



RESPECT



INNOVATION



INTEGRITY



TEAMWORK



EXCELLENCE

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Topic 4.1 - Introduction to Heritage in Kiama

Heritage items can include Aboriginal places and objects, buildings, monuments, gardens, bridges, cultural landscapes, parks, archaeological sites, shipwrecks, relics, bridges, streets, industrial structures and heritage conservation areas. Heritage listings can apply to single buildings or individual places (heritage items), groups of buildings or elements listed together as a group heritage item, or precincts and suburbs (heritage conservation areas).

The heritage items of Kiama are significant in the course and pattern of Kiama's history and have heritage value to the people of the Kiama Local Government Area (LGA). Heritage items in Kiama contribute to the community's sense of place and identity and form important links to the past that are protected and conserved for future generations.

Heritage conservation does not preclude change. The challenge is to manage pressures for increased development and contemporary living standards in a way that allows the rich tapestry of the historic environment to be retained for present and future generations.

Kiama's heritage buildings make a significant contribution to its character, cultural value and identity, and protecting heritage buildings and their visual setting or 'curtilage' is critical. Sensitive redevelopment of heritage buildings, also referred to as 'adaptive reuse', is encouraged. New development in the vicinity of heritage items, or within a heritage conservation area, needs to respect and complement the heritage streetscape character.

General Aims of Chapter 4

This section of the DCP is to be used to guide proposed development or works to heritage items and within heritage conservation areas, and works proposed within their vicinity. It incorporates overarching objectives and detailed provisions which aim to ensure the conservation of heritage in Kiama, whilst allowing appropriate change to occur.

The general aims of this DCP Chapter are as follows:

- Establish a framework for detailed heritage and conservation planning in Kiama.
- Clarify the consent requirements for the conservation of Aboriginal objects, Aboriginal places of heritage significance and archaeological sites.
- Provide detailed guidelines for change to heritage items and properties within heritage conservation areas, which will allow their heritage significance to be retained.
- Ensure that the assessment of applications for works on or in heritage items and heritage conservation areas, and in the vicinity of heritage items, is based on the identified significance of the place.
- Ensure that supporting documentation is appropriate to the scale of the proposed works and heritage significance of the heritage item, conservation area, property, location or place.
- Encourage sustainable development practices through the re-use and recycling of existing building stock as appropriate.
- Provide controls based on best practice that support the adaptation, alteration, conservation and modification of places that are listed as heritage items in Schedule 5 of the *Kiama Local Environmental Plan (LEP) 2011*.
- Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the heritage item, conservation area, property, location or place.

Land to Which This Part Applies:

- Land that is listed as a heritage item
- Land that forms part of a group heritage listing
- Properties that are located within heritage conservation areas
- Properties that are in the vicinity of heritage items and heritage conservation areas
- This Part is to be read in conjunction with all other relevant sections of the Kiama DCP. Where there is conflict with other Parts, this Part shall prevail.

Requirements for Development Consent

When is Development Consent Required?

Certain types of development on land that contains a heritage item will require consent from Council i.e. the submission of a Development Application (DA). Clause 5.10(2) of the LEP 2011 lists a range of activities which require development consent.

Development consent is generally required for:

- Demolishing or moving a heritage item, Aboriginal object, archaeological site, or a property within a heritage conservation area
- Additions and alterations to a heritage item or a property within a heritage conservation area
- Altering a heritage item by making structural changes to its interior
- Disturbing or excavating an archaeological site
- Subdividing land on which a heritage item is located or a property within a heritage conservation area
- Constructing a building on a property which is a heritage item or within a heritage conservation area.

Property owners and their consultants are encouraged to discuss their proposals with Council's Development Assessment Officers prior to preparing concept plans and submitting a Development Application. Council may refer concept plans onto its Heritage Advisor where development impacts require an expert assessment. Such consultation may benefit the applicant in ensuring smooth processing of their application and earlier determination times.

When is Development Consent Not Required?

Some minor works to heritage items do not require development consent. A Development Application may not be required where Council considers that the proposed works are of a minor nature and will not have an adverse impact on the heritage significance of the heritage item or heritage conservation area, for example when the work:

- a) Is of a minor nature, or is for the maintenance of the heritage item or property within a heritage conservation area
- b) Would not adversely affect the significance of the heritage item or heritage conservation area.

Minor Works Policy

The [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) (SEPP Codes) lists a number of different developments that can be carried out without development consent (i.e. exempt development). The SEPP Codes includes development standards that must be adhered to in order to be considered exempt development.

In most circumstances exempt development cannot be carried out on properties that are listed as heritage items or areas and development consent is required.

[Clause 5.10\(3\)](#) of the LEP 2011 outlines that development consent is not required for works of a minor nature or for the maintenance of the heritage item.

The following maintenance and repair works are considered to be of a minor nature:

- Painting of the internal walls and ceiling of a building
- Tightening of fixtures to ensure such fixtures are securely held in place
- Re-hinging doors and gates
- Replacing broken windows, fly screens etc
- Minor repairs to any brickwork, metal work or roofing
- Other general maintenance work where no or minimal new fabric is required
- Pest control measures
- Repainting of external walls
- Internal alterations that do not affect the structural components of a building or significant detailing
- Conservation works being undertaken in accordance with an approved Conservation Plan
- Minor external structures, particularly when not visible from the street and where consistent with the controls and guidelines outlined in all relevant sections of the [Kiama Development Control Plan 2020](#), such as:
 - fencing,
 - mailboxes,
 - antennas,
 - water-tanks,
 - garden sheds etc.

It is generally likely that these types of maintenance and repair works would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.

