

## PART B

### Section 3 Heritage Conservation

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## About Section 3

Section 3 contains the controls for heritage conservation. Heritage items and the Wagga Wagga heritage conservation area are listed in Schedule 5 of the LEP.

Heritage items and conservation areas have special qualities that make them significant. Development needs to take particular care to ensure that the particular themes, features or characteristics that make the item or area significant are not compromised by change. This can include:

- Retaining heritage items and encouraging changes to occur away from significant elements or sections of heritage items
- Ensuring new work has suitable bulk, scale, proportions and detailing so that it does not dominate or compromise the ability to interpret heritage items (including adjacent or nearby items) or the heritage conservation area
- Encouraging suitable materials.

**Heritage items** are mostly buildings but can include structures, places or relics but can include other types of items or structures. A heritage listing applies to the whole property as the heritage significance of the item is normally more than the front façade. The controls for heritage items are in Section 3.2.

A map of the **Wagga Wagga Conservation Area** is included in Section 3.3. The heritage conservation area includes all buildings and land within the area shown. The controls for buildings and sites within the Wagga Wagga conservation area are also in Section 3.3.

## Information for heritage applications

### Submission requirements

Refer to the Guide for the submission requirements for heritage applications. Note that some applications will require a statement of heritage impact to form part of the development application.

### Local Heritage Grants

The Council Local Heritage Assistance Fund provides support for works that will help to conserve the city's heritage. The fund is available to support works that will conserve existing character, restore buildings or enhance the streetscape.

For more information contact: Council customer service centre.

### Heritage Advisor

Council offers a free heritage advisor service and can assist with preliminary advice on proposals affecting heritage items and sites within the Conservation Area. Contact the Council customer service centre to arrange an appointment.

All development applications received by the Council to carry out development within the Conservation Area or in relation to a heritage item will be referred to the Heritage Advisor or the Council's heritage officer for review and advice prior to the consideration of the application.

## Explanatory Note(s):

Applications for works to heritage items and buildings or sites within the Conservation Area are also required to comply with other sections of the DCP.

The controls for signage on heritage buildings are listed in Section 2.5 (C66-C72)

## Complying with this DCP

The controls in the DCP support the Guiding Principles and Section Objectives. A Development Application should aim to satisfy the Guiding Principles, and the Objectives of the relevant sections. Equal emphasis must be given to both "numeric" and non-numeric controls relevant to a particular development. Compliance with controls will not necessarily guarantee approval of an application in the event that a proposed development has an unacceptable impact on neighbours or the surrounding environment.

**Development is to be designed so as to maintain the historical integrity and visual prominence of the existing buildings within the heritage streetscape.**

Where a variation is sought to controls, the application must document the reasons and extent of the variation, and how the variation meets the Guiding Principles and Section Objectives for the consideration of the Council.

## National Trust

The local branch of the National Trust - Riverina Regional Committee may be able to assist in obtaining heritage information for buildings within the Conservation Area and from the National Trust listing cards, which may be of assistance.

## Aboriginal heritage and archaeology

Aboriginal objects and sites are of great significance to Aboriginal communities providing links to culture, environment and knowledge, and are protected under the *National Parks and Wildlife Act 1974* (NP&W Act). Aboriginal heritage sites and archaeological relics can occur in a range of places, including private property.

A permit is required to damage or disturb Aboriginal sites under Section 90 of the NP&W Act.

## Archaeology

Development on land containing a heritage item or within the heritage conservation area should consider the potential for archaeological remains from previous buildings on the site. For example evidence of previous structures could be revealed during excavation. Contact Council to arrange an appointment with the Heritage Advisor if you think this could be relevant to your site.

## Works that do not require approval

Some works do not require approval. Contact the customer service centre if you are unsure on particular changes that you may be considering.

## Maintaining heritage items and buildings in heritage conservation areas

Buildings require regular maintenance to ensure their longevity. Development consent is not required for maintenance where repairs do not involve alterations or permanent removal of external fabric, and are done on a like-for-like basis. This can include, but is not an exhaustive list:

- ✓ General repairs
- ✓ Repairs to joinery, roof and wall framing
- ✓ Wall repairs, underpinning, re-pointing, installation of damp proof courses
- ✓ Roof repairs, replacement of chimney pots, re-pointing tiles, replacing roof sheeting or tiles on a like for like basis
- ✓ Re-glazing on a like for like basis
- ✓ Repairs to verandah tiling and decking
- ✓ Boundary wall and fence repairs
- ✓ Repainting in the same colours

Arrange an appointment with the Heritage Advisor for advice or clarification of suitable repairs.

