

Chapter 12

Heritage Conservation



12 Heritage Conservation

This Chapter applies to land within Lismore City, and specifically to the buildings, items, archaeological sites and heritage conservation areas listed in Schedule 5 of the Lismore Local Environmental Plan 2012.

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

This Chapter should be read in conjunction with the Lismore Local Environmental Plan 2012, 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 (e.g. requirements for development on flood prone lands, tree preservation, off-street car parking, urban design and weather protection and crime prevention through environmental design).

This Chapter will apply whenever development consent is required under clause 5.10 Lismore LEP 2012.

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, heritage conservation areas and archaeological sites 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 policies 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

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

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

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 of land of heritage significance:

- (a) shown on the LEP 2012 Heritage Map as a heritage conservation area, and
- (b) the location and nature of which is described in LEP 2012 Schedule 5, and includes any heritage items situated on or within that area.

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister

administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in LEP 2012 Schedule 5.

heritage management document means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map means the Lismore Local Environmental Plan 2012 Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

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 has the same meaning as in the *Heritage Act 1977*.

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 items listed in Schedule 5 LEP 2012 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 our 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 items listed in Schedule 5 LEP 2012 are very broad and includes Aboriginal places of heritage significance, trees, natural landscapes, industrial sites, cemeteries, bridges and railway viaducts.

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 2012. Special precincts containing individual and groups of important buildings and streetscapes are protected in heritage 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 application, 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 heritage significance, relocation is a last resort to ensure survival of the building;
- keep contents, fixtures and objects which are part of a place's heritage 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 and it is recommended that these actions are followed:

- Understand the properties of traditional materials before making changes, for example use correct mortars with old bricks.
- Obtain advice from Council regarding access to a Heritage Advisor/Officer and 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, access and fire protection.
- 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 consistent 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 by not using a mixture of features from different eras or adding 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

- 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 heritage conservation areas.
- 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 heritage conservation areas. They are an important design element and 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

- 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 heritage 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

- 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 heritage conservation areas. The heritage 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

- Textured paint type finishes.
- 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

- Typical traditional colour schemes such as Cream, Indian Red and Brunswick Green for new development.
- 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 heritage 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 consistent 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 inconsistent with the character of heritage items or heritage conservation areas.
- Fencing higher than 1.2 metres forward of the front building line. Elsewhere the maximum height is 1.8 metres.

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, e.g. 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 the use of contrast.

NOT ENCOURAGED

- Signs in locations, which detract from a building such as above parapets, large projections or over-large fascias.
- 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 Heritage Conservation Area/precinct policies

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

DALLEY STREET HERITAGE CONSERVATION AREA

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 Heritage 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.

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 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) and 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/HERITAGE 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 circa 1900. 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 Heritage 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 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 the same replacement 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 HERITAGE 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, consistent with the changing circumstances of the Church and Catholic education. Local Significance.

Characteristics that define this Heritage 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 heritage 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 and should not obstruct views of landmark buildings.
- Any advertising on sports fields surrounding the precinct should also be suitably discreet.

ST ANDREWS HERITAGE 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 too 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 Heritage 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.
- 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 consistent 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 HERITAGE 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 Heritage 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 consistent 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, e.g. 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 Street, 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 HERITAGE CONSERVATION AREA

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 heritage 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 Heritage 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 1000m².

Precinct Policies

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

In addition the following precinct policies apply:

- Restoration or reconstruction work in the heritage 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 verandahs 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.

ELTHAM HERITAGE CONSERVATION AREA

Statement of Significance

Eltham Village is significant as a place of continuing activity by European occupation. Eltham, located in the centre of the now largely cleared *Big Scrub*, was a centre where timber getters harvested red cedar and hoop pine. The early timber getters camped in the grassland understorey of the subtropical rainforest and used the Wilsons River to float logs to nearby Boat Harbour where ships would convey logs to markets.

In 1881 Frederick Walter Chadwick selected the land now known as Eltham. The portion later passed into the ownership of Malcolm Shaw then to Thomas Ewing surveyor who became a Member of State Parliamentary Assembly (1885 – 1901) and after Federation a member of the first Federal Parliament. Sir Thomas Ewing lobbied for the establishment of the first rail services on the north coast including Eltham's railway infrastructure, resulting in the vibrant settlement and commercial centre.

Another significant chapter in the development of Eltham Village is that of the Walmsley family who purchased 640 acres from Thomas Ewing in 1884 and named it 'Mayfield'. The Walmsley family established a pit saw mill for the construction of the first buildings including Mayfield farmhouse which was also the location of Mayfield Post Office.

The Walmsley family donated the land for all public and railway buildings in order to foster the development of the township. Ten acres of land was donated by William Walmsley to the Commissioner of Railways for the purpose of developing a railway siding at Mayfield (Eltham). This ensured the basis of the township with the Lismore to Byron Bay railway line construction commencing in 1891 and completed on 15 May 1894.

Goods despatched from Eltham station included cream destined for Norco's (Northern Rivers Dairying Co-Operative) butter and bacon factory in Byron Bay.

Calf sales were held in yards, the remnants of which still exist, adjacent to the station and the Mayfield Hotel. These were significant commercial and social events for most of the twentieth century.



Treed verge and road entry into Village



Railway bridge and railway cottage

Characteristics That Define This Heritage Conservation Area

- Open rural setting on rising land adjacent to Wilsons River.
- Roadside avenue of trees planted in honour of First World War service men.
- Surviving railway structures, including iron Pratt truss bridge over Wilsons River 1891 – 94, railway tracks, gate keeper's cottage, site of station as evidence of village.
- Large timber buildings constructed of local big scrub timbers including the Masonic Lodge, former Jubilee Hall, Eltham Village Gallery (general store) Hotel (modified).
- Weatherboard clad buildings with corrugated iron roofs.
- Low impact civil engineering grassed verges and table drains, gravel areas, basic sealed road widths.
- Informal landscaping.
- Modern housing of unobtrusive styles encompassing 20th century fashions.
- Surviving sections of calf sale yards.

Precinct Policies

- Respect and retain quiet rural village setting and characteristics.
- Preserve surviving railway structures and archaeological sites.
- Retain roadside tree plantings.
- Owners of buildings in this precinct need to consider long term maintenance plans and management of key heritage items.
- Attempt to maintain low impact engineering works and structures.
- Development in this precinct must relate sympathetically to surrounding neighbours and not overwhelm important individual heritage items.