

## Chapter 12

# Heritage Conservation



## 12 Heritage Conservation

This Chapter applies to land within Lismore City, and specifically to the buildings, items and Conservation Areas listed in Schedules 1 and 2 of the Lismore Local Environmental Plan 2000. (see Attachment to this Chapter).

This Chapter may also be recommended by Council to owners of non-listed, but similar historic properties to guide sympathetic alterations outside of conservation areas.

This Chapter should be read in conjunction with the Lismore Local Environmental Plan 2000, the North Coast Regional Environmental Plan, Chapter 6 (Nimbin Village) of Part B of this DCP and any other Council policies or other chapters of this DCP which may be relevant to the proposal (eg. requirements for development on flood prone lands, tree preservation, off-street car parking, urban design and weather protection and crime prevention through urban design).

This Chapter will apply whenever development consent is required for works, as follows:

- To demolish or alter an Item of Environmental Heritage;
- To carry out work to a heritage item, or on land within its vicinity;
- To carry out development, including subdivision, in a Conservation Area.
- To excavate any land for the purpose of exposing a relic or to damage or despoil a relic;
- To damage or remove a tree
- NOTE- Non structural changes which alter the exterior of a building such as: cladding, re-roofing in different materials, repainting with a different colour, replacement of timber windows with aluminium, etc are alterations that require consent.

### 12.1 Objectives of this Chapter

1. To protect the significance and setting of heritage items and conservation areas in the Lismore City Council area;
2. To integrate heritage conservation into planning and development controls;
3. To allow sympathetic changes to occur;
4. To provide detailed polices which encourage well designed extensions and infill development.
5. To encourage and promote public awareness, appreciation and knowledge of the value of heritage items and conservation areas

### 12.2 Definitions

In this Chapter the following definitions apply:

*'Conservation'* means all the processes of looking after a place to retain its cultural significance. It includes maintenance, preservation, restoration, reconstruction, and adaptation and will be commonly a combination of more than one of these.

*'Conservation Management Plan'* is a document prepared in accordance with NSW Heritage office guidelines, to establish the heritage significance of a place, and identify conservation policies and management mechanisms to enable that significance to be retained.

*'Cultural Significance'* means aesthetic, historic, scientific or social value for past present and future generations.

*'Fabric'* means all the physical material of the place.

*'Form'* means the overall bulk, shape height and building parts.

*'Heritage Conservation Area'* means an area described in Schedule 1 of Lismore LEP 2000 or Schedule 1 of the North Coast Regional environmental Plan.

*'Maintenance'* means the continuous protective care of fabric, contents and setting of a place and is distinguished from repair. Repair involves restoration and reconstruction.

*'Place'* means site, area, building or other work, group of buildings, or other works together with associated contents and surrounds.

*'Preservation'* means maintaining the fabric of a place in its existing state and retarding deterioration.

*'Reconstruction'* means returning a place nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) to the fabric.

*'Relic'* means any deposit, object or material evidence relating to settlement (including Aboriginal habitation) prior to January 1 1900 of the area of the City of Lismore.

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

*'Streetscape'* means the combination of buildings, trees, road, verges and fences which can be viewed into and out of properties.

### **12.3 How this Chapter relates to the Development Application process**

Development applications applying to heritage items or in Conservation Areas must comply with relevant policies set out in Clauses 12.4 (Heritage Principles), 12.5 (Design Guidelines) and 12.6 (Precinct Policies).

It is recognised that the policies in this plan may not be appropriate in every case, and sometimes a variation is required. If a proposal departs from the policies, justification must be provided. A variation may be approved if it meets the overall aims and objectives of this Chapter.

### **12.4 Heritage Principles**

#### ***What is heritage?***

We all have places and things that are important to us and or families. The same attachment applies to places valued by our community. Heritage is essentially whatever we consider important to save for future generations.

Although this plan applies mainly to buildings and streetscapes, the definition of heritage is very broad and includes indigenous sites, trees, natural landscapes, industrial sites and bridges.

The Lismore Citywide Heritage Study carried out in 1995 identified places, buildings and other items. Many of these are legally protected in the Lismore LEP 2000. Special precincts containing individual and groups of important buildings and streetscapes are protected in Conservation Areas.

#### ***Why conserve heritage items and places?***

- Heritage items and places provide a link to the past and help people understand connections to their local history.
- Heritage buildings provide examples of craftsmanship and materials which are becoming increasingly rare.

- Heritage places provide identity and meaning to the town.
- Heritage is a drawcard for tourism which is an important part of the local economy.
- Heritage is an asset that should be looked after carefully!



*This shady tree lined street in the Girards Hill Conservation Area demonstrates the value of natural heritage in the City and is worthy of careful protection.*

### **Good principles for conservation**

The 'Burra Charter' is the Australian national set of principles and guidelines on heritage conservation and management. It represents 'best practice' for all people who provide advice, make decisions or carry out works to places of heritage value.

Overall, it recommends a cautious approach to change:

*"do as much as necessary to care for the place and make it useable, but otherwise change it as little as possible"*

The Conservation Principles from the Burra Charter are summarised briefly below. Before preparing a development proposal, it is recommended that these principles are carefully considered.