Repairs may be eligible for grants from the Council Local Heritage Assistance Fund.

**Explanatory Note(s):**

### Colour schemes

Colour choice is often based on fashion, and can change over time. Original colour schemes usually reflect the period of the property. Use of traditional colours can enhance the contribution of a property to the conservation area.

Many paint suppliers have traditional colour charts that indicate suitable colours for properties from various periods. Publications are also available that demonstrate the use of these colours. References on heritage colour schemes include:

- Evans, Ian, Lucas, Clive and Ian Stapleton, *Colour Schemes for Old Australian Houses*, Flannel Flower Press
- Evans, Ian, Lucas, Clive and Ian Stapleton, *More Colour Schemes for Old Australian Houses*, Flannel Flower Press
- *Wagga Wagga Urban and Rural Heritage Studies*
- *Fitzmaurice Street Precinct Study*
- Evans, Ian, *Caring for Old Houses*
- Stapleton, Ian, *How to restore the old Aussie House*
- Civic Trust, *Which fence for my house?*
- Department of Planning, *Getting the details right*
- Department of Planning, *New uses for heritage places*
- Department of Planning, *Design in context*

The Council Heritage Advisor is available to provide advice on colour schemes. Development consent is required for repainting where the colour scheme is to be changed.

### Explanatory Note(s):

Refer to the Guide for all requirements for development applications for works to heritage items or within the Heritage Conservation Area.

## 3.1 Building styles in Wagga Wagga

### VICTORIAN PERIOD (to c1890)

#### Vernacular cottage



#### Characteristic features

Single fronted form, symmetrical massing  
Gable roof, open front verandah with little decoration  
Simple brick chimney  
Skillion lean-to" to the rear  
Timber louvred shutters to windows

#### Materials

Face brick with corrugated iron roofing  
Brick rendered window sill  
Timber verandah and brick steps

### Victorian house



#### Explanatory Note(s):

#### Characteristic features

Double fronted form with steep (Gothic style) hipped roof  
Bull nose verandah  
Decorative chimney

#### Materials

Rendered brick walls, slate roofing  
Lace verandah details

### FEDERATION PERIOD (c1890-1915)

#### Federation house



#### Characteristic features

Asymmetrical plan  
Prominent hipped and gabled roof with decorative features, shaped bargeboards  
Turned or fretted woodwork to verandahs  
Casement windows, window hoods  
Tall chimneys with decorative chimney pots

#### Materials

Face brick walls and window sills  
Stone base course  
Terracotta or slate roofing with decorative finials and ridge capping

### EDWARDIAN PERIOD (c1900-1915)

#### Edwardian house



#### Characteristic features

Asymmetrical plan  
Hipped and gabled roof with prominent eaves  
Casement windows, window hoods

## INTERWAR PERIOD (c1915-1940)

### Interwar Bungalow (c1918-1930)



Semi enclosed front verandah  
Tall chimneys with decorative chimney pots

#### Materials

Face brick walls and window sills  
Stone base course  
Terracotta roof tiles

#### Explanatory Note(s):

#### Characteristic features

Asymmetrical front, gabled roof  
Simple wide barge boards and battening to gable  
Casement windows with flat bay roof and bracketed eaves

#### Materials

Liver brick walls, terracotta tiled roof  
Rendered copings and caps, decorative vents and grilles

### Colonial Revival



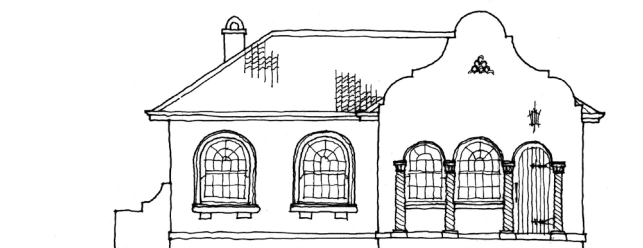
#### Characteristic features

Double fronted form with hipped roof  
Entry porch, no verandah  
Double hung sash windows, stone sills  
Half glazed door with side lights