Any request to undertake minor maintenance and repair works on a heritage item/area, under clause 5.10 of the LEP 2011, must be done using Council's 'Request to undertake minor maintenance and repair works on a heritage item/area' form.

Only works that would otherwise be exempt development, under the provisions of any environmental planning instrument, from consent requirements if the property were not the subject of a heritage listing can be considered under this procedure.

Requests will be considered on a case by case basis. Minor development appropriate without approval for one heritage property may not be considered minor for another due to the varying circumstances of the listing, such as the significance of the heritage item and the potential impact of the works upon the particular listed item or the affect upon a group of buildings within a heritage conservation area.

Heritage Advice for Development Applications

Before commencing the design of your development, you should seek heritage advice from Council and read through the relevant sections of this DCP. The DCP controls should be the starting point for your design. If your proposal involves a large amount of change, you should engage a heritage architect or heritage consultant at the start of your project to ensure that your development appropriately responds to the significance of the place and Council's controls, to optimise your chances of approval.

Heritage Incentives

In order to assist owners and managers of heritage items, Council has provided a number of conservation incentives to help conserve Kiama's heritage for the community's benefit.

Change of Use

Council may grant consent to development for any purpose on the site of a heritage item where there is demonstrated benefit towards the conservation of the item, even though development for that purpose would otherwise not be allowed in the LEP 2011. [Clause 5.10\(10\)](#) of LEP 2011 sets out five criteria which must be satisfied before consent can be granted.

Heritage Advice

Council can provide advice for owners and managers of heritage items. This type of advice includes information and guidance on infill development, alterations and additions, colour schemes, fencing, and repair and maintenance.

Grant Funding

For properties listed on the [State Heritage Register](#) or [Register of the National Estate](#), there may be potential for State and/or Federal government funding. There may also be potential tax benefits for heritage listed properties which should be discussed with a qualified professional accountant.

Fee Concessions

An applicant may apply, in writing, to Council to have fees partially refunded for a Development Application, construction certificate or building compliance certificate for approved development for buildings or works to a heritage item or a place within a heritage conservation area under the following circumstances:

- a) Sympathetic restorations of original buildings used for residential purposes
- b) Sympathetic restorations and alterations and additions to original buildings to accommodate community facilities
- c) Sympathetic restorations or reinstatement of original elements of public and commercial buildings, such as hotel verandahs and original shopfronts and awnings.

Other Concessions

In relation to an application for the use for any purpose of a building that is a heritage item or within a heritage conservation area, an applicant may apply in writing to Council to have waived the following contributions or requirements associated with undertaking an approved development:

- Section 94 Developer Contributions under the Environmental Planning and Assessment Act 1979
- On-site car parking requirements

- Other development requirements of Council which ordinarily would be applied to the type of proposal.

To obtain a concession, applicants will need to demonstrate that their development proposal will:

- Ensure the long-term conservation and management of the heritage values of the building or place
- Result in the conservation of the original building fabric, landscape elements or archaeological resources
- Ensure that the concession sought maintains the public interest and that the development proposal will on balance result in a significant public benefit
- Not result in any significant adverse impacts on the amenity of adjacent properties or the surrounding environment.

Requests to obtain a concession will be assessed on their merits and reported to Council for determination.

Heritage Management Documents

Where a proposal seeks to undertake works to a heritage item, on land adjacent to or in the vicinity of a heritage item, or within a heritage conservation area, a heritage management document is required to be submitted with a Development Application, in accordance with Clause 5.10 of the LEP 2011.

Clause 5.10 (5) states:

Heritage assessment: The consent authority may, before granting consent to any development--

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The extent of information required in a heritage management document will depend on the heritage significance of the property, the contribution of the property to a heritage conservation area (if relevant), and the nature and scope of the development proposed.

Council may require one of the following heritage management documents:

- A Heritage Impact Statement (HIS)
- A Heritage Assessment (HA)
- A Conservation Management Plan (CMP).

Heritage Impact Statements

A Heritage Impact Statement is required for development applications relating to heritage items, properties within heritage conservation areas, and properties in the vicinity of heritage items or heritage conservation areas.

The type of HIS required depends on the scope of works proposed. Some minor works, such as internal upgrades or repair works, will only require a short HIS that can be written by the

property owner or architect/designer. If the proposed works will have an impact on significant fabric or alter the structure of the building, the HIS should be prepared by a suitably qualified heritage consultant in accordance with Heritage NSW's published guidelines.

HIS should address the following:

1. Historical development of the site
2. Heritage significance of the site (use the state heritage inventory datasheet as a starting point and provide further detail if needed)
3. Description of the item and its setting (ie streetscape, garden, fences, ancillary buildings, etc)
4. For properties within heritage conservation areas – a description of the contribution of the property to the streetscape: height, scale, mass, setback, fenestration, architectural style and period
5. Design options and rationale for the preferred option
6. Analysis of the proposal against the DCP controls that relate to the property – there are specific controls for heritage items, heritage conservation areas and properties in the vicinity of heritage items
7. A summary of the impacts of the proposal on the heritage significance of the place and its setting
8. Relevant conservation principles in accordance with the Burra Charter (where appropriate) – this will usually only relate to major works to heritage items.

For a better understanding of the requirements of a HIS, the publication 'Statements of Heritage Impact' issued by Heritage NSW outlines the best practice for such reports. Guidance on preparing a HIS is available at <www.heritage.nsw.gov.au>. Council's heritage advisor and planning staff can provide assistance prior to lodging your application.

