

Wyong Shire-wide Heritage Review

CONSULTANT REPORT



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Report - The Heritage Study Review

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1.0 Introduction: The Heritage Study

The heritage study has investigated the historical context of the local government area of Wyong Council and identified items and areas of heritage significance associated with the area. The Preliminary Summary presents a full schedule of items nominated as having Heritage Significance and those items where the level of significance warrants statutory heritage protection.

Recommendations are made regarding conservation management issues for the Local Environment Plan (LEP) and Development Control Plan (DCP).

New standard services are recommended for provision to ratepayers including Heritage Advice, a Heritage Committee and Funding for Projects which would further support the statutory listings and LEP objectives in relation to Heritage. Subsidies are available from The Heritage Branch for such matters.

The Shire wide heritage review provides information to support:

- the community's sense of identity - of its beginnings, its present and its potential
- the future management of heritage items and places
- education programs which help make the community's heritage assets better known, understood and appreciated
- volunteer participation in museums, committees, projects and local history
- heritage tourism strategies
- the community's sense of ownership of its heritage assets.

The study results in a report comprising:

- a review of the historical analysis of the area, community and organisations, generally by using the State historic themes
- investigative research and extensive shire wide field work
- an analysis of significance for items identified during the study
- inventory sheets for significant items
- recommendations for conservation areas
- management and promotional recommendations.

In relation to Aboriginal culture, it is recommended that an increased effort is made to consult with the peak aboriginal cultural groups with the aim of establishing accessible places within the Shire where local aboriginal culture can be displayed and interpreted. There are to be no changes to the management of heritage sites cared for by the aboriginal community in partnership with the Department of Environment, Climate change and Water (DECCW – NPWS).

2.0 The Brief

Wyong Shire Council appointed David Scobie Architects as Consultant in 2009. The project brief was to complete a review of the heritage items, thematic history and conservation controls for the Shire. This brief is generally in accordance with the guidelines provided by the NSW Department of Planning, Heritage Branch.

The Thematic History was prepared by Historian Nicole Secomb. Nicole has undertaken a review of existing local histories and research and revised the previous thematic history to set the base for ensuring that all aspects of the history and more recent significant events are considered and included in the review.

Unusual aspects of the Wyong Shire include the number of urban centres with water based leisure, tourism and recreational focus, the early forestry, agricultural and pastoral activities in the Valleys and the early dominance of Wyong as the urban centre. The key changes in the two recent decades have been the growth of the Coal and power industries and the development of residential and non-core retail and business centres.

Indigenous occupation by the Darkinjung people is acknowledged and well documented within the Thematic history. It has not been found feasible or appropriate to document indigenous sites within this project, however there has been some liaison with the local aboriginal community to ensure that the current known sites are protected under the auspices of DECCW. A future study, utilising specific indigenous and archaeological expertise could be undertaken for indigenous sites which are capable of communicating the Darkinjung narrative to the general community. A scar tree site was nominated by the community and this place is well known and publicly accessible and therefore it is recommended for listing and further consultation in relation to the listing description and site interpretation and conservation.

The most recent detailed Heritage Studies were completed by Henly Cox for The Entrance, The Entrance North and Long Jetty, June 2006 and a peer review of the Study completed by Colin Brady in August 2009. In 2009 Council commissioned a Wyong Town Centre Heritage Report from Jackson Teece which includes a review of DCP Chapter 7 – Wyong Town Centre.

3.0 The Process

The following steps are an outline of the Review Process.

The Heritage Study Process

1. Initiation Meeting
2. Document review
3. Department of Planning, Heritage Branch contact for database review
4. Review & revise Thematic History
5. Review, identify and revise Heritage items.
6. Review, identify and revise Heritage Inventory.
7. Review and revise Conservation recommendations, Development Guidelines and Planning Controls.
8. Prepare a submission to Council.
9. The draft inventory and recommendations are presented as Draft to a Briefing session of Wyong Shire Councillors.
10. Respond to issues raised and amend as required
11. Public exhibition and consultation process.
12. Review and amend as required
13. Study reported to Council by Council staff.
14. Review, advise and amend as required.

4.0 Wyong Council Listings: A Summary

The Draft schedule has been prepared after site visits, a review of the documentation provided by Council and public nominations.

Every attempt has been made to check the information through available sources. Further amendments are likely after the public consultation period, when property owners will be invited to submit their comments

The places identified have satisfied the criteria established by the NSW Heritage Branch. The criteria are utilised throughout NSW by Local Councils and State Government and in modified formats around Australia for similar studies and statutory protection.

The Review has ensured as far as possible that sites were not overlooked or discounted due to location, ownership or condition. It is appreciated that some sites will emerge or be 'discovered' in the future and these will be subject to testing against the criteria and may go forward to Council with a recommendation for listing.

Where the information has been adopted from previous Studies and from other organisations, these sources are credited.

The information is complete in so far as the constraints of resources and time would permit.

The objectives have included a survey of places, a degree of historical research, an assessment of significance against the standard Heritage Branch Criteria and the production of a Statement of Significance. Current high quality photographs are included for all places located during the Review.

5.0 The Review

5.1 The Process

A total of 402 places were identified in studies, during site visits and via public nominations. All have been recorded on the heritage Inventory and assessed. Sites that were accessible have been photographed and these photos form an integrated part of the Inventory. All sites have been provided with physical descriptions and assessments note against the criteria.

22 places are assessed as being redundant due to demolition or being unable to locate the place based on the limited information available.

28 places are basic listings where limited information is available and future research is required to complete a full assessment

183 properties are recommended for Heritage listing as they meet at least two of the standard heritage assessment criteria.

5.2 Recommendations

The following recommendations are within the Heritage database standard schedule of options:

- Recommended for listing;
- No further action;
- Consult owner;
- Provide statement of heritage impact;
- Provide Conservation Management Plan;
- Provide schedule of maintenance works;
- Provide Archival record.

The majority of properties have been provided with a recommendation to consult the property owner, regardless of whether the property is nominated for listing:

- This makes the process transparent;
- Consultation generally improves the chances of a good conservation outcome;
- Some owners will volunteer histories which will improve the inventory

For properties which are important but not at a level to warrant listing, recommendations are made for Provision of a Statement of Heritage Impact and Prepare an Archival record.

5.3 Heritage Provisions

This strategy ensures Council observes Clause 79C of the Environmental Planning & Assessment Act, 1979 in relation to Heritage and encourages Owners of significant properties to consider Conservation as an alternative to Demolition. Should this fail then an Archival record is required as Condition of Consent prior to demolition.

Where Council rejects a Recommendation from the Review for a the listing of a site as a Heritage Item, then these two Recommendations can remain in order that the Heritage significance is protected and conserved and in these cases Recorded for posterity under a demolition scenario.

5.4 Conservation Areas

There are three locations within the Shire where there are a substantial number of properties which have retained their significance: The central business and town centre of Wyong on the Pacific Highway, the South Tacoma Road, South Tacoma and Oaklands Avenue at The Entrance. These precincts meet the criteria for Conservation Areas and their listing is recommended as the most appropriate means for identifying and managing their heritage values.

6.0 Submissions, comments and recommendations

A wide range of submissions were received from property owners, local residents groups and members of the general public.

The following commentary addresses the nature of the issues, comments and recommendations.

Objections in principle

- Several; submissions regard heritage as yet another impost on the perceived rights and privileges of owning property. A small number of submissions wish to see extensive development in the future and regard heritage as a constraint on future development.
 - There are many examples in local; Government areas where new development goes hand in hand with heritage buildings and streetscapes. Why erase the historic unique aspects of Wyong and the regional areas when something distinguished can be created? The incentive Clauses in the LEP encourage and support the retention of heritage places and allow concessions for combined developments.
- Several submissions maintained that items of heritage value should be purchased by another party such as Council or Government and relocated where possible
 - The identification of heritage places is step required by State Government for all Councils in order that heritage values are protected. This is often difficult to accept in an area with a shorter built history and where many buildings are timber and not substantial in the traditional sense. None the less, the history is important and every generation should accept a responsibility to acknowledge, protect and interpret historic places;
 - Buildings which were designed for a special place should be retained in that place as this is intrinsic to their heritage value. Buildings which were designed for relocation and where the current site has no specific significance, could be relocated subject to heritage and planning considerations
 - Most heritage listings have been altered as the result of detailed objections in particular where further information was provided. Providing clarity for property owners is important and the revised recommendations should contribute to increased certainty.