#### Materials

Defined base course  
Terracotta roof tiles  
Rendered chimney shaft

### Spanish Style (c1935-1950)



#### Characteristic features

Shaped gable facade and hipped roof  
Semi-circular arches and window heads  
Twist columns, framed and sheeted door with semi-circular head  
Multi paned windows with semi-circular heads



## 3.2 Heritage items

Heritage items are listed in Schedule 5 of the LEP. Heritage items can be buildings, works, trees, places, archaeological relics or Aboriginal objects. All heritage items are recognised for their particular value or heritage significance.

Maintaining heritage items is the most practical way to protect the significance and history of a building, work, relic or place. Common maintenance tasks are:

1. Ensure roofs are secure and without gaps or broken tiles that will allow water penetration.
2. Keep trees and branches pruned and clear of roofs and walls.
3. Ensure roof and site drainage systems are operating efficiently, check condition of gutters, drainpipes and drains regularly and keep clear of debris.
4. Regular monitoring of walls and cladding for structural soundness and protection from water, wind, dust and vermin.
5. Weed and prune plants, and repair significant garden structures.
6. Regularly check and repair broken fencing.
7. Maintain adequate under floor ventilation.

Demolition of heritage items is generally not supported. Contact the Council to arrange a meeting with the Heritage Advisor if you are considering demolition of a heritage item.

### 3.2.1 Alterations and additions to heritage items

#### Objectives

- O1 Protect heritage significance by minimising impacts on the significant elements of heritage items.
- O2 Encourage alterations and additions which are sympathetic to the building's significant features and which will not compromise heritage significance.
- O3 Ensure that alterations and additions respect the scale, form and massing of the existing building.

#### Controls

- C1 Avoid changes to the front elevation - locate new work to the rear of, or behind the original building section.
- C2 Design new work to respect the scale, form, massing and style of the existing building, and not visually dominate the original building.
- C3 The original roof line or characteristic roof elements are to remain identifiable and not be dwarfed by the new works.
- C4 Retain chimneys and significant roof elements such as gables and finials where present.
- C5 Ensure that the new work is recognisable as new, "blending in" with the original building without unnecessarily mimicking or copying.

#### Materials

Rendered brick walls, terracotta tiled roof with ridge capping  
Gabled chimney stack

#### Explanatory Note(s):

Refer to Section 3.3.2 for relevant controls regarding alterations and additions to residential heritage items.

- C6 Complement the details and materials of the original roof including ridge height and slopes without compromising the ability to interpret the original form.
- C7 New materials are to be compatible with the existing finishes. Materials can differentiate new work from original building sections where appropriate, for example by the use of weatherboards where the original building is brick or by the use of “transitional” materials between old and new.
- C8 Retain front verandahs. Reinstating verandahs, and removing intrusive changes is encouraged, particularly where there is physical and/ or historic evidence.

**Explanatory Note(s):**

### 3.2.2 Materials, finishes and colours

#### Objectives

- O1 Encourage materials, finishes and colours that are suitable to the period of the building.

#### Controls

- C1 Select materials to be compatible, but not necessarily matching the materials of the building. The materials should complement the period and style of the heritage item.
- C2 Colour schemes are to reflect the period and detail of the property.
- C3 Painting or rendering face brick is generally not supported.

### 3.2.3 Adaptive reuse of heritage items

Adaptive reuse of heritage buildings can provide the necessary viability for the continued use and maintenance of heritage buildings. Accommodating the new use should involve minimal change to significant fabric in order to protect heritage significance.

Elements or artefacts from the original use (where present) may be required to be retained to assist interpretation. For example, retaining machinery institute and the like.

#### Objectives

- O1 Encourage heritage items to be used for purposes appropriate to their heritage significance.

#### Controls

- C1 The adaptive reuse of a heritage item should minimise alterations or interference with significant fabric. The changes are to enable the continued interpretation of the original use.
- C2 Ensure that new services are sympathetically installed especially where upgrading is required to satisfy fire or BCA requirements.



