian “town in a rural landscape” and retains relatively intact streetscapes and individual and groups of period buildings. Its wide spectrum of landscape surrounds include the town’s business district, the river and the alluvial plains, all with a backdrop of the Great Dividing Range to the west,
- iv. It has social significance for its roles as a residential area supporting the commercial area; and
- v. It has technical/scientific significance because of its association with the development as a river port and the site of the first formal river crossing.

East Kempsey is assessed overall as being of high local significance for its historical associations, aesthetic qualities and its social value as a residential support for the commercial centre of Kempsey.

## 3.0 Character Analysis

### Setting

East Kempsey was the hub of initial settlement on the Macleay, the site of the formal river crossings via punt thence a timber and later a steel vehicular bridge.

The buildings are predominantly small scaled single storey with the allotments defined by a variety of fencing types, border gardens and brick dwarf walls. High courtyard walls have not been nor become an element in any of the streetscapes.

The road from Kempsey leading to Gladstone and South West Rocks runs along the south east side of the area (Macleay Street) however traffic flows through the area from the Macleay River Bridge along Rudder and Bisset Streets.

### Landscape and Streetscape

East Kempsey has developed on the crest of a knoll in an otherwise low lying and flat landscape. It falls to the river in the west and the farmland/ floodplain in the north and east.

East Kempsey enjoys vistas to the north and west of hilly and undulating vegetated terrain and to the north and east of alluvial floodplain.

The residential streetscape has a spacious quality with a mixture of dwellings from early-late 19<sup>th</sup> century until the present. The streetscapes are not distinctive however this precinct has many opportunities for views to the expanse of surrounding pastoral land. The dwellings from the early 20<sup>th</sup> century until World War Two are in groups possibly reflecting the date of sale of the properties and phases in development. Due to the river and town outlook, the buildings on the east side of Rudder Street and highest on the knoll are the more expansive and have been constructed in brickwork, some with tiled roofs.

East Kempsey is an urban area developed to service Kempsey proper from the late 19<sup>th</sup> to the present day. Development has been limited by the extent of flood free land available. Any intrusive elements are recent and are highly visible amidst the housing stock.

Landscaping is highly variable in form, ranging from garden strips along boundaries, to specimen trees and grassed yards. Garden form is generally dependent on the building setback from the street frontage. The Pacific Highway, Rudder, Bissett and Innes Streets have the greater proportion of earliest buildings located within 2 to 5 metres from the street boundary, while some of the larger properties in Lord Street and Rudder Street and in the northern part of Betts Street have deep setbacks with developed gardens providing a foreground to the buildings from the public domain.

## **Buildings**

East Kempsey's building stock reflects the social and economic cross section of the rural community. Buildings are primarily residential. There are some multi-unit residential developments from recent years

There are public use buildings including the school, Chaddies and the Antique Store in Rudder Street and on the west side of the Pacific Highway, Netherby House the guest house. These buildings tend to be of larger scale, with better appointments and architectural detailing but still reflect the qualities and design of the respective periods. Some are two storey or bulkier. The residential buildings in contrast generally have limited architectural detailing, are from a broader number of time periods and have smaller footprints.

The character of East Kempsey is expressed in the traditional architectural forms of its earliest surviving buildings. They use timber weatherboard and corrugated iron as the base materials palette. Brick is used in the more opulent dwellings, and in contemporary interventions.

Residential forms are simple with horizontal and vertical room dimensions loosely based on 3.66 x 3.66 x 3.66 m (12' x 12' x 12') and roof pitches of around 30 degrees. Roof forms utilise end gables or hips, or a combination depending on architectural origins of building (i.e. Victorian or Edwardian etc).

Other elements of interest include fenestration pattern (window and door openings), symmetry or asymmetry, floor and eave level, extensive use of timber except in the grander residences along Rudder Street in particular, skillion additions, and lack of rich architectural detailing.

All buildings in the residential area are detached, single storey and are sited at the front of their respective allotments. Given the narrow frontage of allotments this creates a more continuous and compact feel to the village and suggests a larger village area than actually is the case (particularly on Macleay Street).