- retain what is important about a place;
- provide for current and future maintenance;
- respect original fabric, past uses, associations and meanings;
- understand and retain evidence of changes which are part of the history;
- understand the place before making decisions
- use traditional techniques and materials to conserve original materials;
- retain the use of a place if it is important, or ensure a compatible new use;
- involve minimal change to allow new uses, respect the original fabric, associations and uses;
- retain an appropriate visual setting for heritage places
- keep a building, work or other component in its historical location, because the physical location of a heritage item or place is part of its cultural significance. Do not relocate unless this is the only practical means of ensuring its survival.
- keep contents, fixtures and objects which are part of a place's cultural significance at that place.
- retain related buildings and objects as they are also important, and
- enable people who have special associations and meanings with a place in its care and future management to be involved.

### ***Understanding heritage value***

Conservation is not just about preserving or restoring a building to its former details, but also ensuring that heritage values are not lost or eroded in the process.

Lack of maintenance, badly designed alterations, incorrect materials, inappropriate subdivisions which detract from the setting of a building, and unsympathetic colour schemes all result in the loss of heritage value. It is therefore important to understand why a building or place is important before changes are considered.

### ***Original Fabric***

The physical material of a building or place (known as fabric) contains evidence of its history and how it may have changed. Care and skill are needed to make decisions about the care and management of a heritage building or place;

- Understand the properties of traditional materials before making changes, for example use correct mortars with old bricks.
- Obtain advice from Council who can provide access to a Heritage Advisor/Officer and can offer information on traditional materials such as metal and timber.
- Seek advice from skilled tradesmen with heritage experience,
- Beware of irreversible changes such as painting of brickwork.
- Consider a range of solutions when planning upgrades for safety, fire protection.
- And remember that regular maintenance is essential to look after an old building, and can prevent more costly repairs.



*Keeping a building dry is fundamental to its long term conservation.  
Proper dispersal of stormwater from footings is essential but often overlooked.*

## **12.5 Design Guidelines**

This section looks at design elements and how they have an impact on the physical character of buildings and streetscapes.

### ***General Streetscape Context***

It is important that alterations, new additions or new buildings are 'good neighbours' and are in keeping with the character of the locality. Understanding this context helps when designing a new building or alterations.

### ***Design elements which characterise the historic areas of Lismore:***

- weatherboard buildings, mainly single storey with galvanised metal roofing.

- consistency of scale, height, and bulk within residential streets.
- steeper roof pitches, often with complex hip and gables ;
- long slender proportions to windows, especially those facing the street,
- projecting gables to the street,
- verandahs generally on front or side elevations,
- informal grass verges with consistent street tree planting
- front fences of low to medium height,
- masonry and stone restricted mainly to large churches and key civic and commercial buildings.

### ***Sympathetic Change***

Heritage protection is not intended to freeze historic properties in time. The need to upgrade older homes to modern standards is accepted but these changes should take place in the most sympathetic way possible. Those elements which led to a property being protected must be maintained.



*Well maintained, historic homes have a character which is not readily reproduced in new areas. The combination of established trees and attractive streets add to the appeal of such properties.*

Consider your requirements before you purchase a historic property. Too many alterations may result in the character and charm of the property being lost.

### ***Basic principles to be observed:***

- Maintain the general scale, height and bulk and proportions of traditional buildings in the streetscape.
- Do not overwhelm the original building with an extension. Consider creating two separate buildings with a linkage. This helps retain the integrity of the original.
- Do not alter original front facades of buildings in conservation areas. Additions are best sited to the side or rear.
- Keep floor levels similar to adjoining buildings.
- Avoid making a replica copy of a heritage building for infill development, but follow proportions and scale.
- Keep it simple- do not use a mixture of features from different eras or add historic features to new buildings.

### ***Roof Pitch and Form***

Roof pitch has a major impact on the appearance of a building. Historic buildings have distinctive traditional roof forms including hipped roofs, later developments with projecting gables and gambrel roofs, and complex roof forms on more sophisticated residences. Roof pitch tended to

decrease in the interwar and Californian bungalow styles. Although there are a variety of roof shapes, there is a general consistency of scale, height and bulk.

### **PREFERRED**

- Ensure that roof pitch, proportion and orientation to the street is compatible with traditional roofs in the surrounding streetscape.
- Use uncoloured galvanised steel where possible or reinstate a painted roof where evidence of this exists.
- Use correct gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details.

### **NOT ENCOURAGED**

- Use modern material such as 'colorbond' on heritage items. Avoid concrete tiles or contemporary colours such as blues, etc in metal roofing on non-heritage items as this is incompatible with the character of the streetscape in Conservation Areas.
- Use perforated box gutters as they are not correct in a historic context.



*Projecting gables and subsidiary gables are repeated in this streetscape. This roof design could be reflected in a design for infill development without being an exact copy.*



*A typical hipped roof with projecting gable*

### **Verandahs**

Verandahs are an essential element of traditional Australian houses and occur widely in the conservation areas. They are an important design element, are functional for cooling and providing shaded outdoor living spaces.

### **PREFERRED**

- Include verandahs into the design of new development;
- Use a simple skillion style as it integrates well with new buildings.
- Conserve verandahs with original timber detailing.
- Open up enclosed verandahs where possible and re-instate missing details.

### **NOT ENCOURAGED**

- Introduce bullnose style, lace ironwork, decorative fretwork or federation brackets to posts on modern buildings, as it lacks historic context. These features may be re-instated to a historic building, where it can be shown that they previously existed.



*Bullnose verandah with traditional hipped roof to main dwelling.  
The balustrade may be a later addition.*



*Example of an early enclosed verandah*

### **Windows and Doors**

Windows and doors also have a major impact on the appearance of a building. Many buildings in the conservation areas have traditional double hung, sash or casement timber windows. These provide a strong vertical element in the streetscape.