### 3.2.4 Development in the vicinity of a heritage item

Development in the vicinity of a heritage item can have an impact upon the heritage significance of the item, in particular through an impact its setting. Determining whether a property is within the setting of a heritage item is a necessary component of the site analysis for proposal. Advice from Council's heritage advisor may be required to determine this. The analysis should consider historical property boundaries, significant vegetation and landscaping, archeologically features and significant views.

#### Objectives

- O1 Encourage development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.

#### Controls

The adaptive reuse of a heritage item is to minimise alterations or interference

- C1 Alterations and additions to the buildings and structure, and new development are to be designed to respect and compliment the heritage item in terms of building envelope, proportions, materials, colours, finishes and building street alignment.
- C2 Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
- Providing an adequate area around the heritage item to allow its interpretation.
  - Retaining original or significant landscaping associated with the heritage item.
  - Protecting and allowing the interpretation of archaeological features associated with the heritage item.
  - Retaining and respecting significant views to and from the heritage item.

Explanatory Note(s):

## 3.3 Wagga Wagga Heritage Conservation Area

#### About the Wagga Wagga Heritage Conservation Area

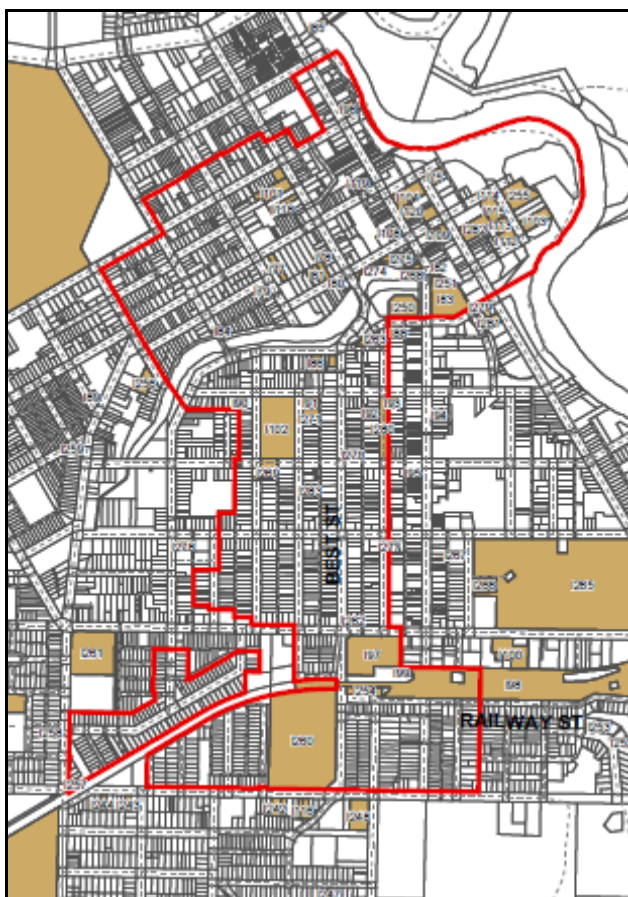
The heritage conservation area incorporates the area of the town's early settlement. The heritage conservation area includes the Fitzmaurice Street commercial precinct and the residential precincts to the west and south.

The conservation area has cohesive streetscape qualities. Characteristic elements that contribute to the conservation area's thematic significance and character are:

- Buildings from the Victorian, Federation, Edwardian and Interwar periods
- Single storey dwellings, mainly detached dwellings
- Pitched roofs and similar roof styles
- Common use of local red brick with corrugated iron roofing

- Common fencing styles and materials
- Garages and outbuildings located to the rear of dwellings
- Street trees and private garden plantings unify the streetscape, especially the Peter Street palm trees, Gurwood Street plane trees.

#### Explanatory Note(s):



Source: Heritage Conservation Area - WWLEP 2010

### 3.3.1 Fitzmaurice commercial precinct

The Fitzmaurice Street commercial precinct comprises the early town centre. Buildings are from the Victorian, Edwardian and Inter War periods. While some shopfronts have been altered, most characteristic buildings retain period detailing above awning level. Original verandahs have been removed from some buildings.