Heritage Assessments

A Heritage Assessment may be required by Council where a proposal may affect the heritage values of a place that is not yet identified as a heritage item within the LEP 2011 but may have heritage value. A Heritage Assessment must be prepared by a suitably qualified heritage consultant.

Conservation Management Plans

CMPs are rarely required for development of locally listed residences. A CMP is only required for places that are considered to have a high level of heritage significance. This will usually be a place of state heritage significance (that is, a place on the State Heritage Register [SHR] or identified in the LEP 2011 as a place of state significance), a heritage item owned by Council, or a large property with several buildings, such as a school or church campus.

CMP's must be prepared by professional heritage consultants in consultation with Council. The structure of the CMP should follow the methodology and structure outlined in J.S. Kerr, *The Conservation Plan*, 6th edition, National Trust of Australia (NSW) 2004, and NSW Heritage Branch published guidelines.

Conservation Management Strategy

A CMS is an alternative to a CMP and provides a broad overview of conservation approaches that apply to the heritage item and guidance for the management of its heritage values. A CMS may be required for local heritage items, or as an interim document pending the preparation of a full CMP for state heritage items. The CMS should contain a Schedule of

Conservation Works describing the conservation and maintenance works proposed to be undertaken to the item.

Heritage Landscape Plan

A Heritage Landscape Plan may be required if the property has significance for its landscape values, such as parks and significant private gardens. A qualified consultant should be engaged to prepare the Heritage Landscape Plan, when it is required.

Further Information

Heritage management documents should be prepared in accordance with the following documents and best practice guidelines:

- *NSW Heritage Manual* (NSW Heritage Office 1996)
- *Assessing Heritage Significance* (NSW Heritage Office 2001)
- *Assessing Significance for Historical Archaeological Sites and Relics* (NSW Heritage Branch 2009)
- the relevant principles and guidelines of the Australia ICOMOS Burra Charter, 2013 (the Burra Charter).

Council's planning staff can assist with further guidance about the appropriate document for your development

Legislation and Guiding Documents

This Chapter has been compiled having regard to the following relevant Acts and documents:

- *Heritage Act 1977* (NSW) (the Heritage Act)
- *National Parks and Wildlife Act 1974* (NSW) (the NPW Act)
- *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act)
- Kiama Local Environmental Plan 2011 (LEP 2011)
- Environment Protection and Biodiversity Conservation Act 1999 (Cwlth) (the EPBC Act)
- *Design Guide for Heritage* (Government Architect of NSW)
- The Burra Charter.

The Burra Charter

Kiama Council acknowledges the principles of and practices recommended by the Burra Charter in the conservation of items of cultural heritage, which have informed the preparation of this section of the DCP. The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places). The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

The Burra Charter is a statement of conservation principles developed in 1979 by the Australian Chapter of the International Council on Monuments and Sites (ICOMOS). The Charter provides a set of definitions, principles, processes and practices to guide the conservation of places. The Charter identifies the significance of a place from the following values: Historical, Aesthetic, Social and Scientific. When preparing a development application, the principles of the Burra Charter should be applied.

Heritage Significance

The NSW Heritage Branch of the Office of Environment and Heritage has established seven criteria for assessing heritage significance that encompass the four values in the [Burra Charter](#):

- Criterion (a) - An item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) - An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places and cultural or natural environments.

As a general rule when proposing change to a heritage item, the Burra Charter advocates a cautious approach: Do as much as necessary to care for the place and make it useable, but otherwise change it as little as possible and implement changes that do not compromise the cultural significance of the property or locality.

Definitions

This DCP Chapter uses the following key terms, based on their definitions in the Burra Charter.

- *Adaptation* means modifying a place to suit proposed compatible uses.
- *Adaptive Re-use* refers to projects that give new life to a heritage place through sympathetic alterations and additions that enable the site to accommodate a compatible new use, while maintaining the heritage significance of a building.
- *Amenity* is the 'liveability' of a place, which captures usefulness, comfort, and pleasure. A building's amenity is affected by its design, access to sunlight and views, and access to facilities and services. Expectations of amenity and comfort change over time.
- *Character* refers to the combination of the individual characteristics or qualities of a neighbourhood, precinct or street.
- *Compatible use* means a use which involves no change to the *culturally significant fabric*, changes which are substantially reversible, or changes which require minimum impact.
- *Conservation* means all the processes of looking after a *place* to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation, restoration, reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- *Context* means the physical, social, cultural, economic, environmental, and geographic circumstances that form the setting for a place or buildings. This includes views to and from the site.

- *Contributory buildings map* means a map of the heritage conservation area which identifies buildings and sites as being contributory, neutral or non-contributory.
- *Contributory building* is a building that contributes to the overall heritage significance of a heritage conservation area.
- *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- *Curtilage* means the area of land (including land covered by water) surrounding an item, area, or place of heritage significance, which is essential for retaining and interpreting its heritage significance. It is also the term used to describe the site area of heritage items listed on the State Heritage Register or in a local environmental plan.
- *Fabric* means all the physical material of the place.
- *Form* means the overall shape and volume and the arrangement of parts of a building.
- *Grain* means the urban pattern resulting from the arrangement and size of the buildings on their lots and the subdivision pattern. Fine grain is the fine texture resulting from small and frequent subdivisions.
- *Infill development* means a new building in an established heritage context. It may be adjacent to a heritage building, within a conservation area, or in a heritage site or precinct. Good infill projects are sympathetic to the surrounding features, attributes, and historic context, in terms of their scale, form, siting, materials, and details. They should enhance and complement the existing urban, suburban, or rural character.
- *Intactness* refers to the degree of original elements, or elements from a significant period of development, which demonstrates the heritage significance of the building or group of buildings.
- *Interpretation* means the ways of presenting the cultural significance of a place to the users and the community. The need to interpret heritage significance may drive the design of new elements and the layout or planning of the place.
- *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- *Public realm* means the collective, communal part of cities and towns that have shared access for all. The public realm includes spaces of movement, recreation, gathering, events, contemplation and relaxation—for example, streets, pathways, rights of way, parks, accessible open spaces, plazas, and waterways that are physically and visually accessible regardless of ownership.
- *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction.
- *Reversibility* is the ability of an adaptation to be removed in the future without damage to heritage significance and without damage to significant fabric.
- *Scale* means the size of a building and its elements and its relationship with the surrounding buildings or landscape.

