

Heritage and Conservation

1. Objectives

The objectives of these controls are to:

- provide guidance and the relevant development controls to assist with the conservation of individual heritage items within Temora Shire
- provide guidance and specify those development controls that apply to the Temora Heritage Conservation Area

2. General

This section contains the controls for heritage conservation¹.

Heritage items and the Temora Heritage Conservation Area are listed in Schedule 5 of the *Temora Local Environmental Plan 2010*.

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.² 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 included in this section.

The **Temora Conservation Area** includes all existing buildings and land in that area. Controls for buildings and sites within the Temora conservation area are also included in these controls.

¹ **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.

² Complying with this DCP -The controls in the DCP support the Guiding Principles and Section Objectives A Development Application must 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. Where a variation is sought, 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.

3. Works that do not require approval

Some works do not require approval³. Contact the council if you are unsure on particular changes that you may be considering.

4. Maintaining heritage items and buildings

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.⁴

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

³ **Explanatory Note(s):**

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

⁴ **Explanatory Note(s):**

The Temora Shire Council Library maintains a Local Studies collection. This includes a range of technical books and references for conserving heritage buildings.

5. Colour schemes

Colour choice is often based on fashion, and can change over time. Original colour schemes usually reflect the period of the property⁵. 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
- 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.

6. Building styles in Temora

The following is a descriptive list of the building styles found in Temora Shire.

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 louvered shutters to windows

Materials

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

⁵ Explanatory Note(s):

The Temora Rural Museum maintains an Archive of photographs of buildings within Temora and particularly within the Main Streets. These photographs are often of assistance when considering conservation of building details and when developing colour schemes.



Victorian house

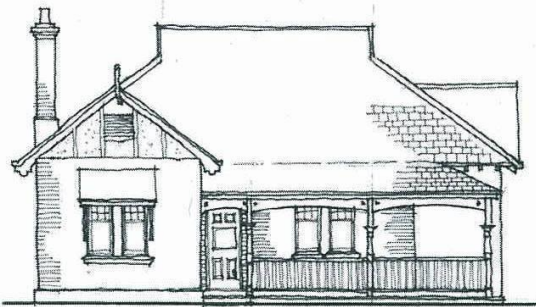
Characteristic features

- 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
- Semi enclosed front verandah
- Tall chimneys with decorative chimney pots

Materials

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

INTERWAR PERIOD (c1915-1940)



Interwar Bungalow (c1918-1930)

Characteristic features

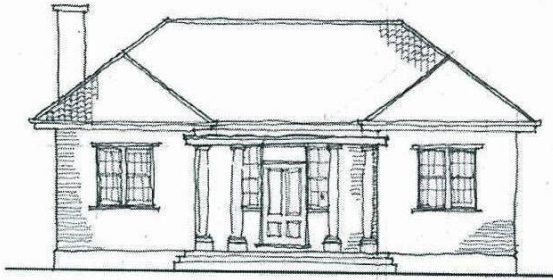
- Asymmetrical front, gabled roof
- Simple wide barge boards and battening to gable
- Casement windows with flat bay roof and bracketed eaves

Materials

- Liver brick walls, terracotta tiled roof

- Rendered copings and caps, decorative vents and grilles

Colonial Revival



Characteristic features

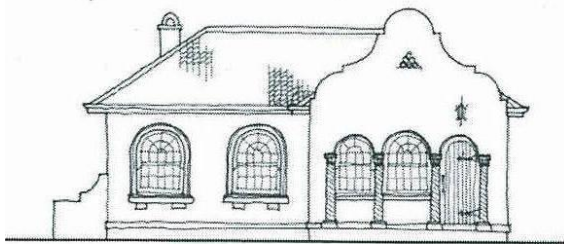
- Double fronted form with hipped roof
- Entry porch, no verandah
- Double hung sash windows, stone sills
- Half glazed door with side lights

Materials

- Defined base course
- Terracotta roof tiles
- Rendered chimney shaft

Spanish Style

(c1935-1950)



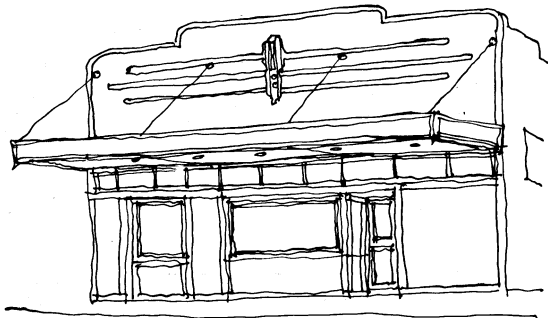
Characteristic features

- 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

Materials

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

Commercial Art Deco Style (c1935-1950)