Important considerations for future proposals are sympathetic facade treatments, signs and colour schemes. The Council has detailed guidelines for alterations and additions, and colour schemes for buildings along Fitzmaurice Street which should guide future applications.

#### Objectives

- O1 Retain evidence, including layout, of original shopfronts.
- O2 Encourage reinstatement of traditional features and sympathetic new work.

- O3 Encourage reinstatement of front verandahs and awnings based on historic information (drawings, photographs) and/ or interpretation of period details.
- O4 Encourage use of traditional colour schemes based on the period of the building.
- O5 Encourage signs that complement, rather than dominate, the architectural characteristics of the building.
- O6 Discourage proliferation of signs on buildings.
- O7 Encourage infill development or the replacement of uncharacteristic buildings to reflect the historic character of the precinct and nearby characteristic buildings.
- O8 Encourage the service elements (solar panels, solar heating, antennas, satellite dishes and air conditioning units) to be placed to the rear of the properties, preferably not visible from the street.

## Controls

### Facade treatment

- C1 Retain original elements and features, including features that are above awning level.
- C2 Where original shopfronts, verandahs or awnings have been altered, the replacement is to be based on historic information and/or the interpretation of period details.
- C3 Infilling original verandahs is not supported.
- C4 Additional storeys can be considered if set well behind the front building line and designed to not impact detrimentally on the contribution of the original facade to the streetscape. Service elements (solar panels, solar heating, antennas, satellite dishes and air conditioning units) to be placed to the rear of the properties, preferably not visible from the street, or on rear outbuildings.
- C5 Rendering or painting face brick is generally not supported.

### Infill development

- C1 Design infill and replacement buildings to reflect the general historic character of the precinct and nearby characteristic and heritage buildings.
- C2 Maintain a two storey building height at the street frontage, constructed with a nil setback.
- C3 Where sites are amalgamated use articulation to reflect the former subdivision pattern.
- C4 Maintain a balance of solid area over void. Large areas of plate glass curtain walls are generally not suitable and will not be supported.
- C5 Use awnings and verandahs to reduce the bulk and scale of buildings.
- C6 Use of articulation in facades such as string courses, cornices, pilasters and other features that break up the scale of facades is encouraged.

## Explanatory Note(s):

## Explanatory Note(s):

- C7 Painting of facades in corporate colours is not supported and corporate identity should be established through appropriate signage.

### Colour schemes

The controls aim to encourage use of colours in a traditional way with base colours and highlights to appropriate elements. It is not intended to demand strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours.

- C1 Colour schemes are to reflect the period and detail of the building, particularly where a building is identified as a streetscape reference building or contributes to the character of the conservation area.

## 3.3.2 Residential precinct

**Characteristic buildings and elements** are integral to the cohesive character of the conservation area's residential precincts. Characteristic building date from the main building periods and styles represented in Wagga Wagga as illustrated in Section 3.1. They should generally be retained and are important references for new work and infill development.

Some development has occurred in the conservation area that does not reflect the characteristic built form and is intrusive to the area's character. Examples of **uncharacteristic elements** include:

- ✓ Single and multi storey apartment buildings
- ✓ Infill commercial development or development that is non-residential in character in the residential precincts
- ✓ Extensive car parking areas
- ✓ Removal of significant elements such as front verandahs.

Consideration can be given to demolishing or upgrading uncharacteristic elements provided it can be shown that the new development is sympathetic to the conservation area.

### Alterations, additions and infill development

#### Objectives

- O1 Retain characteristic buildings from significant periods of development for the conservation area.
- O2 Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.
- O3 Encourage new buildings to respond positively to the character of adjoining and nearby buildings.
- O4 Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.
- O5 Additions may be of a modern style providing there is a clear delineation between old and new.**

## Controls

### Retain characteristic buildings and features

- C1 Characteristic buildings are to be retained. Demolition will not be considered unless the applicant can demonstrate that the building or structure is not a characteristic building, is of little heritage significance or is structurally unsound or beyond repair.
- C2 Original features and materials of characteristic buildings are to be retained. Reinstating features that have been removed is encouraged. This includes verandahs, decorative joinery, doors, windows and leadlights. The use of cladding (vinyl, metal, over timber weatherboards and brick work is not supported)
- C3 Changes that remove or obscure characteristic features are not supported. This includes enclosing open verandahs, removing decorative features, replacing timber windows and doors with aluminium or other materials, rendering or painting face brick and removing chimneys that are visible from the street.
- C4 Rendering or painting face brick is generally not supported.
- C5 Unenclosed areas 1m in width or less will be considered as part of the site coverage of the adjacent building, garage or other structure.