- *Setback* means the horizontal distance from a building to a prescribed boundary (such as a site boundary) or other relevant marker (such as the alignment of houses in a street).
- *Setting* means the area around a heritage place, which contributes to its heritage significance and may include views to and from the heritage place. The listing boundary of curtilage of a heritage place does not always include the whole of its setting.

DRAFT

Topic 4.2 – Aboriginal Cultural Heritage Management

Council to Insert introduction and reference to relevant legislation

Aims

A:4.2.1	To ensure that Aboriginal cultural heritage values, both objects and tangible sites or features as well as intangible spiritual and cultural values, are fully and effectively addressed in the development assessment process and afforded appropriate protection or management consistent with legislative requirements.
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Objectives

O:4.2.1	To provide detailed controls and guidelines intended to assist in the identification, protection and conservation of Aboriginal cultural heritage sites and values in the Kiama Municipal Council Area for the benefit of its citizens, the community generally and for future generations;	O:4.2.3	To provide potential proponents and the wider community with clear and accessible: <ul style="list-style-type: none">• information on Council's requirements, and other legislative requirements, for the• conservation of Aboriginal cultural heritage sites and values;
O:4.2.2	To increase proponent's awareness of Aboriginal cultural heritage matters and promote the increased identification and recognition of Aboriginal cultural heritage sites and values in the planning and development process;	O:4.2.4	To promote and encourage appropriate and sympathetic site design and development solutions for areas having known, or potential, Aboriginal cultural heritage sites and values;
		O:4.2.5	To increase community awareness and appreciation of the Aboriginal cultural heritage sites and values of the Kiama Municipal Council area; and

O:4.2.6	To protect and conserve known or potential places or items Aboriginal Cultural Heritage within the Kiama LGA.
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Controls – Aboriginal Cultural Heritage Management Development Assessment Toolkit

4.2.1	The Aboriginal Cultural Heritage Management Development Assessment Toolkit , adopted by Council 21 May 2013, shall be used to determine if an Aboriginal Cultural Heritage Investigation or Assessment is required.	4.2.3	The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales , prepared by the NSW Department of Environment, Climate Change & Water, shall be used when preparing to undertake development on land which may contain items or places of Aboriginal Cultural Heritage.
4.2.2	An Aboriginal Cultural Heritage Investigation or Assessment (see below) is not required: <ul style="list-style-type: none"> • for sites that Council considers as being highly disturbed landscapes (and do not contain a declared Aboriginal Place or known Aboriginal site or object); or • where it can be demonstrated that the site has been substantially disturbed over an equal or greater area, and to an equal or greater depth and/or severity, than would result from the proposed development or activity; or • where a detailed Aboriginal Cultural Heritage Assessment or archaeological investigation, of an acceptable standard and including the required level of Aboriginal community consultation, has been undertaken over the entire site within the last 10 years. 		

Controls – Preliminary Aboriginal Cultural Heritage Investigation

4.2.4	<p>Council will require, in accordance with the Aboriginal Cultural Heritage Management Development Assessment Toolkit, a Preliminary Aboriginal Cultural Heritage Investigation (level 1 assessment) to be undertaken for a development proposal that is:</p> <ul style="list-style-type: none">• within an environmentally sensitive area, as defined by the Kiama LEP 2011; or• for a site containing mature trees, that may be over 150 years old and so have the potential for Aboriginal scarring (including living trees, standing dead trees, stumps or stags, fallen trees and logs); or• for a site containing any of the following small scale landscape features that may potentially hold Aboriginal cultural heritage sites/objects:<ul style="list-style-type: none">– the riparian corridor 200 metres wide on each side of permanent or ephemeral creeks;– watercourses (including waterways subsequently modified by post-settlement activity);– sandstone outcrops adjacent to waterways/watercourses.– exposed sandstone platforms or relatively level sandstone outcrops (including platforms and outcrops that may have been buried or covered due to post-contact land uses);– rock overhangs/shelters over 1 metre high (especially with relatively level and/or dry floors);– areas of undisturbed native vegetation in excess of 100m² or covering 10% or more of a site (whichever is the greater for the site in question);– spurs, ridgelines, ridge tops and high points or knolls; and– cliffs, including areas above or below cliff lines; or• located within a “sensitive landscape setting” which includes land which is:<ul style="list-style-type: none">– within 200 metres of waters (meaning any river, stream, lake, lagoon, swamp, wetlands, natural watercourse, or tidal waters including the sea); or– located within a sand dune system (including marine/coastal, estuarine, fluvial/riverine or Aeolian dunes); or– located on a ridge top, ridge line or headland; or– located within 200 metres below or above a cliff face; or– within 20 metres of or in a cave, rock shelter, or a cave mouth.
4.2.5	<p>Aboriginal Cultural Heritage Investigation’s shall be undertaken by a suitably qualified or experienced person, with expertise in Aboriginal cultural heritage, and will include as a minimum:</p> <ul style="list-style-type: none">• a search of the Aboriginal sites database and other information held by the Office of Environment and Heritage;• the involvement of, and consultation with, local Aboriginal people or organisations;• background research relevant to the site, its Aboriginal cultural heritage context, landscape setting, and land use history; and

- an on-ground site inspection.