Objections due to constraint on demolition

- Many submissions were concerned that demolition would not be possible or difficult to obtain. They had purchased the property unconstrained and were considering redevelopment.
 - Demolition remains an option with a pathway defined by showing Council that the heritage significance has been severely diminished, that retention has been fully explored and is not reasonable and that an archival drawing and photographic record will preserve some significance.
- A large number of submissions objected to the listing of the Power Station on a range of issues including visual appearance, neglect, health and safety and redevelopment.
 - The listing has been altered to reflect the concerns expressed. The recommendations should allow for the demolition of much of the existing infrastructure subject to expert review, the retention of suitable remnant material and the provision of good public interpretation to ensure that the significance is understood.

Objection due to envisaged difficulties getting planning consent and insurance

- A small number of parties regarded as obtaining consent for various works difficult and heritage was a further hurdle in the process.
 - Formal training at the NSW Heritage Office is available for staff and members of the public as well as advice. Recommendations to Council include the

provision of expert independent heritage advice to local property owners.

- A small number of property owners cited difficulties with lightweight timber buildings clad in fibro and various asbestos sheet cladding materials. These issues are fully appreciated and Council makes allowances for the costs associated with the renewal of these materials. Replacement and substitute materials are available for providing sympathetic exteriors and updating walls and roofs to provide current standard insulation.

Objection due to the requirement to restore the building or place

- Several objectors were of the view that heritage listing required the restoration of the building to some pre-determined period with original materials and finishes.
 - Heritage listing identifies significance and the key parts of the place and building. A good plan also promotes sympathetic development with improved facilities and amenity thus giving places an extended life. New materials are valid in many cases so as not to confuse the old with the new. The Burra Charter is an easily accessible guide on how to manage heritage places.

A request for further information or clarification

- Many enquiries simply requested more detailed information on how listing would affect their ability to alter and extend the property
 - This is the ideal non-confrontational approach which usually results in the best of both worlds for the property and the Applicant. In many cases the exteriors are the key aspect of significance allowing extensive internal refurbishment and new facilities. In some cases the interiors have great value and are significant to the level of being worth keeping. A simple site visit will often clarify for owners a range of options for alterations and additions to the property. In several cases site visits did resolve a number of site issues including the practical matters of rising salt damp, dry rot and inadequate structure.

An Objection due to the assumed cost associated with works to a listed building

- The Heritage Office web site includes a range of studies and reports on building costs and property values. Each decade seems to bring a new generation of owners and occupants who appreciate and will pay for heritage buildings, streetscapes and settings. This is generally due to the increased urbanisation of rural into city environments and to the standardised building types available in the general market.
- Wyong has a long history of lightweight buildings and these should be appreciated for their environmental credentials and utilised in new buildings in place of the standard brick veneer construction which use more trades and more material from less sustainable resources.

Nominations of places with heritage significance

- A surprising number of nominations were received for both the listing of places which had not previously been listed or nominated, for an important site of significance for the aboriginal community and for places which had been nominated by the existing and previous reviews.
 - A wide range of places were nominated including those associated with prominent local people, those with distinguished exteriors and those with historic value.
 - One of the Recommendations made to council includes the provision of interpretive plaques and panels in publicly accessible locations. Similar plaques are a great attraction in Oaklands Avenue and many Councils find that these add value to their tourism offerings.

7.0 Items Recommended for Heritage Listing

The following are those sites which have been identified during the review as meeting the criteria for listing as heritage items and are recommended for inclusion in the Heritage Inventory and as the Schedule of Heritage items within the forthcoming LEP. The impact of listing would be to activate the requirements under the LEP for consideration of any impact on the significance of the item by works proposed which required a Development Application. Listed items would require a DA approval to be demolished. The DA would require submission of a Heritage Impact Statement to accompany the Application.

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
Aboriginal Scar Tree	Opp. Chittaway Bay Motel, Burragah Road	Chittaway Bay	2720350
Alison Homestead	1 Cape Road	Wyong	2720096
All Saints Anglican Church	289-291 The Entrance Road	The Entrance	2720301
'Amaroo' - Dwellings	Gladstan Avenue, Cnr. Tuggerah Parade	Long Jetty	2720217
'Bangalow' - Dwelling	64 Boyds Lane	Wyong Creek	2720075
'Bangalow Creek' Farm House	119 Cutrock Road	Ourimbah	2720274
Boat shed and Norfolk Island Pines	10 The Entrance Road	The Entrance	2720280
Boatshed and Landing	13 South Tacoma Road	South Tacoma	2720037
Brisbane Water Ambulance Station	128 Pacific Highway	Wyong	2720068
Brownlee's Sawmill	2 Brownlee Street	Ourimbah	2720024
Bulk Store Building	Rutleys Road	Manning Park	2720382
CARNIVAL incl. Carousel and Alfred Bruder Organ	46 Marine Parade	The Entrance	2720102
'Castle Rose'	54-56 Buff Point Avenue	Buff Point	2720353
Catholic School House	40-48 The Entrance Road	The Entrance	2720345
Chapman's Store, including ancillary building	14-16 Alison Road, Cnr. Hely Street	Wyong	2720059
'Cheppy Wood' - Dwelling	2 Lett Street	Gorokan	2720360
Church	74A Hutton Road	The Entrance North	2720272
Church (former) - Dwelling	685 Pacific Highway	Kanwal	2720362
Church (former) - Dwelling	44 Tumbi Road	Tumbi Umbi	2720277
Cloud Valley Farm	231 Ravensdale Road	Ravensdale	2720251
Collies Lane Road Bridge over Deep Creek	Collies Lane	Mardi	2720019
Commercial Office Building	21 Rankens Court, Cnr. Bakers Lane	Wyong	2720073
Concrete Groyne	off Marine Parade	The Entrance	2720282
Court House (former)	17 Alison Road	Wyong	2720057
Dooralong Community Hall	1020 Dooralong Road	Dooralong	2720003
Dooralong Public School	1046 Dooralong Road	Dooralong	2720005
Drinking Fountain	Adj. Surf Club, Marine Parade	The Entrance	2720346
Dwelling	30 Florida Street	The Entrance North	2720269
Dwelling	212 Tumbi Umbi Road, Cnr. Eric Malouf Close	Tumbi Umbi	2720053

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
Dwelling	33 Margaret Street, Cnr. North Road	Wyong	2720062
Dwelling	19 Nichols Avenue	Gorokan	2720008
Dwelling	10-12 Hargrave Street, Cnr Hope Street	Wyong	2720135
Dwelling	88 Tuggerawong Road	Wyongah	2720074
Dwelling	25-27 Surf Street	Long Jetty	2720015
Dwelling	133 Pacific Highway	Ourimbah	2720369
Dwelling	12 Church Street	Wyong	2720326
Dwelling	70 Jensen Road, Opp Braithwaite Rd	Wadalba	2720198
Dwelling	229 Tuggerawong Road	Tuggerawong	2720339
Dwelling	100 Shirley Street	Ourimbah	2720368
Dwelling	37 Byron Street	Wyong	2720336
Dwelling	127 Pollock Avenue	Wyong	2720370
Dwelling	28 Hope Street	Wyong	2720376
Dwelling	142 Tuggerah Parade	Long Jetty	2720219
Dwelling	5 Bent Street	The Entrance	2720201
Dwelling	20 Elsiemer Street	Long Jetty	2720224
Dwelling	8 Hope Street	Wyong	2720067
Dwelling	13 South Tacoma Road	South Tacoma	2720038
Dwelling	11 South Tacoma Road	South Tacoma	2720342
Dwelling	1021 Dooralong Road, Opp. Hall	Dooralong	2720171
Dwelling	208 Buff Point Avenue	Buff Point	2720168
Dwelling	29 Howarth Street	Wyong	2720137
Dwelling	24 Moloki Avenue	Chittaway Bay	2720169
Dwelling	46 Alison Road	Wyong	2720132
Dwelling	6 Gordon Road	Long Jetty	2720014
Dwelling	6 Moronga Street	Bateau Bay	2720166
Dwelling	24 Pacific Street	Long Jetty	2720179
Dwelling	34 Margaret Street	Wyong	2720138
Dwelling	58 Swadling Street	Long Jetty	2720180
Dwelling	2 Burns Road	Ourimbah	2720183