### Alterations and additions

- ~~C1 Design new work to complement the style and period of the building in terms of style, scale, form, roof form and materials. New works can be a modern interpretation and do not need to strictly follow the original style.~~
- C2 Alterations and additions are to be designed so as to maintain the historical integrity and visual prominence of the existing building within the heritage streetscape.
- C3 Alterations should generally be to the rear of the property. Alterations to the side can be considered where side setbacks are sufficient.
- ~~C4 Additions are to retain, and be subservient in form and scale, to the primary form of the building.~~
- C5 New work is to be below the main ridge height of the building, and be articulated from the primary form by setbacks in the walls and height of the roof. ~~Maintain a descending scale to the rear.~~
- C6 Any dwelling addition, secondary dwelling or outbuilding proposed in the heritage conservation area should avoid being visible from the public domain, other than rear lane elevations.
- C7 Any addition that is attached to an existing dwelling or structure shall be suitably articulated to avoid a monolithic appearance. For example, by using stepped or rebated connections, compound roof forms, etc.
- C8 Use vertically proportioned windows.
- C9 Select materials to complement the period and style of the building and the conservation area. Use compatible, but not

## Explanatory Note(s):

Timber buildings are easily repaired by replacing weatherboards and the timber structure.

~~The Local Heritage Assistance Fund can provide financial assistance for reinstatement of characteristic elements and features.~~

Applications for demolition must be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant and structural of building surveyors report identifying in detail the condition of building and any required repairs.

9.3.2 (Site cover) adopts the WLEP2010 definition for *site coverage*. C5 amends that definition for alterations, additions and infill development within the Heritage Conservation Area.

With the exception of Sections 9.4.1 (Building elements) and 9.4.4 (Garages, carports, sheds and driveways), alterations and additions are also required to satisfy the requirements of Section 9 of the DCP.

Secondary dwellings are considered to be alterations or additions and must comply with the provisions of Clause 5.4 of the LEP and may be provided above garages and attached structures and may include components at ground level providing that site coverage and open space requirements are fulfilled.

necessarily matching materials – modern materials may be appropriate.

- C10 The addition is not to extend across the full width of the building form.
- C11 Access at least 1m in width must be provided from the rear lane frontage to the back yard of properties via an unenclosed area.
- C12 A rear setback of at least 1m from laneways must be maintained by any garage structures.

#### Two storey and roof additions

- C1 Two storey additions are generally not appropriate in the conservation area unless there is a fall of the site to the rear. Where they can be considered, the addition is to be set behind the principal building form and be lower than the ridge height of the principal roof. The addition is not to extend across the full width of the building form.
- C2 Roof and attic additions **may** be considered where there are no dormers to the front or side elevations and the works do not require removal or lowering of ceilings in the front rooms of the principal building form.

A Secondary dwelling must comply with the provisions of Clause 5.4 of the LEP and may be provided above garages and attached structures and may include components at ground level providing that site coverage and open space requirements are fulfilled.

#### Infill development

- ~~C3 Infill development is to reflect the characteristic buildings in the vicinity in terms of bulk, scale, roof form, setbacks and materials.~~
- ~~C4 Setbacks are to reflect the patterns of adjoining houses and the general pattern of the street.~~
- ~~C5 Use pitched roofs with slate, terracotta tiles or corrugated metal.~~
- ~~C6 Contemporary design is acceptable where it is sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.~~
- ~~C7 Designs that open front verandahs are encouraged.~~
- ~~C8 Use a variety of wall materials to break up the mass of the building and provide detail to the front elevations.~~
- C9 Infill development (other than additions to existing dwellings) will be supported by a heritage impact assessment and demonstrate that new development is compatible and sympathetic to the characteristics of the built form in the conservation area.

