

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS

Applies to

All heritage items and heritage conservation areas within the Coffs Harbour Local Government Area.

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

Nil

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component provides guidelines for development that will affect a heritage item or sites within a Heritage Conservation Area.

B6.1 GENERAL REQUIREMENTS

B6.1.1 Objectives

1. To preserve the heritage significance of heritage items and heritage conservation areas.
2. To ensure appropriate development of heritage items and buildings within heritage conservation areas.

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COMPONENT F2 APPENDIX 1

B6.1.2 Controls

a) General

- i) Heritage items and heritage conservation areas are identified in LEP 2013. Applicants are directed to the provisions of Clause 5.10 of LEP 2013.
- ii) Development consent is not generally required for minor works

Note: *Minor works includes maintenance projects such as roof guttering repairs, painting, or some internal works such as bathroom or kitchen modifications.*

b) Development on sites of heritage significance

- i) In considering a development application (DA) relating to a heritage item or conservation area, the development:
 - to achieve a subtle contrast between old elements and new, is to be sympathetic to the retained elements of the heritage item or draft heritage item;
 - shall consider the items setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings;
 - will retain as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance; and
 - has minimised modification to original external door or window openings, spacings and proportions.

Notes:

1. Council may require the submission of a [Statement of Heritage Impact \(SoHI\)](#) or a [Conservation Management Plan \(CMP\)](#) to be submitted with DAs in order to assess the significance of the site.
2. [SoHI](#) and [CMPs](#) are to be prepared by a suitably qualified person.

c) Sawtell and Coramba Conservation Areas

- i) A [Statement of Heritage Impact \(SoHI\)](#) is required to accompany an application proposing to alter a heritage item or item in the Sawtell Conservation Area.
- ii) A [SoHI](#) is required to be submitted where it is proposed to alter a heritage item or item in the Coramba Conservation Area.
- iii) A [SoHI](#) is to address:
 - what impact the proposed works will have on the item's heritage significance;
 - what measures are proposed to mitigate negative impacts;
 - the financial implications of the proposed works and alternatives; and
 - what impact the proposal has on the conservation areas significance.
- iv) Where relevant, the [SoHI](#) is also to address:
 - the pitch and form of the roof;
 - the style, size, proportion and position of the openings for windows and doors;
 - whether to 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 contains 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.*

- v) Colours, textures and materials of buildings and landscape elements in the Sawtell Conservation Area are to reflect the character of the seaside holiday theme of the 1930s to the 1960s eras. Suggested colours are pastels of blue, green, yellow, red and orange.
- vi) Colours used in the Coramba Conservation Area are to be in accordance with the 'Heritage Colour Guide for Coramba'. Contact Council for a copy of the colour guide.

d) New development on lands adjacent to heritage items

- i) On lands adjacent to heritage items, the Consent Authority will consider whether development:
 - remains compatible with the average height, bulk and scale of buildings located on adjoining or nearby land;
 - is adequately set back to ensure that heritage items and other significant buildings in the streetscape are not dominated by new or infill development; and
 - be compatible with architectural elements including:
 - the existing building line;
 - brickwork styles;
 - parapet style and rhythm;
 - window and door opening dimensions, proportions and spacing;
 - fenestration treatment;
 - roof form and treatment; and
 - materials and finishes.

e) Subdivision on, or adjacent to, heritage properties

- i) The following requirements are to be observed when proposing subdivision on or adjoining a heritage item:
 - landscape buffers or like features shall be incorporated to provide separation between land uses where conflict may arise;
 - adequate curtilage is to be provided around heritage items to establish an appropriate buffer; and
 - a subdivision proposal should illustrate the means proposed to preserve and protect heritage items. In this respect a [SoHI](#) is required to accompany the application.