There are also some two storey buildings in the area such as Chaddies, that reflect prosperity and a self-sufficiency of the settlement prior to the construction of the bridge. Most of the period development retains its original footprint.

The buildings are constructed of either:

1. Timber frame with weatherboard cladding on the walls and corrugated iron roof cladding on pitched timber framing; or
2. Brick walls and corrugated iron roof cladding on pitched timber framing. Some of the more stately of residences and newer buildings have tiled roofs.

Floors are close to the ground being of bearer and joist construction, while eaves and ceilings are about 3.6m high. Foundations and dwarf/subfloor walls are generally of brick construction. Where timber stumps remain as supporting, they need to be preserved as an ever diminishing element remaining.

Some of the buildings retain original out buildings of matching construction.

Most of the buildings have timber framed and post supported front and side verandahs.



## B.5 Kempsey/West Kempsey CBD Heritage Precincts



Figure B13-20: Map – Kempsey/West Kempsey CBD Heritage Precincts

### 1.0 Historic Themes

Identifying the thematic basis for the emergence and development of any place, is essential for determining: -

- the appropriate limits of Conservation Areas and Precincts; and
- those items that determine the significance of the place.

The Australian, State and Local themes applicable to the West Kempsey and Kempsey Heritage Precincts are:

AUSTRALIAN	STATE	LOCAL
<ul style="list-style-type: none"> <li>▪ Building settlements, towns and cities</li> </ul>	Towns, suburbs and villages	The settlement of and development of the township of Kempsey.
<ul style="list-style-type: none"> <li>▪ Developing local economies</li> </ul>	Transport	Development of the Macleay River port and transport. Early ship building.
	Commerce	Adaptation from river to road

## 2.0 Significance Statement

West Kempsey and the Kempsey CBD are culturally significant because:

- i. They have historic significance as being one of the first areas of settlement of the town of Kempsey and its association with the early European pioneers of the area.
- ii. It is an urban area of the Macleay Valley containing a mix of the earlier forms and styles of buildings with the newer residential buildings. It is a well layered example of rural town development.
- iii. It has aesthetic significance as an example of an Australian “town in a rural landscape” and retains relatively intact streetscapes and individual and groups of period buildings. Its wide spectrum of landscape surrounds include the town’s business district, the river and the alluvial plains, all with a backdrop of the Great Dividing Range to the west,
- iv. It has social significance for its roles as a residential area supporting the commercial area; and
- v. It has technical/scientific significance because of its association with the development as a river port and the site of the first formal river crossing.

## 3.0 Character Analysis

### Setting

The West Kempsey and Kempsey CBD Heritage Precincts form the commercial hub of the shire. One of the main features of these CBD areas is that the main street is the through-road of the CBD.

The views across the river from the Kempsey CBD are a significant feature.

The CBD areas contain a mix to two storey commercial and government buildings, constructed in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### Landscape and Streetscape

The Kempsey CBD landscape is characterised by alluvial flats to the west, which are currently used as playing fields, and the Macleay River which runs along the eastern side of the CBD. The main entries to the CBD are from the bridge over the Macleay River to the south, from Belmore Street to the west and from the Macleay Valley from the north.

The streetscape of the Kempsey CBD is characterised by a consistent two storey commercial building form to the footpath edge, relatively consistent awnings and a predominantly timber construction. Buildings consistently have glass windowed shopfronts facing the street. The buildings are a mixture of styles and ages.

West Kempsey is a smaller CBD centre and started growing as a centre after Kempsey CBD was established. Elbow Street is the main through road of West Kempsey. West Kempsey is set on higher ground than the CBD and the views to the mountains to the west are significant.

The streetscape is made up entirely of commercial government buildings, with a mixture of heights, building materials, and ages.

## **Buildings**

Buildings that contribute to the character of the CBD areas are constructed of either: timber, corrugated iron, stone block or brickwork.

Large areas of glazing at ground level is a common feature in shopfronts.

Within the CBD's, the consistent two storey facade, capped with a parapet rather than a gutter line, is a common element. Facades typically include:

- Detailed embellishments of brick patterns;
- Projections;
- Raised pediments; and
- Vertical window proportions.

Some buildings have colonial central arched entrances.

Some of the buildings have timber framed and post supported awnings over the street.