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
Dwelling	23 Pacific Highway	Ourimbah	2720189
Dwelling	25 Pacific Highway	Ourimbah	2720190
Dwelling	27 Pacific Highway	Ourimbah	2720191
Dwelling	90 Glenning Road, Cnr Livistonia Road	Glenning Valley	2720172
Dwelling	29 Pacific Highway	Ourimbah	2720192
Dwelling	204-214 Pacific Highway	Watanobbi	2720139
Dwelling	25 Ravensdale Road	Ravensdale	2720034
Dwelling	30 Mardi Road	Mardi	2720020
Dwelling	27 Hutton Road	The Entrance North	2720412
Dwelling	1 The Corso	Gorokan	2720009
Dwellings	33 Hutton Road	The Entrance North	2720050
Dwellings	8 Panonia Road	Wyong	2720140
Dwellings	5 and 7 Byron Street	Wyong	2720333
Dwellings	129 Tuggerah Parade	Long Jetty	2720238
'Ebenezer's Cottage' (former) - Dwelling and Sawmill	1036 Yarramalong Road	Wyong Creek	2720079
Eleanor Duncan Aboriginal Health Centre	1 Pacific Highway	Wyong	2720330
Farm Homestead Complex	89 Carters Road	Lake Munmorah	2720149
Farm House, Silos and Farm Shed	798 Yarramalong Road	Wyong Creek	2720084
Felton Mathew's Tree	Old Maitland Road	Kangy Angy Mountain	2720095
'Fernbank'	756 Yarramalong Road	Wyong Creek	2720348
Fire Station	5 Hely Street	Wyong	2720209
General Store	6 Warner Avenue	Wyong	2720335
'Gracemere' - Dwelling	20 Kidmans lane	Wyong Creek	2720077
Group of Araucaria Trees	35 Chittaway Road	Ourimbah	2720259
Group of Trees	Karagi Point Reserve Hutton Road	The Entrance North	2720255
Group of Trees (Araucaria Heterophylla)	Swadling Reserve Bay Road	Long Jetty	2720264
'Hillside' - Dwelling	7 Peach Orchard Road (RMB 5035)	Ourimbah	2720194
'Hillview' - Dwelling	1376 Yarramalong Road	Wyong Creek	2720082
'Hillview' - Dwelling	356 Ourimbah Creek Road	Ourimbah	2720186
'Homeleigh' - Dwelling	1650 Yarramalong Road	Yarramalong	2720087

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
Homestead Complex	37 Howes Road	Ourimbah	2720154
Hoop Pines	1860 Ourimbah Creek Road	Ourimbah	2720261
Jilliby Cemetery	15 Jilliby Road, Cnr. Hue Hue Road	Jilliby	2720011
Jilliby Public School	352 Jilliby Road	Jilliby	2720010
Kanwal General Store, Fuel and Attached Residence	68 Craigie Avenue	Kanwal	2720363
Kidman's Lane Road Bridge	Kidman's Lane (off Yarramalong Road)	Wyong Creek	2720076
'Linga Longa' Guest House (former) - Dwelling	1614 Yarramalong Road	Yarramalong	2720089
Livestock Farm Buildings	905 Jilliby Road	Dooralong	2720349
Long Jetty	Tuggerah Parade, opp. Archbold Street	Long Jetty	2720018
Long Jetty Hotel	407 The Entrance Road, Cnr Pacific Street	Long Jetty	2720016
Majestic Cinema	54 The Entrance Road	The Entrance	2720278
McKinnon Hall	19 Rankens Court	Wyong	2720211
Milepost	Opposite Railway Station Pacific Highway	Wyong	2720328
Mr Parry's Jetty	Tuggerah Parade, Opposite Gladstan Avenue	Long Jetty	2720233
'Nellie Ville' - Dwelling	35 Chittaway Road	Ourimbah	2720185
Norah Head	Bush Street	Norah Head	2720094
Norah Head Lightstation Group	40 Bush Street	Norah Head	2720021
Noraville Cemetery and Edward Hargraves' Grave	Wilfred Barrett Drive, Cnr. Oleander Street	Noraville	2720023
Noraville General Store	446 Main Street, Cnr Pandora Parade	Noraville	2720354
Noraville, House and garden	3-7 Elizabeth Drive	Noraville	2720022
Old Maitland Road	Old Maitland Road	Kangy Angy Mountain	2720013
Old Ravensdale Road	25 Ravensdale Road	Ravensdale	2720147
Our Lady of the Rosary Catholic Church	The Entrance Road	The Entrance	2720045
Ourimbah Methodist Church	111 Pacific Highway	Ourimbah	2720275
Ourimbah Post Office (former)	700 Ourimbah Creek Road	Palm Grove	2720027
Ourimbah Public School	121 Pacific Highway	Ourimbah	2720028
Ourimbah Railway Station & Station Master's House	1 Mill Street	Ourimbah	2720029
'Palmdale House' Including Grounds	148 Palmdale Road	Palmdale	2720098
Palmdale Road Bunya Pines	Palmdale Road	Palmdale	2720276
Physiotherapy Centre	364 The Entrance Road	Long Jetty	2720223

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
Police Station	Denning Street, Cnr Short Street	The Entrance	2720042
Police Station and Quarters	10-12 Alison Road	Wyong	2720058
Post Office and Attached Residence	Opposite School Dooralong Road, adj. 1061	Dooralong	2720004
Post Office and Residence	1 Station Street	Ourimbah	2720032
Ravensdale Public School (former)	227 Ravensdale Road	Ravensdale	2720035
Restaurant/Residence	11-29 The Entrance Road	The Entrance	2720046
Retail Store and Residence	1629A Yarramalong Road, Opposite Bumble Hill Road,	Yarramalong	2720091
Robley House - Eye Surgery	24-26 Hely Street	Wyong	2720322
Rural Bank (former)	98 Pacific Highway, Cnr Bakers Lane	Wyong	2720069
'Salmon House' (former) - Dwelling	1208 Yarramalong Road	Yarramalong	2720081
Savoy Theatre (former)	391 The Entrance Road, Cnr. Thompson Street	Long Jetty	2720267
Shop	21 Pacific Highway	Ourimbah	2720030
Shop	264-266 The Entrance Road	Long Jetty	2720017
Shop	74 Pacific Highway	Wyong	2720158
Shop and Residence	1 Coral Street	The Entrance	2720041
Shopping Complex	Railway Square, Pacific Highway	Wyong	2720070
Silo and Dairy Shed	2 Watagan Forest Drive	Jilliby	2720148
Silos	457 Ravensdale Road, 4.2 km North of Junction	Ravensdale	2720036
Simpsons Track		(Off Great North Road - Kulnura to Jilliby)	2720384
South Tacoma Public School (former)	Rear 40 South Tacoma Road	South Tacoma	2720040
St Andrews Presbyterian Church	134-136 The Entrance Road	The Entrance	2720283
St Anne's Church (former)	1052 Dooralong Road	Dooralong	2720151
St Barnabas' Church and Cemetery	1669 & 1671 (RMB 1359) Yarramalong Road	Yarramalong	2720092
St Cecilia's Catholic Church Group	21-23 Byron Street	Wyong	2720061
Stone House, timber slab barn and fencing	611 Brush Creek Road	Cedar Brush Creek	2720001
'Strathavon Country Club' - Guest House	31 Boyce Avenue	Wyong	2720060
Streetscape	64-70; 78 Pacific Highway	Wyong	2720327
'Sunnybank' - Dwelling	16 Chittaway Road	Ourimbah	2720184