#### Explanatory Note(s):

**Infill Development** refers to the redevelopment of existing buildings and sites and development of vacant parcels within previously built areas.

#### Colour schemes

The controls aim to encourage use of colours in a traditional way with base colours and highlights to appropriate elements. It is not intended to demand strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours.

#### Objectives

- O1 Encourage appropriate colour schemes suitable to the period of the property.

#### Controls



- C1 Colour schemes are to reflect the period and detail of the property.
- C2 Painting face brick is not supported.

### **Secondary dwellings on rear lanes**

The rear lanes of the conservation area are becoming increasingly active, with a range of developments and building forms. Secondary dwellings and loft type accommodation, often constructed over a garage, can be considered on rear lanes where there is sufficient site width and area.

Secondary dwellings and buildings containing habitable space are also required to comply with the controls for residential development at Section 9 of the DCP.

### **Objectives**

- O1 ~~Ensure secondary dwellings and similar structures are located on sites with adequate area and width.~~
- O2 ~~Avoid inappropriately bulky and visually intrusive structures on rear lanes.~~
- O3 ~~Maintain adequate sight lines and ensure the ongoing safety and functionality of rear lanes.~~

### **Controls**

- C1 ~~Minimum frontage/site width 9m.~~
- C2 ~~Any residential or habitable accommodation is to be above the footprint of the ground floor garage.~~
- C3 ~~The residential or habitable accommodation is to be in the form of a loft addition set into the roof space.~~
- C4 ~~Maximum wall height to eave 4.2m.~~
- C5 ~~The upper section is to be constructed using contrasting materials in order to lower the apparent height and reduce apparent bulk and scale.~~
- C6 ~~Roof forms and elements such as dormers that articulate and break up the roof are encouraged.~~

### **Garages and carports**

The absence of garages and carports in the streetscape is an important characteristic of the conservation area. A number of the streets have rear lanes, and where the property is adequate, consideration can be given to a double garage/ carport on the rear lane.

### **Objectives**

- O1 Minimise visual intrusion from garages and carports, and require structures to be located behind the building line.
- O2 Establish parameters for the proportion and detailing of garage and carports.

### **Controls**

- C1 ~~Where possible, car access should be from a rear lane.~~

### **Explanatory Note(s):**

~~Refer to Section 9 for residential development controls.~~

### **Explanatory Note(s):**

- C2** Where lanes exist with vehicular access to the rear of the property; driveways, crossings and garages are not to be provided on the primary street frontage.
- C3** Where no rear lane access is available locate the garage or carport behind the building line, or preferably to the rear of the property. Alterations that require removal of original features on a front elevation or require demolition of significant building fabric to enable car access will not be supported.
- C4** Materials are to be compatible with the materials of the main building. Any detailing is to be subservient to the detailing or decorative features of the main building.
- C5** ~~Max size of garages:~~
- ~~Single garage – 3000mm wide x 7500mm long, 2400mm walls, 27 degree roof pitch rising to an apex 3400mm high. Garage roller door 2600mm wide.~~
- ~~Double garage – 6000mm wide x 7500mm long, 2400mm walls, 27 degree roof pitch rising to apex 3900mm high. Two roller doors 2600mm wide in 3 equal wall bays.~~
- ~~Roof pitch 27 degrees (quarter pitch) or steeper to match the roof pitch of the house. Roof pitches can be broken with a 10 to 12.5 degree pitch verandah skillion.~~
- C6** ~~Specifications:~~
- ~~Walls can be in Custom Orb corrugated metal, weatherboards, fibre cement sheet or face brick~~
- ~~Galvanised corrugated metal roof preferred rather than Zincalume.~~
- ~~Roll barge and roll top.~~
- ~~Gutters are to be quad or ogee profile and galvanised.~~
- C7** ~~Doors may be tilt doors of a simple design and neutral colour. Roller doors may be considered on merit.~~
- C8** The scale or size of the carport, garage or shed should not dominate the main house.

#### Carports

- C9** Where a carport is to be constructed to the side of a house:
- Single car – setback at least 1m from the principal building line or level with the back of the front verandah.
- Use a skillion or flat roof form in corrugated metal with the high point set below the eave of the principal building form.
- Length is to be no more than half the length of the side of the building to which it is attached.
- C10** Double carports can be considered on rear lanes.