#### **PREFERRED**

- Use strong vertical proportions to windows in new development and additions.
- Use timber windows for restoration of traditional buildings.
- Use timber windows without glazing bars for infill development where possible as it is consistent with the character of the streetscape. Aluminium windows with a suitable frame size and proportions will be considered for new work but have a different aesthetic character and limit the ability to vary colour schemes.

#### **NOT ENCOURAGED**

- Use Aluminium windows on heritage items or significant buildings.



*Example of a 12 pane double hung sash window.*



*Example of casement windows with long narrow proportions.*





*Typical double hung sash windows, with metal window hoods.*

### **Building Materials**

It is important to use the right materials to maintain the integrity and character of heritage buildings and streetscapes. Weatherboard cladding and metal roofing are the most commonly used building materials in residential conservation areas. The conservation areas in the city centre which contain many public buildings tend to be dominated more by masonry buildings.

#### **PREFERRED**

- Use matching materials for restoration and additions to existing buildings.
- Use lightweight materials such as timber, compressed sheeting, or cement profiled weatherboards for infill development in a frontage dominated by timber buildings. The use of masonry is only acceptable in a mixed street frontage of timber and masonry buildings where less than half the buildings are of timber construction.
- Paint or render new masonry (where acceptable) for infill development in a plain colour and texture, in preference to face brick.

#### **NOT ENCOURAGED**

- Use textured paint type finishes.
- 
- Use white, light, multi coloured, or double height bricks or imitation sandstone blocks.

### **Colours**

Traditional colour schemes complement older homes and provide much character to the streetscape. Usually the roof and walls are light, with dark contrasts to gutters, joinery and trims. A paint scrape behind a meter box or protected area may reveal the original colour scheme.

#### **PREFERRED**

- Use a traditional colour scheme for an old building. Seek advice from Council, paint companies, and numerous books on this subject. Contrasting colour schemes which use dark walls with light trims can also be very effective, but be careful in colour selection and ensure that it will be sympathetic in the streetscape.
- Use variations to traditional colours for new development but still maintaining light colours for wall and roof and dark to trims, which will be harmonious in the streetscape. Colour scheme details for new development will be required with the development application.

#### **NOT ENCOURAGED**

- Use typical traditional colour schemes such as Cream, Indian Red and Brunswick Green for new development.
- Use bold primary colours, black or white.

### **Setbacks and Orientation**

Setbacks for new development should comply with Council's requirements.

- Variations will only be considered where it can be demonstrated that the setback is consistent with adjoining development and that the new building will not be intrusive in the streetscape.
- Minimum setbacks may need to be increased to protect the setting of a heritage item, where new development is adjacent.

### **Garages and Carports**

Garages are a functional requirement of modern life and were not often included with many historic homes. Additions for garages need careful location and design.

#### **PREFERRED**

- Retain early garages, carports and sheds wherever possible as they contribute to the character of the conservation area.
- Locate garages generally towards the rear of allotments and set back a minimum of 1 metre from the front of the dwelling.
- Keep garages and carports separate from the house as a general rule.
- Match the roof pitch, form and materials of the main building as closely as possible.
- Respect vertical proportions. Avoid double width horizontal doors.
- Consider a simple car port under a continuation of the roof line, for small sites as this has less visual impact.

#### **NOT ENCOURAGED**

- Prefabricated metal sheds with low pitched roofs. These are not compatible with traditional streetscapes and should be avoided.



*Example of a typical garage sited towards the rear of the allotment.*



*Example of a car port designed to complement the dwelling with similar roof pitch and form*

## **Fences**

Front fences are important for defining public and private spaces and add character to heritage areas.

### **PREFERRED**

- Be consistent with traditional fences in the streetscape. They are generally a modest height, and not solid to allow a view of the garden and the front of the house.
- Choose a fence style and materials which is in keeping with the age and style of the dwelling. Examples include picket fences, low post and rail fences and low walls with galvanised pipe common to the 1920s and 30s.
- Use a simple fence style for new development that will harmonise in the streetscape.



*Timber Picket fence*



*Post and Rail Fence*



*Low fences typical with inter-war dwellings.*



*Consistent low fences here create an appealing streetscape.*

### **NOT ENCOURAGED**

- Metal panel fences, pool fencing, spear tops, aluminium lace panels and bagged masonry fences as they are out of keeping with the character of heritage items or conservations areas.
- Exceeding a height of 1.2 metres forward of the front building line. Elsewhere the maximum height is 1.8metres

## **Outbuildings and Swimming Pools**

Swimming pools and additional shed space should generally be located at the rear of properties.

### **PREFERRED**

- Ensure that they are well positioned to respect the setting and spaces around the building, especially in relation to heritage items.
- Respect original garden layouts retaining mature trees, shrubs, plants and pathways.
- Locate swimming pool safety fencing at the rear of properties where it will be screened from public view and add landscaping to soften the impact on a historic house.

### **Signage and Advertising**

Signage on commercial or civic buildings can contribute to the character of the streetscape provided that it is visually sympathetic.