Wyong Heritage Inventory

Heritage Item	Street Address	Suburb	ID
'Tarella' - Dwelling	14 South Tacoma Road	South Tacoma	2720039
The Entrance Hotel	The Entrance Road	The Entrance	2720047
The Entrance Ocean Pools	Ocean Parade	The Entrance	2720281
The Entrance Surf Club	44 Marine Parade	The Entrance	2720043
The Lakes Hotel	199-209 The Entrance Road	The Entrance	2720048
'The Palms' - Dwelling	12-14 Palm Springs Avenue	Glenning Valley	2720007
Toukley Bridge		Toukley	2720146
Tuggerah Pioneer Dairy	2 Lake Road (Enter off Bryant Drive)	Tuggerah	2720052
Turton Building	54 Pacific Highway, Cnr. Church Street	Wyong	2720065
Utility Structure	1A Jaques Road, Cnr. Glen Road	Ourimbah	2720026
Utility Structure	4-6 Ourimbah Street	Ourimbah	2720153
Warnervale Regional Uniting Church	271-273 Warnervale Road	Hamlyn Terrace	2720054
Warnies Railway Cafe and General Store	1-13 Warnervale Road	Warnervale	2720055
Water Reservoir	61-67 Gilbert Street	Long Jetty	2720287
Woodbury's Inn Park	62 Yarramalong Road	Wyong Creek	2720253
World War 1 and 2 Monument	Wyong Town Park, Rankens Court	Wyong	2720064
World War 1 Monument	1 Mill Street (near Railway Station)	Ourimbah	2720031
World War 1 Monument	The Entrance Road, Cnr. Marine Parade	The Entrance	2720044
Wyong Creek Community Hall	Yarramalong Road	Wyong Creek	2720078
Wyong Creek Public School	583 Yarramalong Road	Wyong Creek	2720085
Wyong Dairy Co-operative (former)	141-145 Alison Road	Wyong	2720378
Wyong Public School (former)	8 Rankens Court	Wyong	2720063
Wyong Railway Station and Station Master's Cottage	Pacific Highway	Wyong	2720071
Wyong Shire Council Building	2 Hely Street, Cnr. Anzac Avenue	Wyong	2720066
Wyong Underbridge	Concrete Bridge At 98.779 Km	Wyong	2720118
Yarramalong Cemetery	1474 Yarramalong Road	Yarramalong	2720160
Yarramalong Public School	1560 Yarramalong Road	Yarramalong	2720090
Yarramalong School of Arts	1640 Yarramalong Road, Cnr Leewood Close	Yarramalong	2720086
Yorkies Road Bridge	200m east of Priest's Ridge Road, Brush Creek Road	Cedar Brush Creek	2720100

8.0 An Example for an Item recommended for Heritage Listing

Wyong Heritage Inventory

State Heritage Inventory

SHI Number
2720092
Study Number
92

Item Name: **St Barnabas' Church and Cemetery**

Location: **RMB 1359 Yarramalong Road, Yarramalong**

Address: RMB 1359 Yarramalong Road DUAP Region: Hunter & Central Coast
Suburb / Nearest Town: Yarramalong 2259 Historic region: Sydney
Local Govt Area: Wyong Parish:
State: NSW County:

Other/Former Names:

Area/Group/Complex: Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Area/Complex/Group Group: Religion Category: Church

Owner:

Admin Codes: 36/3 Code 2: Code 3:

Current Use:

Former Uses:

Assessed Significance: **State** Endorsed Significance:

Statement of Significance: As the oldest church in the shire, and the only church in the shire with an adjoining cemetery, St Barnabas' is historically significant. In its restored state it is representative of early church buildings, and reflects the early patterns of settlement in the area. The church and cemetery - with community links, are also socially significant.

Historical Notes or Provenance: Ezekiel Waters and William Beaven are buried here. Oldest Church building in Wyong Shire. It opened c1885 and the last 'formal' service was held in 1977. Special monthly services and weddings still take place. Opened in 1885, the old St Barnabas Church of England is located off Yarramalong Road. It is the oldest church building in Wyong Shire and is protected by a permanent Conservation Order. The church was closed in 1977. Graves situated behind the old church are usually maintained by a committee of local residents. The burial ground can be used only by the descendants of those already interred in the cemetery.

Themes: National Theme State Theme Local Theme
8. Culture Religion (none)

Designer:

Maker / Builder: Volunteer labour under supervision of James bailey

State Heritage Inventory

Full Report with Images

Date: 29/09/2010

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This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales

Wyong Heritage Inventory

State Heritage Inventory

SHI Number
2720092
Study Number
92

Item Name: **St Barnabas' Church and Cemetery**

Location: **RMB 1359 Yarramalong Road, Yarramalong**

Year Started: Year Completed: 1885 Circa: No

Physical Description: The Church uses local timbers throughout its entire construction, and has simple proportions and delicate details.
Sited on traditional east west axis, this modest church of timber construction with lancet windows and steeply pitched corrugated iron roof, has an unusual belfry, with louvered sides atop the west end. Entry is via a small porch of similar detailing to church at west end.

Physical Condition: The visual condition of the property is excellent.

Modification Dates: Later fencing and internal lining boards.

Recommended Management:

Management:	Statutory Instrument	Nominate for State Heritage Register (SHR)
	Recommended Management	Develop a Statement of Heritage Impact
	Recommended Management	Document and prepare an archival record

Further Comments:

Criteria a) The Church and Cemetery are the oldest in the region, and indicate the establishment of the Catholic Church there.

Criteria b) Potential to provide information about the worshipping habits and style of services of the early residents of the region.

Criteria c) The Church uses local timbers throughout its entire construction, and has simple proportions and delicate details.

Criteria d) Social significance to the generations of families who have worshipped there and those interred in the Cemetery.

Criteria e) The Cemetery provides a rare opportunity for future research of the physical, social and archaeological character.

Criteria f) The Church and Cemetery is a rare item in the Shire and within NSW.

Criteria g) Representative of a type once common in the region.

Integrity / Intactness: Excellent

References:	Author	Title	Year
	http://www.wyong.nsw.gov.au/services/St_Barnabas_cemetery.html		
	Stinson, E.	A PICTORIAL HISTORY OF THE WYONG SHIRE	
	Strom, B	History and Heritage	

Studies:	Author	Title	Number	Year
	Wyong Local Environmental Plan	Inventory of Heritage Items	92	1991

**State Heritage Inventory
Full Report with Images**

Date: 29/09/2010

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Wyong Heritage Inventory

State Heritage Inventory

SHI Number
2720092
Study Number
92

Item Name: **St Barnabas' Church and Cemetery**

Location: **RMB 1359 Yarramalong Road, Yarramalong**

National Trust of Australia (NSW)	National Trust Country Register	6002. 6003	
David Scobie Architects	Wyong Shire Heritage Study Review		2009
Rod Howard Heritage Conservation Pty Ltd	Wyong Shire Heritage Study		1994

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan		92	10/09/1999
	National Trust of Australia Register		6002, 6003	9/10/1998

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 12/04/2002 Date Updated: 21/11/2009 Status: Partial

Date: 29/09/2010

State Heritage Inventory
Full Report with Images

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Wyong Heritage Inventory

State Heritage Inventory

SHI Number
2720092
Study Number
92

Item Name: **St Barnabas' Church and Cemetery**
Location: **RMB 1359 Yarramalong Road, Yarramalong**

Image/s:



Caption: St Barnabas' Church and Cemetery

Copyright:

image by: David Scobie

Image Date: 20/09/2009

Image Number: 1/8

Image Path:

Image File: 2720092b1.jpg

Thumb Nail Path:

Thumb Nail File:

Date: 29/09/2010

State Heritage Inventory
Full Report with Images

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Wyong Heritage Inventory

State Heritage Inventory

SHI Number
2720092
Study Number
92

Item Name: **St Barnabas' Church and Cemetery**
Location: **RMB 1359 Yarramalong Road, Yarramalong**

Image/s:



Caption: St Barnabas' Church and Cemetery

Copyright:

Image by: David Scobie

Image Date: 20/09/2009

Image Number: 2/8

Image Path:

Image File: 2720092b2.jpg

Thumb Nail Path:

Thumb Nail File:

Date: 29/09/2010

State Heritage Inventory
Full Report with Images

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9.0 Measures to Reduce the Loss of Heritage Items

A total of 33 Properties on the heritage database have been demolished since the original Heritage Study and of these 5 properties were listed on the LEP as heritage items. The Wyong Inventory database has been modified to note these losses.