Controls – Aboriginal Cultural Heritage Assessment

4.2.6

Council will require, in accordance with the [Aboriginal Cultural Heritage Management Development Assessment Toolkit](#), an Aboriginal Cultural Heritage Assessment (level 2 assessment) to be undertaken for development proposal that is:

- within a site that is part of an Aboriginal Place as declared under the [National Parks and Wildlife Act 1974](#); or
- for a site containing a known Aboriginal site or object, as recorded by the Office of Environment and Heritage or identified by previous Aboriginal cultural heritage studies. All known places or items of Aboriginal Cultural Heritage are listed on the NSW Government's [Aboriginal Heritage Information Management System](#) (AHIMS) database.

4.2.7

Aboriginal Cultural Heritage Assessment's shall be undertaken by a suitably qualified and experienced person, with expertise in Aboriginal cultural heritage, and will be consistent in terms of consultation with the Aboriginal community, process and content with the Office of Aboriginal Cultural Heritage Management Environment and Heritage publication [Aboriginal Cultural Heritage Consultation Requirements for Proponents \(2010\)](#) and other applicable guidelines as published by this agency. Adequate consultation with the Illawarra Aboriginal community will be a critical element in the preparation of an Aboriginal Cultural Heritage Assessment.

Controls – Unexpected Aboriginal Finds

4.2.8

All Aboriginal relics in NSW are protected under the [*National Parks and Wildlife Act 1974*](#), which makes it an offence to knowingly damage, disturb, deface or destroy an Aboriginal relic or site. The following requirements apply to any unexpected find containing Aboriginal cultural material during demolition, excavation or construction:

- All works must cease immediately and Heritage NSW must be informed of the find.
- Should there be any human remains in the find, then the NSW Coroner's Office and the NSW Police must also be informed.
- Following any finds, Heritage NSW, the local Aboriginal Land Council, the Kiama Aboriginal Reference Group and a suitably qualified and experienced archaeologist shall be consulted in the preparation of a management strategy, with all costs to be borne by the developer, which may include the requirement to apply for an Aboriginal Heritage Impact Permit with Heritage NSW.
- The find will be recorded in accordance with the requirements of the *National Parks and Wildlife Act 1974* and Heritage NSW guidelines. This will result in the places or items of Aboriginal Cultural Heritage being listed on the AHIMS database.
- Work shall not recommence on site until advised in writing by the Heritage NSW.

Controls – Known or Potential Aboriginal Cultural Heritage Places or Items

Where the development involving disturbance of a known or potential Aboriginal Cultural Heritage places or items, Council will notify the NSW Heritage Branch of the Office of Environment & Heritage in accordance with the [National Parks and Wildlife Act 1974](#).

4.2.9	As part of their due diligence all applicants shall refer to the AHIMS database to confirm if any known Aboriginal Cultural Heritage places or items are present on or near the subject site.	4.2.12	Where development is proposed on sites containing or near known or potential Aboriginal Cultural Heritage places or items, the development is to be designed to avoid disturbing the places or items in the first instance. For residential subdivisions this may include retaining the archaeological sites within public recreational land.
4.2.10	Council may require that an archaeological assessment of a site be carried out prior to the determination of a development application.	4.2.13	Where disturbance of Aboriginal Cultural Heritage places or items cannot be avoided an Aboriginal Heritage Impact Permit (AHIP) , issued by the Office of Environment and Heritage, will need to be supplied to Council as part of the Development Application.
4.2.11	In accordance with the Aboriginal Cultural Heritage Management Development Assessment Toolkit , Council will require an Aboriginal Cultural Heritage Assessment (level 2 assessment) to be undertaken for development on a site that is near or contains any known Aboriginal Cultural Heritage places or items.		

Topic 4.3 – European Cultural Heritage Management

The built European heritage of the Kiama LGA is protected under the provision of state government legislation which includes the [Environmental Planning and Assessment Act 1979](#) and the [Heritage Act 1977](#). To assist in the management of heritage items, levels of significance are assigned to an item. In NSW, a heritage item may be identified as having a state or local level of significance.

[Schedule 5](#) of the LEP 2011 lists 163 heritage items comprising residential and commercial properties, municipal and industrial properties, places of worship, state and commonwealth government properties, dry stone walls, cemeteries and grave sites, parks, monuments and trees, movable objects, and archaeological sites.

There are 13 heritage items of state significance identified on the [State Heritage Register](#) which are located in the Kiama LGA, and these items have value to the people of New South Wales and to the nation as a whole.

Historical Archaeology

To be inserted by Council

Development of Heritage Items

Purpose of this Section

The purpose of this section is to give clear guidance on Council's requirements for proposed works to heritage items. The heritage listing of a property generally relates to the whole of the property as defined by the lot boundaries. Development controls for heritage items recognise that the whole of the property or place has potential heritage significance. It is important to discuss the plans for your listed property with Council's planning and heritage advisors prior to the lodgement of any Development Application.

If your property is listed as a heritage item within Schedule 5 of the LEP 2011, it is subject to specific planning and development controls that seek to retain the significant elements of the item. The key is to provide a consistent approach to development of heritage items and to retain the original form and features that give a place its historic character.