#### **PREFERRED**

- Use signs of an appropriate size and in appropriate locations, eg, hanging signs or signs within a fascia.
- Use traditional hand painted signage, or individually mounted letters in preference to pre-cut vinyl lettering.
- Use colour schemes that are effective and readable through use of contrast

#### **NOT ENCOURAGED**

- Signs in locations, which detract from a building such as above parapets, large projections or over-large fascias.
- Use of bold primary, fluorescent or neon colours. Council may require bold corporate colour schemes to be adapted to make them acceptable on heritage items or in conservation areas.
- Internally illuminated signs such as box signs or neon letters as they are inconsistent with heritage buildings and precincts and will not be approved Consider externally illuminated signage with spotlights subject to development consent.

## **12.6 Conservation area / precinct policies**

The following section outlines specific policies which relate to the different conservation areas. These policies must be addressed with development proposals for that respective area.

### **DALLEY STREET**

#### **Statement of significance**

*“Good row of early twentieth century homes. Buildings not outstanding in themselves but combining well, particularly the row of inter-war houses at Nos 29-35. Set in generous grounds with well maintained front lawns and gardens. Gentle rise on the flood free knoll enhances streetscape. The large symmetrical ground hugging bungalows contrast with the raised basements of contemporary housing elsewhere in Lismore.”*



*Examples of dwellings with projecting centre gables and low front fence treatment in the Dalley Street Conservation Area.*

#### **Characteristics That Define This Conservation Area**

- Detached single storey houses, mainly from the interwar period built at low density on large lots;

- Predominantly timber construction with galvanised metal roofs with strong horizontal proportions;
- Low front fences especially low brick walls or posts with galvanised pipe. Not picket fences.
- Landscaped ,spacious grounds with mature trees and shrubs;
- Verandahs and gabled porches are a strong design element common to many houses;
- High proportion of dwellings used as professional consulting rooms due to proximity to St Vincent’s Hospital opposite.

### **Dalley Street Conservation Area Precinct Policies**

- Any development in this precinct must respect the scale, density, form and proportions of existing development, with special attention to the low set horizontal emphasis of existing dwellings.
- Generous setbacks and landscaping especially to the front of buildings should be maintained, to conserve the spaces between buildings which contribute to the character of this precinct.
- Any development in this precinct should remain single storey height to maintain the visual character and unity of this streetscape.
- Car parking should not be approved in front set back areas as it would erode the visual amenity of the streetscape and detract from the setting of the dwellings
- Front fences should be low (less than 1 metre) in character with the established pattern of development. Solid fencing to front boundaries will not be permitted as it is out of character in the streetscape, but is acceptable to side and rear boundaries.

### **SPINKS PARK AND CIVIC PRECINCT/CONSERVATION AREA**

#### **Statement Of Significance**

*“Pre-First World War urban park located at the centre of town, on the eastern bank of Wilson’s River. The site of a number of notable period buildings, monuments and street furniture. Enhanced by tree planting from c1900. Site of recreational facilities (bowls, croquet and baths) from the 1920s. Consciously created in accordance with the prize winning design by noted architect FJ Board. Board also designed many of the park’s buildings including the rotunda and CWA rooms. One of the forward looking works of an active and progressive municipal Council, eventually named after Mayor Spinks. Considerable social, historical and aesthetic significance, despite alteration of the original design concept. Local Significance”.*

*“Important concentration of buildings forming an attractive period townscape. Setting enhanced by park and proximity to the river and centre of town. Buildings of note on Molesworth and Magellan Streets include several public, civic and commercial buildings. The former post office building is a fine landmark on the corner of the two streets. The grouping marks the historic shift of the town centre from its original focus, north of Woodlark St.”*



*Spinks Park Croquet Club with the Rotunda behind*



*The Queen Victoria Fountain, restored in 2003 and placed in traditional garden landscaped setting.*

### **Characteristics That Define This Conservation Area**

- A city centre park of considerable community value which has been in continuous use since the early 1900s
- Substantial and notable public and commercial buildings in a prominent streetscape located opposite Spinks Park.
- Historic tree planting and relationship with the Wilsons River.
- Periodic flood events, recently addressed by construction of a levee wall.

### **Precinct Policies**

- Ensure continued public use and ongoing management of War Memorial Park and Spinks Park through an adopted Plan of Management.
- Ensure that heritage issues are fully addressed when making decisions about alterations, changes and development of any facilities, structures, uses or layout in the park.
- Buildings, monuments and structures in must be carefully conserved in accordance with the Principles of this Plan and the Burra Charter. (Council's budget needs to reflect these obligations)
- Ensure that measures are taken for the protection of historic buildings, structures or monuments during any festivals or events held in the park.
- Adopt a policy on graffiti removal and ensure that any graffiti on historic structures is removed immediately with appropriate methods.
- Ensure that original plantings that relate to the historical significance of the park as originally laid out by FJ Board are maintained as long as possible and take action to plant a the same replacements species if or when required.
- Foster an understanding and appreciation of the historical and social significance of Spinks Park in the community so that it is valued as an important public space and precinct for future generations.

## **ST CARTHAGE'S CONSERVATION AREA**

### **Statement Of Significance**

*"Important grouping of Cathedral and school buildings set in generous and attractive grounds. Major townscape significance in a very visible inner urban location. Social and historical interest for the changes in use over the years, in keeping with the changing circumstances of the Church and Catholic education. Local Significance."*

### **Characteristics That Define This Conservation Area**

- Large scale buildings in a distinct group with views over low lying playing fields.
- Elevated site and visually prominent.
- Important spaces between key buildings contribute to the visual character of the precinct.
- Architectural and aesthetic qualities of the precinct are very important to the city centre identity.
- Large fig trees on eastern side of Dawson Street contribute to the aesthetic quality of the streetscape.