9.1 Recommendations

This loss of heritage items is a substantial loss across the Council area and a strategy is recommended to reduce this attrition. The following actions are recommended to Council for consideration. They are based on standard actions utilised by NSW local Councils and endorsed by the NSW Department of Planning, Heritage Branch. They are designed to assist property owners with the conservation of their significant properties:

- Provide all owners of Heritage properties – those identified in the Study, with **free professional advice** under the Heritage Advisory Programme, subsidised under the Department of Planning, Heritage Branch Programme. There is an opportunity to provide the free advice on a range of fronts, including:
 - 9.1.1 Through a dedicated page on Wyong Councils website for owners of heritage items – frequently asked and answered questions plus useful web-links to technical advice notes prepared by Council, the NSW Heritage Branch, National Trust and other local, state or national agencies with heritage expertise;
 - 9.1.2 Through social network sites such as facebook;
 - 9.1.3 Through face to face meetings with Councils Heritage Advisor: the advice is similar to pre-DA assistance provided by Councils Planning staff. Preliminary advice is provided to Applicants and Property owners with follow up letters noting the areas of concern to be addressed when submitting a Development Application. Whenever possible it is useful and efficient to incorporate relevant advice from other Departments within Council;
 - 9.1.4 Through providing contacts with heritage disciplines including Heritage Architects, Archaeologists and Engineers when detailed Heritage Impact Statements or Conservation management Plans are required;
 - 9.1.5 Through workshops for developers, local architects, real estate agents and heritage property owners, providing up to date advice on the heritage management framework and their rights and obligations;
 - 9.1.6 Through technical seminars on site and building conservation & restoration and adaptive re-use utilising the services of local skilled tradespersons and professionals.
- 9.2 Run an annual Local Heritage Incentive grants programme annually for Conservation works to listed heritage properties under the Heritage Incentive Funding Programme, subsidised by the Department of Planning, Heritage Branch Programme;
- 9.3 Run an annual Heritage Conservation Awards Programme annually for projects completed across the Council;
- 9.4 Actively encourage use of the Incentives Clauses under the LEP by Owners and Developers in relation to development of sites which include Heritage Buildings;
- 9.5 Provide discounted DA fees for heritage listed properties and properties within Conservation Areas, to promote and support sympathetic development;
- 9.6 Integrate Heritage Conservation issues into Council media releases which go to Ratepayers – the Heritage incentives clauses within the LEP, the Valuation reductions through the Valuer General, the discounted DA fees for Heritage listed properties through Council, the annual Heritage Assistance grants programme jointly supported by Council and the Heritage Branch, the pros of retaining buildings under the Sustainability objectives and programmes, Advice from Real Estate Agents on the value enhancements in conservation and sympathetic

additions.

10.0 Conservation Management Policies

- Council need to have Conservation Policies in place through the LEP and DCP which support the conservation of the identified heritage places and Conservation Areas;
- Council is encouraged to adopt the standard clauses in relation to Heritage recommended by the NSW Heritage Branch of the Department of Planning. These clauses are generally adopted throughout NSW and are thus equitable for the community and generally regarded as being appropriate for the conservation of heritage places;
- In relation to places of State significance, Council will defer to the NSW Heritage Council as the decision making authority in relation to development of these sites and sites within their vicinity;
- In relation to Local Significance, Council should maintain two sets of Policies to support the conservation of places of local significance:
 - The use of appropriate and current Development Control Plan clauses in relation to Heritage, and
 - The use of a range of Incentives to support the Community and encourage the conservation of heritage places.

11.0 Conservation Management Guidelines

11.1 Items of State Significance

The criteria for State listing are similar to those for Local listing with the geographical criterion changing to the State. Thus the aesthetic, social, technical/archaeological, social, rarity and representative significance needs to be at the State level and the historic significance needs to be in terms of the history of NSW as a whole.

An additional measure applied in assessing Significance is that of comparative significance, where the place is set and compared against other similar sites within NSW to check that the level of Significance is sufficiently high to warrant listing at the State level.

- Listings
It is recommended that Council encourage the owners of items recommended for State Heritage listing, to prepare Conservation Management Plans where such is not already available. Grants are available from the NSW Heritage Council to assist private property owners prepare such plans. The purpose of a CMP is to provide a practical guide for the long term management, maintenance and development of the place.
- Alterations and works
For changes to places a S60 Application is required to be submitted to the NSW Heritage Council. This amounts to the Application Form with the DA plus a Heritage Impact Statement. Applications are classed as Integrated Development and Councils forward such applications to the appropriate Department – Heritage Branch in this case, for approval.
- Exemptions
There are a wide range of Exemptions from the S60 process for works such as maintenance and restoration of 'like for like', which do not detract from the Heritage Significance of the Place.
- A CMP endorsed by the Heritage Council
For substantial places where a Conservation Management Plan exists or is recommended, the Heritage Branch recommends the CMP is submitted and

endorsed. This then provides a broad approval, subject to conditions, for a range of works often to be implemented in stages and obviates the need for successive S60 Applications.

- Consultation
The NSW Heritage Branch provides a full description on their website of the issues related to State Heritage Listing and should always be consulted as early as possible prior to formulating proposals.

11.2 Items of Local Significance:

- There are several properties within the Inventory of a high level of significance, where the preparation of a CMP is also recommended. This recommendation is clearly stated in the relevant Inventory form.
- The Incentive Policies include the provision by Council of a local Heritage Advisory Service to the owners of listed heritage places. The advice is intended to include technical assistance with maintenance, management and adaptive re-use and development assistance consistent with the standard guidelines provided by the NSW Heritage Council for such a service. The service acts as an incentive for owners in conserving properties. Recommendations for maintenance, adaptive re-use and conservation are clearly stated on the Inventory form for each property.
- The Incentive Policies include a recommendation for a Local Heritage Assistance fund consistent with the standard guidelines provided by the NSW Heritage Council for such a service. Small grants are provided on an annual basis to owners of heritage listed properties within the Shire by application to Council. The NSW Heritage Council provides a subsidy to Council for the fund.
- The Incentive Policies include a recommendation for the provision of Interpretation devices within the vicinity of heritage places. These are provided by Council for areas such as Conservation Areas and streetscapes, for places of Aboriginal significance and may be required by Council as a Condition for a Development Consent related to a Heritage property.
- The Incentive Policies include a recommendation for the provision of a cast bronze plaque to heritage listed properties with the consent of the owner. The plaques identify the significance of the property, are a means of supporting the owner in conserving the significance, improve public appreciation of heritage places and assist in tourism promotion of heritage walks and trails.

11.3 Council owned properties

It is recommended that Council develop asset management plans, where these do not already exist, reflecting the heritage significance of each site. Leading by example is a sound strategy in relation to the appropriate administration of public policy as well as for Council business.

