

Heritage Information Sheet



This Information Sheet provides general information in relation to (post European) heritage conservation throughout the Coffs Harbour Local Government Area.

Clause 5.10 of Local Environmental Plan 2013 contains requirements for development affecting heritage items. Chapter F2 (Heritage Conservation) of Development Control Plan 2015 contains the detailed controls for development within a heritage conservation area or on sites containing heritage items.

HERITAGE CONSERVATION PRINCIPLES

In determining what to conserve and how to effect appropriate conservation, every item must be considered on its merits, taking into account the community interest and the area's heritage context.

Whatever the proposal, the two main priorities of heritage management are to:

- conserve those items and features identified as Significant in the LEP; and
- ensure that the overall item remains recognisably of its period.

Generally, the older the building the more important it is to retain the original fabric, whether visible or not. Only put back what is missing and what was originally there.

All features of significance should be conserved or re-instated. If the opportunity presents, any inappropriate alteration should be removed and the original feature re-constructed as well as possible.

New work should not pretend to be original work; it should be apparent, on close inspection at least, that the work is new (Burra Charter, Article 19).

Consideration should be given to the characteristic form of the item's immediate environment. Priority should be given to improving the appearance and unity of the street.

Where there is considerable variety within the street, features of the immediate neighbors should be taken as the starting point for any proposed change.



DESIGN

Development on land adjoining items or areas of heritage significance should give due consideration to the heritage values of the item or conservation area.

Inappropriately located and inconsistent development can adversely impact heritage significance, as well as detract from the interpretability of the item.

Proposals for development of land containing a heritage item or within a heritage conservation area, will require the submission of a SOHI to address:

- The pitch and form of the roof;
- The style, size, proportion and position of the openings for windows and doors;
- Whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the existing building to be altered or in the conservation area; and
- Any other relevant heritage matter.

Note: Council's Heritage Inventory sheets contain detailed information in relation to the heritage items and conservation areas which should be referred to in the assessment. Council can provide a copy of the relevant heritage inventory sheet upon request.

DEMOLITION

The demolition of a heritage item or an item within a Heritage Conservation Area will only be supported by Council where undertaken as a last resort, once all other alternatives have been exhausted.

In considering an application for demolition, Council will require a Heritage Impact Statement detailing various options.

Development Consent for the demolition of a heritage item will not be issued unless the application indicates the proposed new use of the site and details of building design.

LOCAL HERITAGE ITEMS AND CONSERVATION AREAS

Local Heritage Items and Conservation Areas located within the Coffs Harbour Local Government Area are detailed in schedule 5 of LEP 2013.