St Carthages Cathedral is visually prominent and very important to the precinct



Architectural and aesthetic qualities of the precinct on an elevated site

### **Precinct Policies**

- Development in this precinct must be carefully assessed not only in relation to any individual heritage item, but also to the relationship between key buildings, and the spaces they create, and on the character of the precinct as a whole.
- Owners of buildings in this precinct need to consider long term maintenance plans and uses of historic buildings. Preparation of Conservation Management Plans for this group of buildings is recommended.
- Any proposals for development of sports facilities on open space land surrounding this precinct such as club houses, amenities etc, must be carefully designed and sited, sympathetic in form, scale and colours should not obstruct views of landmark buildings.
- Any advertising on sports fields land surrounding the precinct should also be suitably discreet.

### **ST ANDREWS CONSERVATION AREA**

#### **Statement of Significance**

*‘The St Andrews/Court House precinct is a notable illustration of the response of urban form to social and environmental factors. Views to and from the river contribute to the precinct’s townscape value. All buildings, grand and modest, create period streetscapes of interest, though there have been some unwelcome intrusions. The varied period character adds to the interest. Historically this was the original commercial centre of Lismore.’*

*The elevated site gives the magnificent Church landmark prominence. The Court House and Police station mark the establishment of law and order as well as official early recognition of the importance of Lismore as a settlement.*

*For residential buildings, the precinct offered a flood free location. Verandahs are a unifying design element. The large filigree style building on Coleman Street is an unusual building of special note. The row on Coleman Street also has the benefit of a green strip on Molesworth St, kept free of buildings by regular flooding. Local Significance.’*

#### **Characteristics That Define This Conservation Area**

- An elevated site, which is visually prominent and historically important to the city.
- The Church, Court House and associated buildings provide this precinct with a strong, formal character and sense of place.
- The continuous land uses of law and order with associated legal offices are important and provide enduring character and identity to this precinct.

- The streetscapes display a mixture of architectural styles and scale of buildings
- The row of elevated dwellings on Coleman Street in their leafy surroundings are unique in the city and contrast with the more formal character of the legal buildings.



*New and old courthouse buildings relate well through use of complementary roof form and proportions.*

### **Precinct Policies**

- Development in this precinct must relate sympathetically to surrounding neighbours and not overwhelm important individual heritage items.
- All development should be high quality, formal in character and use materials which harmonise with neighbouring sites.
- The vacant allotment on the corner of Zadoc and Molesworth Streets (Lot 1 DP 617760) requires careful design for future development. Any building should address both street frontages on the corner and car parking should be sited at the rear. (The use of this site as an open car park is not in keeping with the character of this precinct and should be avoided.)
- Owners of buildings in this precinct need to consider long term maintenance plans and management of key heritage items.
- Any advertising in this precinct should be restrained in colours, size and style in keeping with the formal legal and religious character of the precinct.



*The elevated site gives the magnificent St Andrews Church landmark prominence*



*Former Methodist Manse which is now used as the Public Trustees office*



## **GIRARDS HILL CONSERVATION AREA**

*“Girards Hill began as a private subdivision of land to the south of the main town centre. The first houses appeared in the 1880s. At first a scattering of homes built by people seeking attractive views and flood free homes sites, close to the centre of town. Gradual infill and closer subdivision produced a mixture of periods and styles.”*

### **Statement of Significance**

*“The Girards Hill precinct is notable as a diverse collection of houses unified by their consistent use of timber and iron. This consistent period feature distinguishes Lismore from other towns in the region which have lost much of this character, or which developed using quite different materials. The townscape value of the area also derives from the imposition of a modified street grid on a sloping hillside. This provides for dramatic siting of houses and enhances views into and out of the area. Narrow street pavements with grassed verges in many of the streets contribute to a strong perception of a semi rural urban form. This area features many fine buildings as well as good private gardens and trees. There are however, many unsympathetic intrusions  
Regional Significance.”*



*Timber is the dominant material for construction in this locality.*

### **Characteristics That Define This Conservation Area**

- Residential in character, predominantly single storey featuring many significant individual buildings and groups of buildings from the 1880s to 1940s.
- Streetscapes have a strong identity created by the consistent use of weatherboards and corrugated metal roofing.
- A variety of roof forms in keeping with the evolving architectural styles.
- Informal grassed verges combined with established shady street trees enhance the setting of the timber dwellings and provide amenity for residents.
- Widespread use of architectural detailing of timber joinery appropriate to the changing styles, eg bellcast weatherboards, brackets, valances, window hoods, and gable end trims.
- Timber picket fences and 1920-30s fences of timber beams and brick piers, and galvanised pipes define front boundaries.

### **Precinct Policies**

- Generally, all original timber homes should be maintained and conserved as they collectively make up the character of this precinct.
- The early workers cottages at the western end of Parkes Street are particularly important as they provide an important link to early life in the city. Any alterations must be carefully designed not to overwhelm the modest scale of these original buildings.
- Any proposals affecting significant or contributory buildings in this precinct which are not individually listed as heritage items in the Lismore LEP, (as they are included collectively in the Conservation Area), need to be considered in a similar manner to that of a heritage item.