Characteristic features

- Shaped parapet facade and concealed skillion roof. Rendered wall with ceramic tile borders in contrasting colours. Applied mouldings and details
- Suspended awning with modern font lettering and graphics

Materials

- Rendered brick walls with ceramic tiled decoration to parapet and to ground floor walls.
- Alternate façade in face brick with special brick details to provide linear mouldings and features

7. 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 are⁶:

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

⁶ **Explanatory Note(s):** Remove hazardous materials in accordance with EP&A and WorkCover guidelines and then utilize appropriate contemporary materials. When planning new works, also plan to repair damaged materials and finishes while solving the root cause of the problem. For example lack of under floor ventilation and effective damp proof coursing leads to rising salt damp. The damp dissolves mortar within the brickwork erodes the paint and solid plaster.

7.1 Alterations and additions to heritage items

Objectives

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

Controls

- Avoid changes to the front elevation - locate new work to the rear of, or behind the original building section.
- Design new work to respect the scale, form, massing and style of the existing building, and not visually dominate the original building.
- The original roof line or characteristic roof elements are to remain identifiable and not be dwarfed by the new works.
- Retain chimneys and significant roof elements such as gables and finials where present.
- Ensure that the new work is recognisable as new, "blending in" with the original building without unnecessarily mimicking or copying.
- Complement the details and materials of the original roof including ridge height and slopes without compromising the ability to interpret the original form.⁷
- 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.
- Retain front verandahs. Reinstating verandahs and removing intrusive changes is encouraged, particularly where there is physical and/ or historic evidence.

7.2 Materials, finishes and colours

Objectives

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

Controls

- 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.
- Colour schemes are to reflect the period and detail of the property.
- Painting or rendering face brick is generally not supported.

⁷ **Explanatory Note(s):** Traditional materials and products are generally available and can be readily sourced from the central west. For example pressed metal for ceilings are available in Bathurst, cast iron balustrading and verandah friezes and brackets are fabricated in Wagga Wagga while leadlight restoration skills are available in Temora.

7.3 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 artifacts from the original use (where present) may be required to be retained to assist interpretation. For example, retaining machinery in-situ and the like.

Objectives

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

Controls

- 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.
- Ensure that new services are sympathetically installed especially where upgrading is required to satisfy fire or BCA requirements.

7.4 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 on 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

- 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
- Alterations and additions to the buildings and structure, and new development are to be designed to respect and complement the heritage item in terms of building envelope, proportions, materials, colours, finishes and building street alignment.
- 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.

8. Temora Heritage Conservation Area (THCA)

The Conservation area incorporates the area of the town's early settlement. The heritage conservation area includes the Hoskins Street commercial precinct and the adjoining residential precincts.

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

- Buildings from the Federation, Edwardian and Interwar periods
- Single storey detached dwellings
- Pitched roofs and similar roof styles
- Common use of local red-brown brick with corrugated iron roofing
- Rendered masonry parapets concealing skillion roofs to commercial premises
- Cantilevered and suspended awnings over the footpaths
- Early nickel bronze framed shop fronts
- Stippled glass and leadlight to the overhead panels
- Wrought iron balustrading to first floor balconies
- Gloss ceramic tiles to the solid base and side walls
- Common fencing styles and materials
- Garages and outbuildings to the rear of dwellings
- Street trees and private gardens unify the streetscape.

8.1 Temora CBD

The central business district commercial precinct comprises the early town centre. Buildings are from the Federation, Edwardian and Inter War periods. While some shop fronts have been altered, most characteristic buildings retain period detailing above awning level. Original verandahs have been removed from many 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 Hoskins Street which should guide future applications. The Advisor assists Applicants with sketches and advice for specific properties upon request.

Objectives

- Retain evidence, including the layout, of original shop fronts.
- Encourage reinstatement of traditional features and sympathetic new work.
 - ✓ Encourage reinstatement of front verandahs and awnings based on historic information (drawings, photographs) and/ or interpretation of period details.
 - ✓ Encourage use of traditional colour schemes based on the period and style of the building.
 - ✓ Encourage signs that complement, rather than dominate, the architectural characteristics of the building.
 - ✓ Discourage proliferation of signs on buildings & fascias while encouraging painted signs on the recessed panels on the facades.
 - ✓ Encourage infill development or the replacement of uncharacteristic buildings to reflect the character of the precinct and nearby characteristic buildings.
 - ✓ New service elements such as solar panels, solar heating, antennas, satellite dishes and air conditioning units are to be placed to the rear of the properties, preferably not visible from the street.