11.4 Conservation Areas

The 1996 Heritage Study identified Railway Square as a Conservation Area. The definition and practical application of Conservation Area now has wider validity and it is recommended that additional Conservation Areas be declared within the Shire. The purposes are to retain the heritage character which groups of buildings have when viewed as a precinct. In recent years it has become clear that property owners regard being included within a Conservation Area as being more equitable than being singled out individually as a heritage item. To this end there are three such precincts recommended within the Study: Wyong town centre, South Tacoma and Oakland Avenue, the Entrance. Maps defining the proposed Conservation Areas are included at Appendix 1.

12.0 Conservation Planning Controls

The current Heritage Study Review continues the same themes as developed in the 1996 Study which identified heritage places across the Shire which were then incorporated into the LEP and guidelines for their development included in a DCP.

12.1 Principles

The principles of Heritage Conservation inform the Heritage DCP clauses and include the following:

- Conserving items and places which have played a part in creating the identity of the area and which provide insights into the historical development of the Shire;
- Ensuring a fair and objective approach to the retention and conservation of public and private heritage places for both the public good and private benefit;
- Providing opportunities for the adaptive re-use of buildings and places where necessary and appropriate for their continuation;
- Integrating good heritage conservation practice into the standard development and statutory planning systems;
- Ensuring that all new development affecting heritage places does not detract from their acknowledged significance and is consistent with accepted conservation principles as provided by the NSW Heritage Council and the Burra Charter.
- Developing broad community appreciation and support for the retention and conservation of heritage places;

12.2 Proposed DCP Changes

The following alterations are recommended to the Development Control Plan Heritage Conservation:

- The name of the DCP to be Heritage Conservation, as the Clauses refer to aboriginal, cultural and landscape conservation and are not confined to the Built Environment.
- Delete all references to Regional significance.
- Add reference to Conservation Area within Clause 1.2.
- Add reference to 1.4 c. Buildings and land within Conservation Areas.
- Replace the Objectives of Clause 1.2 with the following:
 - *to conserve the heritage significance of the built and natural environments;*
 - *to ensure that new development is sympathetic to the identified heritage significance;*
 - *to ensure the retention of heritage items and contributory items;*
 - *to provide guidance for development in relation to heritage items and heritage conservation areas;*
 - *to provide controls for encouraging contemporary design sympathetic with the identified heritage significance;*
 - *to enable appropriate and expert consideration to be given by applicants and the Council to development relating to heritage assets;*
 - *to promote public awareness and appreciation of heritage conservation;*

- *to provide incentives for owners of properties that are listed as individual heritage items or located in a heritage conservation area; and*
- *to facilitate the implementation of the objectives and provisions relating to heritage conservation which are contained within the Wyong Local Environmental Plan (LEP);*
- Replace Clause 1.5.1 with the following:
 - *Wyong Council has a statutory obligation under the provisions of Section 79C (Matters for Consideration) of the Environmental Planning and Assessment Act 1979 to consider the impact that any new development including alterations and additions to existing buildings may have on the heritage assets in the area.*
 - *This Plan has been prepared in accordance with Section 74C of the EP & A Act and Part 3 of the EP & A Regulation 1994. It supplements and elaborates on the provisions of the Wyong Local Environmental Plan (LEP). The provisions of the proposed Wyong LEP 2011 take precedence over this Plan. This Plan cannot permit development prohibited by the LEP or introduce controls which are contrary to the LEP.*
 - *Applicants should also be aware of the provisions of the NSW Heritage Act 1977 (as amended) in regard to items of State heritage significance and the NSW National Parks and Wildlife Act 1974 (as amended) in regard to sites of Aboriginal heritage significance.*
- Alter Clause 1.6 to remain consistent with the appropriate dates for adoption
- Add a new Clause after 1.9:

Places of heritage significance within the Shire include:

- *Natural heritage: fossil sites, geological formations, rivers and other cultural landscape heritage assets such as parks, gardens and rural landscapes.*
- *Archaeological heritage: cemeteries, ruins, foundations of early built fabric;*
- *Aboriginal heritage: Aboriginal reserves/missions, sites of conflict, axe grinding grooves, ceremonial sites and occupation sites;*
- *European heritage: convict settlement sites, government sites, and rural cultural landscapes and built heritage including churches, schools, war memorials, transport heritage such as bridges and railways, dwellings, inns and coaching stations, public buildings, commercial development, villages and subdivision patterns and ethnic heritage including Chinese settlements.*

There may also be evidence of maritime heritage (such as early wharf structures), given the use of the Lakes and Rivers for recreation, transport and trade.

A thorough investigation of Wyong's heritage assets has been undertaken in the Wyong Heritage Review. A thematic history of the development of Wyong forms part of the Study and provides an insight into the very diverse range of heritage assets that Wyong retains.

This DCP aims to provide guidance for the ongoing care and management of these heritage assets. This will ensure that Wyong can continue to develop, but in a way that allows its important sites, its history and its character to be retained.

- Clause 2.1: Add the following definitions prior to "adaptation"
What is a Heritage Item?

- *A heritage item is defined as a building, work, archaeological site, tree or place that has heritage significance. Heritage items can be built or natural forms, archaeological or maritime heritage, movable heritage or items/sites that are significant to Aboriginal people. They can include things such as houses, public buildings, factories, streetscapes, railways, machinery and other movable items, parks, gardens, cemeteries, cultural plantings, street kerbing, sites of Aboriginal heritage significance or remnant bushland.*
- *Heritage items located within the Wyong Local Government Area are described in Schedule 1 of the Wyong LEP.*
- *The Wyong Heritage Review 2010 identified items of potential heritage significance. These items are yet to be fully assessed due to requirements for further access and or historical research but are likely to be of significance. These items are listed in the Study. For the purposes of undertaking work to these properties under the requirements of this Plan, these items should be treated as “heritage items”. At a future date on completion of the necessary research and consultation, these items may be formally recognised as heritage items.*

What is a Heritage Conservation Area?

- *A heritage conservation area is a geographic area containing many different elements which collectively have heritage significance. It may consist of a particular precinct, streetscape, suburb, landscape, town or group of buildings and collectively has particular values which distinguish it from other places and from its surroundings. It is an area in which its historical origins and contributory elements create a sense of place that the community values.*
- *A heritage conservation area is identified by assessing its heritage significance and the characteristics and elements that make up that significance. These can include subdivision patterns, consistency of building materials, consistency of building styles, the common age of the building stock, planting elements, common uses and/or a layering of historical elements that provide evidence of the development of the area through various periods.*

What is Heritage Significance?

- *Heritage significance is based on the understanding that a particular item or area has historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value for past, present or future generations. Independent of a qualitative assessment of the level of significance, heritage sites need to possess two of these values at a medium or high level to be considered to be significant. For example, sites may possess low levels of significance within the criteria but not warrant listing.*
- Add a reference within Clause 2.2 to “or within a Conservation Area”.
 - Add a new Clause 2.4:
 - *A Heritage Impact Statement will be required for developments related to heritage items or within the heritage conservation area. Any heritage impact statement should address the impact of a development on the heritage*

significance of the place, as well as the impact on the conservation area in terms of streetscape. Where a heritage item is noted as being of State significance a more detailed Conservation Management Plan or Strategy may be required. The requirements for what needs to be addressed in Heritage Impact Assessments and Conservation Management Plans are provided in Appendix 2.

- **heritage impact statement** means a document consisting of:
 - (a) a statement demonstrating the heritage significance of a heritage item, archaeological site, place of Aboriginal heritage significance or other 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.

Detailed guidelines for preparing heritage impact statements are available from the NSW Heritage Branch via their website

- Change of wording in Clause 3.4 a: Change the word “*reflect*” to *be sympathetic with*.
- Delete the illustrations on p.10 as they are generally not relevant to the items within Wyong Shire.
- Add the following to Clause 3.5

Commercial Buildings

Commentary

Retail & Commercial buildings are generally built to the street boundary and have a strong orientation to the street, awnings over the footpath, corner splays, and access directly from street level. Facades have a consistent vertical expression that are articulated, often comprising recessed pedestrian entries in chamfered alcoves and display windows. Similarly, entries to the residential component of mixed-use buildings tend to be recessed.