- Any alterations or additions affecting buildings which are important as part of a group must maintain those elements which unite the buildings and retain the group value.
- Unsympathetic alterations should be reversed wherever possible in conjunction with development applications for other work.
- The unformed wide grass verges and street trees in Cathcart St, James Street and others must be carefully retained. Intrusions should not be made into these verges to widen the road pavement, create sealed parking areas, or create wide driveway entrances.
- Well designed, high quality infill development which respects the scale, form, proportions and materials of the precinct will be favourably considered on sites which are not identified as significant or contributory.



*Early cottages in Parkes St*



*The steeply sloping hill enhances the setting of the dwellings.*

## **NIMBIN VILLAGE**

### **Statement Of Significance**

#### ***Township and Setting***

*The town and its setting have high local significance as a cultural landscape. There is a high degree of integrity, and abundant surviving evidence to demonstrate the process of village development. Unlike most other settlements in the study area, development is densely nucleated within the original survey boundaries. The main street is separately listed as a grouping. Local Significance*

#### ***Nimbin Main Street***

*Outstanding streetscape located at the core of the Nimbin Conservation area. Unique in Australia. Colourful murals expressing New Age/Alternative themes symbolises the transformation of the local community following the 1973 Aquarius Festival. Aesthetically the colour gives new life to the Inter-war architecture, and signals the economic benefits brought about by the new rural population and increasing numbers of tourists. Illustrative of local theme of "Rural Renaissance".*

*Streetscape enhanced by topography and fork in the road, as well as new buildings continuing traditional forms. State Significance.'*



*Traditional residential buildings*



*Unique main street*

### **Characteristics That Define This Conservation Area**

- A unique main street with a 'new age' social and aesthetic character layered on a historic building stock.
- Traditional residential single storey, weatherboard and iron buildings, built mainly between 1910 and 1930s,
- A defined edge to the village centre, surrounded by an outstanding landscape setting.
- Residential allotment sizes generally a minimum of 1000m<sup>2</sup>.
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### **Precinct Policies**

**Chapter 6 (Nimbin Village) of Part B of this Development Control Plan applies to proposals in this Conservation Area.**

#### **In addition the following precinct policies apply:**

- Restoration or reconstruction work in the conservation area should be accurate to historical architectural details.
- Awnings may be replaced by verandahs on old buildings but must be appropriate to the age and style of the building. i.e. bullnose verandah are not usually associated with 1920s and 1930s buildings. Use old photographs if available to provide details. Where cantilevered awnings are original, retain and repair where necessary.
- Use traditional elements in shop facades such as stall risers beneath windows. Do not introduce large modern plate glass windows to ground level. Retain recessed doorways, tiled entries, and original details.
- Colours on historic buildings need not be restricted to the heritage palette in this precinct owing to its unique visual character.
- Security shutters if required should be placed inside the shop to maintain the external character of the main street. External roller shutters are not considered compatible with the heritage significance of this precinct and should be avoided. Alternative measures such as security lighting, cameras, or alarms should be considered.
- Murals are a dynamic part of the streetscape and ongoing maintenance is required. New murals may be introduced within appropriate elements of a building in the main street precinct subject to development consent.
- The introduction of any new paving, planting and street furniture should be guided by a master plan developed in consultation with the local community.



*Unique Main Street.*

## Schedule 1 Heritage items

(Clause 12)

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
1	Graham Centre	22 Woodlark Street, Lismore	Office Building and Former Bank	20016	State Built Item
2	St Carthage's Catholic Cathedral	6-8-10 Leycester Street, Lismore	Church	20022 40003	State Built item Conservation area Archaeological site
3	"Monaltrie"	451 Wyrallah Road, East Gundurimba	House and Grounds	20095 40008 10004 30156	State Built item Landscape item Archaeological site
4	The Lismore Clinic	185 Molesworth Street, Lismore	Medical Clinic	20003	Built item
5	Former Lismore Municipal Building	165 Molesworth Street, Lismore	Public Building	20005 40009	Built item Conservation area Archaeological site
6	Former Post Office	172 Molesworth Street (Cnr Magellan Street), Lismore	Post Office	20009 40009	Built item Conservation area Archaeological site
7	Lismore Uniting Church	116 Woodlark Street (Cnr Keen Street), Lismore	Church	20013	Built Item
8	Former Boarding House (Gwalia Flats)	7 Coleman Street (Cnr Cambrian), Lismore	Boarding House	20014 40001	Built item Conservation area
9	St Andrews Anglican Church	8 and 14 Zadoc Street (Cnr Keen Street), Lismore	Church	20017 40001 30005	Built item Conservation area Landscape item
10	Former Church of Christ	178 Keen Street (Cnr Magellan Street), Lismore	Church	20019	Built item
11	St Pauls Presbyterian Church	188 Keen Street, Lismore	Church	20020	Built item
12	Former St Mary's Convent	5 Dawson Street, Lismore	Convent	20023 40003	Built item Conservation area
13	Winsome Hotel	11 Bridge Street, North Lismore	Hotel	20024	Built item Archaeological site
14	"Trevallyn"	69 Cathcart Street, Lismore	House	20030 30143 40009	Built item Conservation area Landscape item
15	House	27 Bridge Street, Wyrallah	House	20031 30158	Built item Landscape item