In general terms, new work to heritage items should retain the original or significant scale, form, features and fabric of the heritage item. Change should be located in areas that have already been altered or in areas where they will not impact on the significance of the place. Alterations and additions require Council approval and are usually acceptable if they retain the significant form, scale, fabric and character of the items. Additions should be located at the rear and should not alter the scale of the original building. Demolition of heritage items is not permitted. The significance of any building should guide the approach to future development of the property.

Objectives

O.4.3.1	To provide clear and detailed controls and guidelines that will ensure that new development on the site of a heritage item, retains the heritage values of the item for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations	O.4.3.3	To ensure that public domain heritage items which includes, but is not limited to trees, parks, monuments and cemeteries are adequately maintained and conserved for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations
O.4.3.2	To provide detailed controls and guidelines intended to ensure that alterations and additions to heritage items are carried out in a manner which conserves and enhances the heritage values of the item for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations	O.4.3.4	To ensure that the development of the heritage significance of a heritage item is the starting point for the design of any development relating to a heritage item.
		O.4.3.5	To ensure the ongoing care, maintenance and use of heritage items, and encourage heritage items to be used for purposes appropriate to their heritage significance.
		O.4.3.6	To ensure that alterations and additions so not adversely impact the significance of a heritage item.

Controls – Demolition

4.3.1	Heritage Items must not be demolished, and demolition will not be supported by Council.	4.3.3	Elements on the site of a heritage item that contribute its significance and setting may not be removed. This includes but is not limited to garden and landscape elements, trees, significant early outbuildings, fences, paths, retaining walls and the like.
4.3.2	Partial demolition will only be considered where it can be demonstrated that the part of the building or place to be demolished is not original fabric or does not contribute to the significance of the item – eg, a later extension, or verandah infill.		

Controls – Change of Use

4.3.4	Ensure the ongoing use of heritage items
4.3.5	<p>Any proposal for a change of use, including the adaptive re-use of a heritage item, should demonstrate the following:</p> <ul style="list-style-type: none">a) That the new use minimises alteration of significant fabric and detailing, and incorporates the existing fabric into the development proposalb) That the impact of alterations to the external form and fabric and interior spaces minimise impact and retain the integrity of the heritage itemc) That the significant original use of the item is interpretedd) That the original signs and building names are retained in situe) That the impacts from the introduction of new services into the interior and the exterior of the heritage item are minimisedf) That the history of the previous uses of a building is interpreted on the site in the form of interpretation panels, artefact and photographic displays, in situ retention of machinery and/or artistic interpretation.

Controls – Subdivision and Amalgamation

4.3.6	Subdivision or amalgamation of land that contains a heritage item is generally not supported, as it may have a major detrimental impact on the setting, curtilage and significance of the item.	4.3.7	If subdivision or lot amalgamation are to be proposed, the proposal should be supported by historic evidence that demonstrates that the proposal will not impact on the historic setting or curtilage of the items.
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Controls – Alterations and Additions to Heritage Items

4.3.8	Alterations and additions should be based on an understanding of the significance of the item and should seek to retain and conserve original and significant fabric and built elements, including roofs, walls, scale, built form, original features and significant internal layouts.	4.3.11	Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.
4.3.9	Additions are designed to minimise the impact on the heritage significance of the heritage item, including its scale and form, and are sympathetic to the architectural style of the heritage item.	4.3.12	Where possible and appropriate, locate additions and alterations in the footprint of previous development on the site.
4.3.10	The design and siting of new work must complement the form, orientation, scale and style of the heritage item. Alterations and additions must not adversely impact the significance of a heritage item.	4.3.13	Ensure that alterations and additions to a heritage item are of a scale consistent with the heritage item and do not detract from the significance of the heritage item. Alterations and additions must be located so as to minimise their visibility and prominence from the street. The height of an addition must not project above the main ridgeline of the heritage item.

4.3.14	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs are contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.	4.3.18	New additions to two-storey heritage items should preferably be single-storey, or two-storey if they do not impact on the building's significance. Any new development should generally be located to the rear of the existing building but may be varied to suit specific site conditions. New roofs and building mass should not project above the height of the original building or change the building's scale.
4.3.15	Changes at the rear of heritage items are generally supported where new work does not impact on the heritage significance of the heritage item or alter its scale. Additions should be designed to be submissive in scale to the original building.	4.3.19	For heritage items, changes to original roofs should be minimal, particularly if seen from the street or prominent locations, and be determined by the building context. Roof elements such as skylights should not be located where visually prominent in the streetscape or prominent locations.
4.3.16	Alterations and additions should be limited, where possible, to areas that have already been altered. Existing alterations, such as verandah enclosures and use of replacement materials, should be reversed where possible.	4.3.20	New work to the rear of an existing building can either extend the existing roof form, pitch and eaves, or, where the roofline is not maintained, be of a more subservient/differential style, such as a skillion or flat/parapet style roof.
4.3.17	New additions to single-storey heritage items should be single-storey and located at the rear of the existing building. This requirement may be varied to suit specific site conditions where side additions may be acceptable. New roofs and building mass should not project above the height of the original building or change the building's scale.	4.3.21	Where it can be demonstrated that changes to significant elements of a heritage item are unavoidable, they must be reversible where possible.

Controls – Setting

4.3.22	Maintain an appropriate visual setting for heritage items.
4.3.23	Adequate open space must be provided around the heritage item in order to maintain significant or historic public domain views to and from the heritage item.

4.3.24	Original or significant landscape features that are associated with the heritage item and/or contribute to the setting must be retained.
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Controls – Roofing

4.3.25	Where new roofing is visible from the street, it should be of similar pitch and form to the original roof and should be consistent with existing materials
4.3.26	The re-roofing of the main roof of a heritage item is not generally supported, except where justified due to deterioration, and only if new roofing matches original materials.