Commercial buildings were predominantly face brickwork with rendered detail. Many are now painted. They include parapets with concealed sloping metal roofs behind, and awnings over the footpaths. Some shops have pitched roofs corrugated metal cladding. Windows and doors were timber framed and have distinct proportions and rhythm, which are integral to the overall design of the building.

Some have distinguishing detailing, wall tiling, window bays or false balconies on the upper level.

Objectives

Alterations and additions to existing commercial buildings should maintain their existing and/or historic style and details, while new commercial buildings should follow the basic pattern of development that characterises, maintains and enhances existing streetscapes.

Controls

Commercial buildings

- *As a general principle, commercial buildings should be constructed to the street alignment.*
- *If, in Council's opinion, an existing setback makes a positive contribution to the streetscape then it shall be retained.*
- *The front façade of buildings shall be orientated towards the street.*
- *Corner buildings should 'turn' the corner with their main point of entry either on the corner itself or on street to which it fronts Road.*
- *Facade alignments should not be stepped or curved in plan. An exception to this requirement is that ground-floor shopfronts that follow the traditional pattern of a stepped-in entrance between window bays are encouraged.*
- *Original characteristic architectural elements are to be retained. Alterations to these elements or the use of materials or the adaptation for access for example, should be sympathetic.*
- *Architectural styles which detract from this character will not be permitted*
- *The reinstatement of original characteristic architectural elements that have been removed is encouraged. Where a building is part of a 'set', other, more intact, buildings in that set can provide guidance as to appropriate reinstatement works.*
- *Alterations and additions to buildings within a 'set' are not to diminish the coherency of that set.*
- *Openings to verandahs and balconies of new developments are to be of small scale in relation to the facade of the building. Balcony and verandah railings and supports should not be a dominant feature. Metal railings, glazing and concrete supports are inconsistent with the character of the Conservation Area.*
- *Retail/commercial buildings shall generally have awnings. The materials, height and architectural styling should match traditional adjacent awnings.*
- *Retain existing awnings on all commercial buildings, encouraging their conservation and reconstruction of missing details where appropriate.*
- *Awnings on all new buildings, or alterations and additions to existing buildings must avoid modern or pseudo-historic materials and details, such as aluminium lace, metal pipe framing or tightly rolled bull nosed iron.*
- *Awnings on new buildings must correspond to the building by extending to adjacent awnings to provide continuous weather protection for pedestrians beneath.*
- *Awnings should not run unbroken across adjacent buildings where they are clearly of different construction, even though they may now function as one.*
- *New or reinstated awnings must be set back from the kerb by approximately 300-600mm, or otherwise as required by Council policy, to minimise the risk of damage by motor vehicles.*
- *Where the base of posts has rotted, galvanised steel brackets or straps may be used to support the post, however these should be no more than 5-10cm high and clad in a skirting type profile. If the post has rotted beyond retention it should be replaced with one of a similar timber species, size and detailing to match.*

- *Alterations and additions to existing buildings must be of an appropriate style and detail for the design of the building where the original awning is reconstructed.*
- *New commercial buildings should include a traditional glazed shopfront arrangement in relation to the division of the glazing by mullions and transoms, similar to those within the vicinity and provide for mobility access.*
- *Suspended awnings must not be adapted with false posts to imitate traditional verandahs.*
- *Sunblinds as traditional practical features are encouraged in appropriate locations.*

Facades should be detailed to provide texture, relief, and shadow.

- *The design of windows and doors in new development should be drawn from traditional characteristic door and window patterns.*
- *Replacement windows and doors must match the original characteristic pattern and materials.*
- *Roofs should be gabled, hipped or hidden from the street by parapets. Where there is no parapet, roof pitch shall be between 30 and 35 degrees or similar to the significant streetscape.*
- *Retain and restore parapets to existing commercial buildings where they exist.*
- *Packaged air conditioners and mechanical exhaust fans and grills shall not be placed on street facades or on any part of the building that can be seen from the street.*
- *Storm and wastewater removal from buildings shall not be visible from the street or public pedestrian areas.*
- *Skylights, solar heating panels, satellite dishes and other non-traditional elements are considered to be intrusive and should not be located where visible from the street and other public spaces.*
- *Maintenance, reinstatement work and alterations and additions to existing buildings is to be of a material matching the original construction, or conform to the following pattern of materials:*

Shop-fronts

- *Original shop-fronts are to be retained.*
- *Individual architectural features are not to be removed or obscured.*
- *Restoration and reinstatement of original shop-fronts is encouraged.*
- *Alterations to glazed area, fixed canopies, awnings, blinds or security screens are to maintain the narrow-fronted, vertical proportions of the building façades in the Conservation Area.*
- *Shop-fronts or fascias of new development are not to extend across two or more separate buildings.*
- *Security screens, where considered necessary, are to be placed behind the glass shop-front and should be in an architectural style and materials sympathetic to the style of the building. Only open grill security screens will be considered.*
- *Original shopfront glazing or tiling is not to be painted out or obscured.*
- *Exposed vents, pipes and the like should not be visible from the street.*

- *Alterations and additions to existing buildings should incorporate remnants of original shopfronts into new layouts.*
 - *New shopfronts should reflect the typical details and finishes which set the significant character of the streetscape.*
 - *Alterations and additions to existing buildings should retain non-typical shopfronts which indicate the former use of a place, unless there is sufficient historic information to allow accurate reconstruction of an earlier form.*
 - *The use of traditional gloss ceramic tiles to shopfronts is encouraged.*
- Clause 3.7 to be revised to read: *“Infill Development in the vicinity of Heritage items and within Conservation Areas”.*

- Add a new Clause 3.10:

Sign Policies and Controls

Commentary

The materials, colours and design of signage varied in different historical periods. Generally, in the period of development which gives heritage buildings and/or conservation areas their character and significance, colours were muted and signs were placed consistently on particular and limited locations on the building.

Subsequently, signage has become larger and positioned with less cognisance of the form and design of the building and adjacent streetscape. These later elements are now seen as intrusive.

Objectives

The use of traditional signage locations, font sizes and styles on all existing or new buildings is encouraged.

Replica signs are to be supported only where detailed evidence is available to support the case for a sign or an original building.

Controls

- *The style, lettering (font), materials, colours and design of signage should reflect the style and character of the building.*
- *Signage on existing older buildings should be placed in locations which would traditionally have been used as zones allocated to signage. Signs are to be designed to fit within the existing architectural elements of buildings.*
- *Signs are to be designed to an appropriate size and scale for the building on which it is to be erected.*
- *Buildings and awnings should not be painted in bright obtrusive colours to attract attention and as a form of advertising.*
- *Signs on shop windows should not exceed 25% of the window area. Window signs shall be of a professional quality, discreet and should not unduly obscure the interior of the building.*