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
16	“Ermello”	638 Ballina Road, Lindendale	House	20060	Built item
17	Disputed Plain Homestead	1014 Kyogle Road, Fernside	House and Site	20062	Built item Archaeological site
18	St Thomas Anglican Church	32 Fernside Road, Fernside	Church	20063 30020	Built item Landscape item
19	“Maybrook”	652 Eltham Road, Eltham	House	20068 30054	Built item Landscape item
20	Freemasons Hotel	53 and 53A Cullen Street, Nimbin	Hotel	20073 40010 40002	Built item Conservation area
21	St John’s Presbyterian Church	11 Main Street, Clunes	Church	20074	Built item
22	“Wendella”	143 Rocky Creek Dam Road, Dunoon	House	20083 30082	Built item Landscape item
23	Woodlawn College	203 Woodlawn Road, North Lismore	School	20101 30097	Built item Landscape item
24	“Tulloona”	106 Ballina Road, Goonellabah	House	20108	Built item Archaeological site
25	Richmond River High School	89 Lake Street, North Lismore	School	20110 30186	Built item
26	Lismore Police Station	40 Molesworth Street, Lismore	Police Station	20001 40001	Built item Conservation area
27	Westpac Bank	65 Molesworth Street, Lismore	Bank	20002	Built item
28	Memorial Baths	179 Molesworth Street, Lismore	Pool and Entrance Pavilion	20004 40009	Built item Conservation area Archaeological site
29	Commonwealth Bank	180 Molesworth Street, Lismore	Bank	20008 40009	Built item Conservation area
30	The Lismore Club	9 and 9A Club Lane, Lismore	Club	20010 40014	Built item
31	Lismore Court House	9 Zadoc Street, Lismore	Court House	20015 40001	Built item Conservation area
32	Former Lismore High School	150 and 152 Keen Street, Lismore	School	20018 40012 20042	Built item
33	St Paul’s Memorial Hall	190 Keen Street, Lismore	Hall	20021	Built item
34	Railway Station Platform Building	1/38 Union Street, South Lismore	Railway Station	20025 40006	Built item

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
35	Armstrong House "Kiaora"	83 Uralba Street (Cnr Dibbs Street), Lismore	Former Private Hospital	20026 30072	Built item Landscape item
36	"Clovelly"	13 Wyrallah Road, Girards Hill	House	20028 20105 40011	Built item Conservation area
37	House	42 Cathcart Street, Girards Hill	House	20029 40011	Built item Conservation area
38	House	312 Molesworth Street, East Lismore	House	20036	Built item
39	Station Hotel	2 Casino Street, South Lismore	Hotel	20038	Built item
40	Uniting Church Hall	118 Woodlark Street, Lismore	Hall	20041	Built item
41	Roy Waddell Community Centre	149 Richmond Hill Road, Richmond Hill	Former School	20065	Built item
42	House	511 Tuckurimba Road, East Coraki	House	20051	Built item
43	House	1129 Wyrallah Road, Tucki Tucki	House	20056	Built item
44	Glassware Gallery	264 Cowlong Road, McLeans Ridges	Former School	20066	Built item
45	Eltham Village Tea Room	445 Eltham Road, Eltham	Refreshment Room	20069	Built item
46	"Kembla"	40 Main Street, Clunes	House	20075 30049	Built item Landscape item
47	Clunes Coronation Hall	22 Walker Street, Clunes	Hall	20076	Built item
48	CWA Rooms	1/115 Molesworth Street (Spinks Park), Lismore	Community Centre	20078 40009	Built item Conservation area
49	Band Rotunda	3/115 Molesworth Street (Spinks Park), Lismore	Bandstand	20079 40009 30002	Built item Conservation area Archaeological site Landscape item
50	Former Bank	39 Cullen Street, Nimbin	Surgery	20084 40002 40010	Built item Conservation area
51	House	67A McPherson Road, Bexhill	House	20089	Built item
52	St Andrews Presbyterian Church	102 James Street, Dunoon	Church	20091 30088	Built item Landscape item

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
53	Former Govt Savings Bank	30 Woodlark Street, Lismore	Office Building	20103	Built item
54	"Cedarville"	27 Rayward Road, Dunoon	House	20107 30089	Built item Archaeological site Landscape item
55	St Andrews Anglican Ministry (Former Police Station)	17 Keen Street, Lismore	House	20121 40001 20001 20015 20137	Built item Conservation area Archaeological site
56	School	64 Conway Street, Lismore	School	20122	Built item
57	Barbeques Galore	68 Conway Street (Cnr Dawson Street), Lismore	Commercial Building	20127	Built item
58	City Club Apparel	52 and 54 Newbridge Street, Lismore	Factory	20128	Built item
59	Public Trustees Office (Former Rectory)	6 Zadoc Street, Lismore	Office	20136	Built item Conservation area Archaeological site
60	"Cabarita"	2970 Wyrallah Road, Buckendoon	House	20140	Built item
61	Corndale Hall	556 Corndale Road, Corndale	Hall	20152	Built item
62	House	34 Cullen Street, Nimbin	House	20159	Built item Conservation area Archaeological site
63	Masonic Hall	5 and 5A Mayfield Street, Eltham	Hall	20143 22237	Built item Archaeological site
64	Lismore Cemetery	9A, 9B, 9D Military Road, Lismore	Cemetery	30139 10033	Built item Landscape item Archaeological site
65	Boer War Memorial	4/115 Molesworth Street (Spinks Park), Lismore	War Memorial	30044 40009	Built item Conservation area Archaeological site
66	Coleman's Bridge	Leycester Creek, Lismore	Bridge	10027	Built item Archaeological site
67	Monaltrie Cemetery (Wilson Family Cemetery)	55 Monaltrie Road, Monaltrie	Cemetery	10004 40008 20095	Archaeological site Landscape item
68	Tucki Tucki Bora Ring	1305-1305B Wyrallah Road, Tucki	Bora Ring	10001	Archaeological site Landscape item