#### Gardens

Private gardens play an important role in the character of the conservation area by reinforcing street plantings and the local parks.

Garden layouts and plantings often relate to the period of the house, and

The National Trust's Inter-war Gardens Guide is a useful source on traditional garden layouts

planting gardens that reinforce the period and character of the house is encouraged. However, Wagga Wagga's climate is not always compatible with the needs of exotic plant varieties, particularly where they require regular watering. Planting schemes can include native plants to achieve the same effect as a traditional garden.

### Objectives

- O1 Encourage traditional garden layout and planting schemes.
- O2 Retain original paths and garden structures.
- O3 Discourage construction of uncharacteristic structures in front gardens.

### Controls

- C1 Retain original paths and garden layouts.
- C2 Use traditional planting schemes – consider use of native species to achieve a traditional effect.
- C3 Retain significant trees.

### Fences

Fences play an important role in the streetscape of the conservation area, including the streetscape of rear lanes. Fences should relate to the period of the house. The guide Which Fence for My House (Wagga Wagga Civic Trust, Active Print, 2000) is available for owners, and demonstrates fence styles that are suitable for houses from different periods. Contact the Council Heritage Advisor, for further advice.

### Objectives

- O1 Retain original front fences.
- O2 Limit the height of side and rear fences, particularly where they are visible from the street or rear lane.
- O3 Encourage replacement of unsympathetic fencing with more appropriate fences that are related to the period and style of the property.
- O4 Encourage use of sympathetic materials for side and rear fences, and discourage use of colorbond panelling.

### Controls

- C1 Retain original front fences, or, if in need of repair, replace on a like for like basis.
- C2 Front fences to be a maximum height of 1.2m.
- C3 Side fences that are visible from the street are to be constructed in timber or corrugated metal.
- C4 The side fence is to slope down to a maximum height of 1.2m at the front main building line.
- C5 Side and rear fences greater than 1.8m in height will not generally be supported.

### Explanatory Note(s):

### 3.4 Community and cultural heritage

Wagga Wagga has a number of heritage items that either public buildings, or which are located in the public domain, including many in the conservation area. Civic buildings, war memorials, churches, schools and community halls are often heritage items that are also landmarks within the local area.

#### Objectives

- O1 Protect the heritage significance of public and community buildings.
- O2 Allow for ongoing use of community and public buildings for the purpose for which they were constructed.

#### Controls

- C1 Retain features or elements that are intrinsic to the heritage significance of the heritage item and its setting.
- C2 Respect the scale and detail of the original (or significant) building in the design and siting of new work.
- C3 Design and locate new work to minimise impacts on the setting of the heritage item, particularly where new buildings, structures or landscaping are proposed.
- C4 Work related to servicing, fire safety or BCA compliance is to minimise interference with significant fabric and features.

### 3.5 Trees and natural heritage

Wagga Wagga's natural heritage includes remnant native trees along the Murrumbidgee River, trees associated with heritage items, and street plantings such as the palm trees along Peter Street, and parks such as Collins Park and the former Botanic Gardens.

The character of the Heritage Conservation Area is also reinforced by natural elements in the public domain. This includes wide streets, narrow rear lanes, street plantings, nature strips and parks.

Removing significant trees is generally not supported unless there is evidence that the tree is diseased, dying or dangerous.

#### Objectives

- O1 Recognise the importance of natural heritage items, including remnant native tree groups.
- O2 Minimise impacts on natural heritage items by sensitive location of building and construction works.
- O3 Support the ongoing protection, care and management of natural heritage items.

#### Explanatory Note(s):

Removing trees is generally not supported unless there is evidence that the tree is diseased, dying or dangerous. Refer to Section 5.2 of the DCP for Preservation of Tree controls.

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**Controls**

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| C1 | Locate site works, including driveways, away from trees and other natural heritage items.  |
| C2 | Works to natural heritage items are to be considered in terms of the likely affect on the significance of the item, integrity and intactness, and condition/health.                        |
| C3 | For large street trees, and trees in the road reserve, minimise impacts on significant specimens within the group, and the effect on connectivity with adjoining or nearby remnant groups. |