- *Signs should be painted and externally spot lit. Signs should not be painted on previously unpainted surfaces of significant buildings. Internally lit signs are permitted where this is consistent with the history of the building.*
- *Signage is to be fixed to buildings in a manner which will eliminate damage to significant building fabric.*
- *Corporate colour schemes to buildings are regarded as signage and will not be permitted where in conflict with the other provisions of this section. Corporate image requirements should be adapted to suit the specific site, and should not dominate the character of the building.*
- *Any early signage identified as being of heritage significance should be retained, including building name or date lettering, former business names, and advertising signs.*
- *For all signage fixed to a building, wording should be restricted to the name and nature of the business. More detailed description of individual products for sale should be restricted to smaller removable panels e.g. sandwich boards and chalk boards.*
- *All commercial buildings must have a sign with their business name in a traditional style on the awning or verandah fascia.*
- *Other advertising signs must be restricted to the following locations:*
 - *panels above the verandah roof edge;*
 - *fascias on the return ends of verandahs;*
 - *spandrel panels above shopfront windows;*
 - *within shopfront windows;*
 - *suspended beneath an awning or verandah;*
 - *side walls; or*
 - *fence panels.*
- *Signs on parapets must be restricted to the name of the building/business, and be located so as to respect the symmetry or grid of the façade.*
- *Signs which must not be used include:*
 - *internally illuminated, neon signs, flashing lights or flashing/scrolling signs, except on a small scale within shopfront windows;*
 - *projecting wall signs;*
 - *ridge signs, or mid-span on verandah roof;*
 - *sky signs raised on poles above the roof; and*
 - *3-dimensional signs.*
- *Signs must be located and designed so that:*
 - *they do not obscure the architectural features of a building;*
 - *they are capable of being moved or replaced without damaging building fabric;*
 - *the overall number of signs on any one building is reduced, and has consistency in terms of proportions, colour and style;*
 - *lettering is in a traditional style consistent with the age of the building and/or any original signage.*
- *Lighting should be used to highlight the architectural features of significant buildings*
- *The cumulative visual impacts of signage should be assessed and the number of signs limited appropriately to avoid visual clutter of individual premises and the streetscape.*

- **Location**

Advertising signs for retail and commercial buildings are to be restricted to the following types:

- 1 Parapet sign**
- 2 Elevation bay sign**
- 3 Flush wall sign**
- 4 Awning fascia sign**
- 5 Under awning sign**
- 6 Top hamper sign**
- 7 Painted or etched window sign**

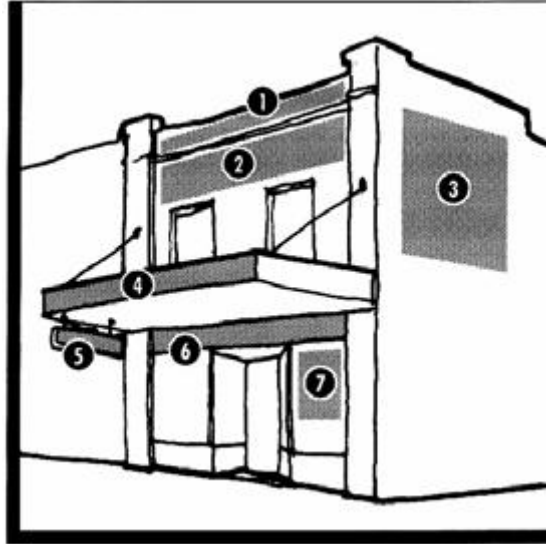


Figure S1: Advertising signs for retail and commercial buildings

Where a building contains more than two tenants, a directory of tenants should be provided at the ground-floor level in order to minimise the amount of advertising on the building.

Unobtrusive painted signs to upper-storey windows may be permitted at Council's discretion to identify tenants when appropriate wall surfaces or other areas for advertising are not available.

The erection of roof mounted signs, above-awning signs, projecting wall signs; pylon or pole signs are not supported

Decorative forms, mouldings and other distinguishing and significant features of a building must not be obscured by signage.

Painted signs on shopfront windows must not dominate obscure the transparency or clutter the shopfront windows.

Commentary and additional Guidelines

The number of signs per site is a principal mechanism for controlling appearance. Business owners are advised to consider the general streetscape, the visual conflict between signs on adjoining buildings and the equity between businesses in the vicinity. The general options and recommended limits are as follows;

- (a) *forecourt and footpath: one free-standing sign;*
- (b) *ground floor facade:*

1. awning fascia;
2. one suspended under awning/verandah sign or cantilevered over-footpath sign at standard awning level where there is no verandah;
3. above door head/above window transome;
4. piers;
5. below window sill (not recommended);
6. one sign on the hamper panel or glass;
7. One decal sign on the shopfront window glass or masonry beside the door.

Permitted: b1, b2 and b6 plus numbers b3 or b4

In other words, on the ground floor facade there should be a maximum of four signs

(c) upper level signs

1. wall face applied panel sign;
2. one projecting vertical sign;
3. parapet panel sign.

Permitted: c3 and c1 or c2.

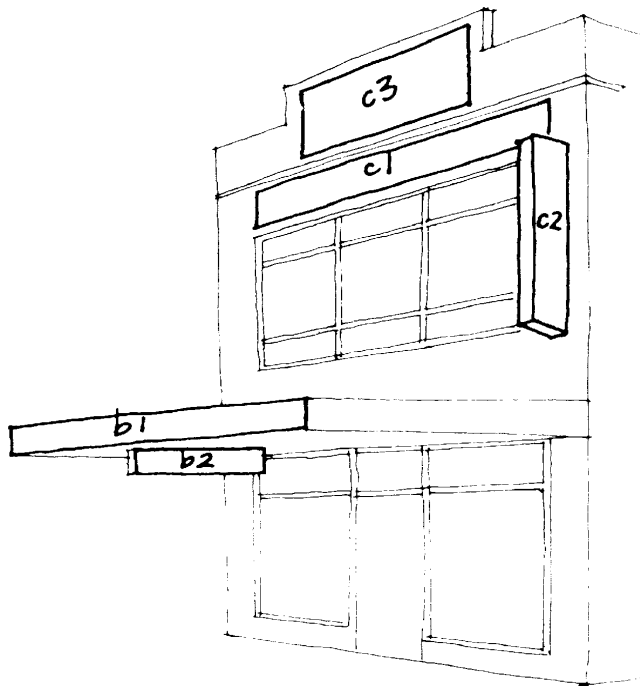
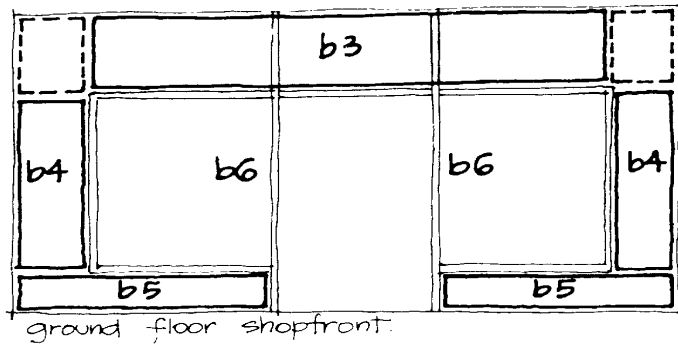
The following conditions apply with regard to these restrictions and exceptions:

- For non-standard facades the same principles apply.
- Heritage photographs should be utilised to demonstrate specific applications.
- Internally illuminated signs are restricted to the under awning location. This is both to be fair to retailers and to ensure visibility.
- It is good retail practice to limit window signs in number and area, thus allowing customers to view the merchandise.
- Corporate and Franchise colour schemes and signs will be considered in relation to the overall colour scheme of the building and must abide by the heritage principles.
- Signs shall not be erected directly on top of an awning, roofline or verandah.
- Signs that detract from the architectural appearance of the building will not be permitted.
- All signs must be maintained in good condition and repaired within 6 weeks of notification.

Existing Signs

- Where a number of signs exist on a building that do not comply with Council Policy as described by these Guidelines or other advice provided by Council, a condition will be placed on any subsequent consent that these signs be consolidated. In any event, all signs must comply within seven years of notification.

Figure S2 KEY NUMBER OF SIGNS PER SITE



Size of signs

- In general, there are no standard sizes for signs in heritage areas. They may vary according to the design and history of the building or its environment.
- The following will be utilised for guidance in Applications for buildings which are contemporary or in assessing existing signs:
 1. The total area of advertisements mounted parallel to the facade of a building will, in general be less than 4 square metres in area for smaller properties and not more than 6 square metres for larger properties.
 2. Signs suspended beneath awnings or verandahs will be less than one square metre in area and not more than two square metres on each face.
 3. The total area of signs on a building will be less than eight square metres.

- Add a new Clause 4.0: Wyong Town Centre
- Include in DCP Chapter 7