4.3.27	If visible in the streetscape or from prominent locations, on the site of a heritage item or as part of alterations and additions to a heritage item, should be consistent with existing materials.
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Controls – Materials and Details

4.3.28	The materials, textures, and detailing of alterations and additions to a heritage item and new buildings on the site of a heritage item or in the vicinity of a heritage item need not mimic exactly existing original details, but rather re-interpret and be compatible with the materials, textures and details of a heritage item.	4.3.31	The retention and repair of original architectural details, including doors, windows, verandah piers and columns, decorative timber work to verandahs and gables, cast iron decoration, roughcast and tile work in principal elevations is encouraged. Original lead lights and coloured glass panes should be preserved.
4.3.29	When proposing to repaint external fabric of a heritage item, re-instatement of traditional colour schemes is strongly encouraged. Evidence of original schemes may be determined by scraping back paint from areas that are not subject to intense weathering. Advice may be sought from Council's Heritage Advisor should you wish to investigate colour schemes for your building.	4.3.32	Existing incompatible/intrusive elements (e.g. non original aluminium windows and doors, aluminium or vinyl cladding) in principal elevations and prominent locations should be replaced where alterations and additions are proposed. Development of a heritage item must seek to reconstruct missing architectural detailing where possible, including gables, joinery details, front verandas or bays. Verandas on the front and sides of a heritage item shall not be infilled.
4.3.30	Where new doors, windows or verandahs are visible from the street or prominent location, they should be of similar proportion, size, location and detailing to original elements. If there is no indication of original treatment, the design of new doors and windows should be generally vertically emphasised and kept simple.	4.3.33	Original verandas and external detailing in general should be preserved and restored, or reconstructed where necessary. Removal or infilling of verandahs visible from the street or prominent locations is not supported.
		4.3.34	Heritage items with original facades/walls comprised of unpainted brickwork or stonework are not to be painted, rendered or bagged.

4.3.35	Paint should not be applied to original brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces of a heritage item.
4.3.36	Paintwork and colour schemes on heritage items are to be consistent with the significance of the heritage item.

4.3.37	Original door and window openings are to be retained and repaired. If original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the item.
4.3.38	Retain the proportion of walls and openings that contribute to the aesthetic quality and/or significance of a heritage item. Extensive areas of glazing visible from the public domain are not permitted unless this was a feature of the original design of the building.

Controls – Car Parking

4.3.39	New ancillary buildings, including garages and carports, proposed within the site of a heritage item should preferably be detached and located in traditional locations, that is, to the rear or side of the dwelling, and set back from the front facade.
4.3.40	Garages, carports and outbuildings etc. should be designed to be subservient in scale to the main building, with recessive or darker colours that reduce visual prominence.

4.3.41	Generally designs for garages, carports and out buildings etc. should be kept simple. Do not mimic elaborate design elements of the main dwelling if it over-emphasises the garage or carport appearance.
4.3.42	Brushed concrete, gravel, crushed sandstone, dark segmental pavers, or driveways designed as separated wheel strips are appropriate in preference to light coloured paving, “faux brick” or stencil finishes, which are generally not supported.
4.3.43	Driveways and hardstands should be a maximum of 3.5 metres wide at the street frontage.

Controls – Landscaping, Gardens and Fencing

4.3.44	Driveways and hardstands should be a maximum of 3.5 metres at the street frontage and should be kept simple.	4.3.48	Established trees that contribute to the significance of the heritage item shall not be removed unless it can be established by an arborist that the health of the tree is such that it requires removal. Where such trees are removed, they should be replaced with trees of the same species.
4.3.45	Existing fencing that is original should be retained and conserved. Conserve gates and fences that are of the same era as the heritage item.	4.3.49	Original or early garden layouts that contribute to the significance of the heritage item are to be retained. Garden elements that are original shall not be removed, including trees, plants, paths, decorative features, walls and fencing.
4.3.46	Alterations and additions or new buildings in urban areas should generally provide for a new fence of appropriate materials, colours and scale where no fencing exists. Fencing should be kept simple, with a level of detail compatible with the heritage item. Ensure that new fences are in keeping with the character of the heritage item.	4.3.50	A Heritage Landscape Plan may be required for development that impacts upon heritage-listed gardens.
4.3.47	Original landscape details, including fencing, garden walls, paving and paths, planting schemes and other garden features which contribute to the significance of a heritage item, should be retained.		

Controls – Integrating heritage items into new development

4.3.51	New infill buildings on properties that contain a heritage items should recognise and respond in a sympathetic way to key elements and features which define the historic character of the townscape such as rooflines, parapets, street awnings, shopfronts, and treatment of facades with respect to proportion, modulation and number of openings.	4.3.56	Where a heritage item is proposed to be integrated into new development of larger scale, a Conservation Management Plan must be prepared that includes guidelines for the appropriate use and development of the place, and detailed policies for its conservation. The design of the proposal should include appropriate measures to:
4.3.52	Ensure the heritage significance of a heritage item is the starting point for any design development		Ensure the heritage significance of the item is conserved
4.3.53	Minimise insensitive contrasts between new development and heritage items by encouraging design solutions that both integrate and distinguish old and new.		Document how the proposal achieves the conservation of the item's heritage significance
4.3.54	Ensure that new work provides for the ongoing retention and conservation of the heritage item.		Retain a suitable setting for the heritage item that enables the continued appreciation and integrity of the heritage item
4.3.55	Building and facade design should respond to the scale, materials and massing of heritage items through aligning elements such as eaves lines, cornices and parapets, facade articulation, proportion and/or rhythm of existing elements and complementary colours, materials and finishes.		Ensure that repair and stabilisation treatments to heritage items identified in the conservation and design process are carried out to promote the conservation of the item Ensure that interventions do not adversely impact on the significant fabric and construction of the heritage item.