<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
69	Cubawee Aborigines School Site	466 Kyogle Road, Tuncester	Former School Site	10002	Archaeological site
70	Norco Butter Factory	Union Street/ Foleys Road and Taylor Street, Lismore	Butter Factory	40007	Archaeological site
71	Boatharbour Nature Reserve and Jetty	623 and 624 Bangalow Road, Bexhill	Reserve and Wharf remains	10020	Archaeological site
72	Railway Wharf	Wilson's River adjacent to Union Street, South Lismore	Former Wharf	10022	Archaeological site
73	Railway Strait Carriage Shed	18, 20 and 30 Kyogle Street, South Lismore	Shed	10023 40006	Archaeological site
74	Engine Shed	7 Engine Street, South Lismore	Shed	10024 40006	Archaeological site
75	Fawcett's Bridge	Wilson's River, joining Bridge and Woodlark Sts, Lismore	Bridge	10026	Archaeological site
76	Bexhill Brickworks	56 Coleman Street, Bexhill	Former Brickworks	10031	Archaeological site Landscape item
77	Lismore Bowling Club	171A Molesworth Street, Lismore	Bowling Club	20129 40009 30002	Archaeological site Conservation area
78	Pioneer Cemetery and Memorial Rest Park	2 Nimbin Road, North Lismore	Cemetery and Aboriginal Bora Ring	10028	Archaeological site
79	Railway Viaduct	Terania Street, North Lismore	Viaduct	10017 40006	Archaeological site Landscape item
80	Railway Bridge	Wilson's Creek adjacent to Eltham Road, Eltham	Bridge	10014	Archaeological site
81	"Locheil"	1 Bouyon Street, North Lismore	House Interior	10003	Archaeological site
82	House	688A Eltham Road, Eltham	House	N/A	Built item Landscape item
83	"Ringby"	35 John Street, Girards Hill	House	N/A	Built item
84	Farm	312 Ridgewood Road, Rosebank	Dry Stone Wall	N/A	Landscape item
85	Former District Works Office	186 Molesworth Street, Lismore	Office	20007	Built item Conservation area

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
86	Spinks Park	115 Molesworth Street, Lismore	Landscape (Gardens and setting)	30002	Landscape item Conservation area
87	Alphadale Cemetery	589 and 601 Ballina Road (Bruxner Highway), Lindendale	Cemetery	30193	Landscape item
88	Blakebrook School	417 Rosehill Road, Blakebrook	School Grounds	30196	Landscape item
89	Bungabee State Forest	Bordering Bice Road, Leycester, Back Creek Road, Bentley and Cawongla Road, Rock Valley, Blakebrook	State Forest	30070	Landscape item
90	Clunes Public School	19 Walker Street, Clunes	School Grounds	30047	Landscape item
91	Glebe Bridge	Richmond River, bridging Coraki Road, East Coraki	Lift Bridge	30041	Landscape item
92	Dunoon War Memorial	1/114 James Street, Dunoon	War Memorial and Surrounds	30087	Landscape item
93	Dunoon Cemetery	1271 Dunoon Road, Dunoon	Cemetery	30102	Landscape item
94	Dunoon Public School	65 and 65A James Street, Dunoon	Grounds	30104	Landscape item
95	Trees	612, 622 and 632 Skyline Road, Gundurimba	Trees	30113	Landscape item
96	Spinaze Park	686 Dunoon Road, Tullera	Park and Surrounds	30100	Landscape item
97	Modanville Public School	889 and 877 Dunoon Road, Modanville	Grounds	30101	Landscape item
98	Nimbin Showground	37 Cecil Street, Nimbin	Showground and Surrounds	30027	Landscape item
99	Nimbin Central School	71 Cullen Street, Nimbin	Grounds	30026	Landscape item
100	St Patrick's Church	92 and 96 Cullen Street, Nimbin	Grounds	30023	Landscape item
101	Nimbin Park	67 and 69 Cullen Street, Nimbin	Park and Surrounds	30022	Landscape item

<b>Map No</b>	<b>Property Title or Description</b>	<b>Address/ Location</b>	<b>Item (including the site unless otherwise specified)</b>	<b>Heritage Study Reference</b>	<b>Significance</b>
102	Nimbin Cemetery	23 and 23A Nimbin Cemetery Road, Nimbin	Cemetery	30128	Landscape item
103	Nightcap Range and National Park	Terania, Whian Whian	Scenic Landscape	30108	Landscape item
104	Tucki Tucki Nature Reserve	11 Munro Wharf Road and 1497 Wyrallah Road, Tucki Tucki	Nature Reserve	30043	Landscape item
105	Whian Whian State Forest	Whian Whian	Scenic Landscape	30081	Landscape item
106	House	38 John Street, Girards Hill	House	N/A	Built item

## Schedule 2 Heritage Conservation Areas

(Clause 14)

Dalley Street Conservation Area	Map Sheet 116
Girards Hill Conservation Area	Map Sheet 117
St Andrews Conservation Area	Map Sheet 118
Spinks Park/Civic Precinct Conservation Area	Map Sheet 119
St Carthages Conservation Area	Map Sheet 120
Nimbin Conservation Area	Map Sheet 121