Controls

- Facade treatment
- Retain original elements and features, including features that are above awning level.
- Where original shop fronts, verandahs or awnings have been altered, the replacement is to be based on historic information and/or the interpretation of period details.
- Infilling original verandahs is not supported.
- Additional storeys will be considered if set well behind the front building line and designed not to impact detrimentally on the contribution of the original facade to the streetscape.
- Rendering or painting face brick is generally not supported.⁸

8.2 Infill development in Temora CBD

- Design infill and replacement buildings to reflect the general historic character of the precinct and nearby characteristic and heritage buildings.⁹
- Maintain a two storey building height at the street frontage, constructed with a nil setback.
- Where sites are amalgamated use articulation to reflect the former subdivision pattern.
- Maintain a balance of solid area over void.
- Use awnings and verandahs on the appropriate elevations to reduce the bulk and scale of buildings.
- Use of articulation in facades such as string courses, cornices and other features that break up the scale of facades is encouraged.
- 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 style with base colours and highlights to appropriate elements. There is no intention of requiring 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 and designs.

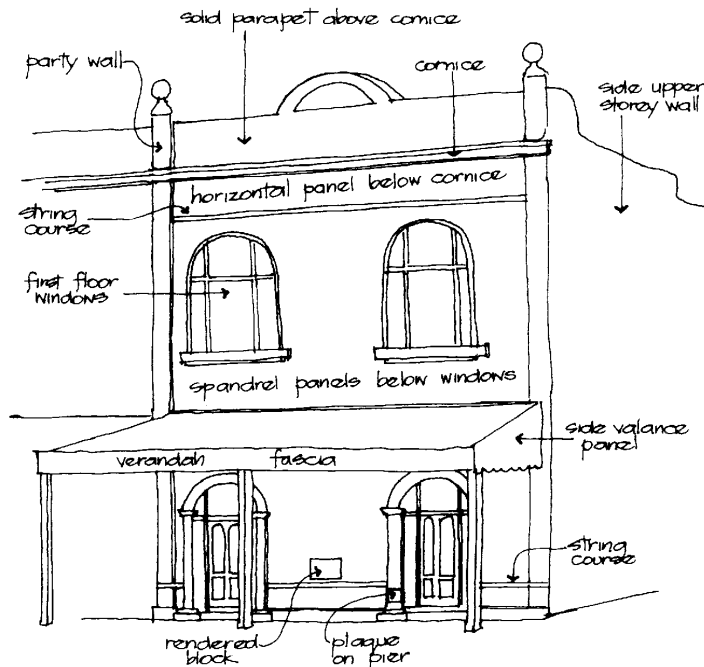
Colour schemes are to reflect the period and detail of the building, particularly where a building is identified as a streetscape reference building or contributes to the character of the conservation area.

⁸ **Explanatory Note(s):** Rendering face brickwork is discouraged as it leads to increased maintenance, rising salt damp and often encourages graffiti.

⁹ **Explanatory Note(s):** Replica materials and products such as vinyl wall cladding, steel fence pickets and aluminium imitation windows are discouraged as they detract from the integrity of the original design and materials. The use of sympathetic contemporary shapes and profiles in traditional materials such as timber are recommended. This maintains the integrity of each period with the old and new remaining distinctive

Signs

Contemporary signs should be considered as applying to the traditional areas of the buildings as shown:



They can be accommodated as follows:

- painted on to the panels intended for that purpose on the main façade;
- projecting from a building at first floor window level;
- hanging beneath a verandah or awning soffit and roof;
- projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier;
- on windows without obstructing eye level views in;
- on a plaque beside the entrance door;
- as a painted element on the awning face.

Shopfront signs

- Permanent signs on shop windows should not cover more than 25% of the window area.
- Window Signs include shop windows, frieze panels above doors, vertical side panels, fanlights and top hung windows. The most common acceptable type is the painting of dark coloured letters onto the glass with a white translucent stipple background. Gold and silver edging is optional.
- Advertising signs mounted on independent walls or partitions located within the window display area, which effectively block the shopfront, shall be considered as shopfront signs.

Awning Signs

- The fascia sign should fit within the fascia panel frame.
- Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when fluorescent lighting was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. Self-illuminated signs are generally not acceptable.
- Awning signs are recommended to be painted in-situ and applied to all exposed fascia edges.
- Above awning signs are discouraged for equity reasons and may be reinstated only where evidence substantiates their prior existence, and other reinstatement works are proposed which will provide a convincing heritage character.

Facade and Wall Signs

- Painted in situ signs on the pediments and parapets of the facades are encouraged where appropriate, and historically accurate.
- Signs painted on the wall surface of the street elevation are to be located at the top of the wall as a painted rectangle abutting the front corner or extending in a strip across the depth of the building.
- Where signs are new rather than reinstatements, they should be a painted panel with a border or moulding and mounted on the facade in one of the following locations:

Pediment block above cornice
Frieze panel below cornice
Defined panels above the verandah or awning

8.3 Residential development in Temora Conservation Area

Characteristic buildings and elements are integral to the cohesive character of the conservation area's residential precincts. Characteristic buildings from the main building periods and styles represented in Temora are 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:

- 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.

8.4 Alterations, additions and infill development in the THCA

Objectives

- Retain characteristic buildings from significant periods of development for the conservation area.
- Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.
- Encourage new buildings to respond positively to the character of adjoining and nearby buildings.
- Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

Controls

- Retain characteristic buildings and features ¹⁰
- 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.
- 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)
- Changes that remove or obscure characteristic features are not supported. This includes enclosing open verandahs, removing decorative features, replacing timber windows and doors with aluminum or other materials, rendering or painting face brick and removing chimneys that are visible from the street.
- Rendering or painting face brick is generally not supported.

Alterations and additions

- 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.
- Alterations should generally be to the rear of the property. Alterations to the side can be considered where side setbacks are sufficient.
- Additions are to retain, and be subservient in form and scale, to the primary form of the building.
- 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.
- Use vertically proportioned windows.

Select materials to complement the period and style of the building and the conservation area. Use compatible, but not necessarily matching materials – modern materials may be appropriate.

¹⁰ **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 or building surveyors report identifying in detail the condition of building and any required repairs. Alterations and additions are also required to satisfy other requirements of the DCP.

Two storey and roof additions

- 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.
- Roof and attic additions can 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.

Infill development

- Infill development is to reflect the characteristic buildings in the vicinity in terms of bulk, scale, roof form, setbacks and materials.
- Setbacks are to reflect the patterns of adjoining houses and the general pattern of the street.
- Use pitched roofs with terracotta tiles or corrugated steel and traditional flashings.
- 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.
- Designs that open front verandahs are encouraged.
- Use a variety of wall materials to break up the mass of the building and provide detail to the front elevations.

8.5 Colour schemes in the Temora Heritage Conservation Area

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 and details.

Objectives

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

Controls

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

8.6 Garages and Carports in the Temora Heritage Conservation Area

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

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

Controls

- Where possible, car access should be from a rear lane.
- 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.
- 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.
- Max size of garages:
 - Single garage – 2700mm wide x 6000mm long, 2400mm walls, 27 degree roof pitch rising to an apex 3400mm high. Garage roller door 2400mm wide.
 - Double garage – 6000mm wide x 6000mm long, 2400mm walls, 27 degree roof pitch rising to apex 3900mm high. Two roller doors 2400mm 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.
- Specifications:
 - Walls can be in Custom Orb corrugated metal, weatherboards, fibre cement sheet or face brick
 - Galvanised corrugated metal roof preferred rather than Zinalume.
 - Roll barge and roll top flashings.
 - Gutters are to be quad or ogee profile and galvanised.
 - Doors may be tilt doors of a simple design and neutral colour. Roller doors may be considered on merit.
- 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.
 - ✓ Double carports can be considered on rear lanes.

8.7 Gardens in the Temora Heritage Conservation Area

Private gardens play an important role in the character of the conservation area by reinforcing street plantings and the local parks.¹¹

Garden layouts and plantings often relate to the period of the house, and planting gardens that reinforce the period and character of the house is encouraged. However, Temora'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

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

Controls

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

8.8 Fences in the Temora Heritage Conservation Area

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 a useful reference for owners, and demonstrates fence styles that are suitable for houses from different periods. Contact the Council Heritage Advisor, for further advice.

Objectives

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

Controls

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

¹¹ **Explanatory Note(s):** The National Trust's Inter-war Gardens Guide is a useful source on traditional garden layouts. Also refer to Peter Cuffley's, *Cottage Gardens in Australia*, Flannel Flower Press.

8.9 Community and cultural heritage in the Temora Heritage Conservation Area

Temora 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

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

Controls

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

8.10 Trees and natural heritage in the Temora Heritage Conservation Area

Temora's natural heritage includes remnant native trees, trees associated with heritage items and street plantings¹².

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

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

Controls

- Locate site works, including driveways, away from trees and other natural heritage items.
- 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.
- 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.

¹²**Explanatory Note(s):** Removing trees is generally not supported unless there is evidence that the tree is diseased, dying or dangerous.

9. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Heritage and Conservation includes:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Landscaping*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Signage*
- *Subdivision*
- *Village Development*