Controls – Commercial, Civic and Retail Buildings

For additional planning controls relating to commercial, civic and retail buildings in the Kiama Town Centre, refer to Section 12.7 of this DCP. Any development within the Kiama Town Centre should have regard to both Chapter 4 and Chapter 12.7 and they should be read in conjunction when preparing a Development Application.

4.3.57	Alterations and additions to heritage listed commercial and retail buildings must be designed based on an understanding of the building’s heritage significance. Heritage advice should be sought before commencing the design of any proposed changes to a heritage listed commercial building.	4.3.61	Open verandahs and balconies must not be enclosed. Where they have been enclosed, the enclosure should be reversed and original verandah reinstated based on historical evidence.
4.3.58	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs should be contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.	4.3.62	Original elements and details should be retained, especially on front facades. This includes original windows and doors, brick detailing and parapets, original signs, roofs and verandahs.
4.3.59	Original shopfronts and awnings of heritage listed retail buildings must be retained. Non-original shopfronts should be replaced with new shopfronts that respect the historic character of the heritage item. Non-original awnings should be removed or improved.	4.3.63	Significant interior layouts and original interior features should be retained and conserved.
4.3.60	Shopfronts must not be covered by solid roller doors or security screens.	4.3.64	Additions should be located at the rear, where they are not visible from the street. Upper level additions are generally not supported on heritage items unless they cannot be seen from the public domain, unless supported by a CMP.
		4.3.65	New commercial signage shall be sympathetic to the proportion and colour scheme of the facade. Signs on heritage buildings, including painted lettering, should be carefully located and should be sympathetic to the historic nature of the building. Adjacent signs should be designed and applied sympathetically. Corporate colours may not be appropriate in an historic context.

4.3.66 Any major alterations to civic buildings should be guided by a Conservation Management Plan, which is to be endorsed by Council prior to any future development being considered.

4.3.67 Retain the historical use of retail heritage items where possible, especially where they are part of a high street group of shops.

Controls – Group Heritage Items

4.3.68 Maintain the significance and integrity of group heritage items.

4.3.69 Development of buildings which are part of group heritage items must ensure that the integrity of the group is retained. Alterations and additions should be located at the rear and designed such that the significant scale, form, features and materials of the group are retained.

Specific Controls for Dry Stone Walls

There are over 360 dry stone walls located within the Kiama Municipal Council area which have been mapped and have had their heritage value assessed. Council has inventory reports for a majority of the dry stone walls noted above which are available to the public. Dry stone walls are identified as items of environmental heritage in [Kiama LEP 2011](#) and consequently any proposal to demolish, damage, alter (including making breaks), dismantle, or destroy these walls (in whole or in part) requires Council's consent. Development Applications (DA) must show the location of dry stone walls accurately plotted on a site analysis plans, engineering plans, layout plans and concept landscape plans, including any walls located on adjoining land, such as within the road reserve. The condition of the dry stone wall, and any proposed alterations to the wall (e.g. to provide access) should be addressed in a Statement of Environmental Effects submitted with the development application. Specialist advice may be necessary from an expert in dry stone walls.

In addition to the above, a [Heritage Impact Statement](#) may be required by Council if it is of the opinion that there is the potential for a dry stone wall to be adversely affected by proposed development. It is strongly advised that applicants discuss their proposals with Council before lodging a DA so as to confirm Council's submission requirements and minimise potential delays.

The rebuilding of deteriorated walls is encouraged and may be also required as a condition of the development consent. Competent, experienced dry stone wall builders are to be engaged for such a task to ensure that the integrity of the walls is retained. For the purposes of this DCP, rebuilding shall mean restoration or reconstruction as defined by the [Burra Charter](#).

It is common to see Tecomaria hedges or historic planting alongside dry stone walls in the Kiama LGA. These were planted to provide additional windbreaks or shelter for cattle. In some instances these hedges or trees have engulfed the original wall, often to the point where the latter is invisible, and/or has been damaged by a combination of sheltering cattle and invasive tree roots. Because these hedges and rows were cultural plantings by early farmers, they do have some heritage value, and careful consideration needs to be given to their management. Such plantings also provide valuable habitat for native fauna. As a consequence, in some cases it would be desirable to retain the hedge and allow it to contain the old wall within it, rather than cutting or poisoning the hedge in order to display and/or repair the wall. In other cases, the vegetation may be present only sporadically, and represent fortuitous generation rather than deliberate planting by the farmers, and its removal may well be justified based on the significance and integrity of the wall.

Many walls have become habitat for the plant *Zieria granulata*. This plant is also known as Illawarra Zieria and is projected under the *Threatened Species Conservation Act 1995*. Before any work is undertaken near or on dry stone walls reasonable effort must be taken to identify any vegetation to be removed to ensure that no *Zieria granulata* is harmed. Further information is contained in Council's management plan for the conservation and regeneration of *Zieria granulata* and dry stone walls on Saddleback Mountain Road and Old Saddleback Road, Kiama regarding obligations and procedures.

Finally, the [Burra Charter](#) advocates a cautious approach to change: "all that is necessary, as little as possible". The above philosophy should underpin all proposed works to historic dry stone walls.

Objectives

O: 4.3.8	To conserve, protect and enhance Kiama LGA's unique historic dry stone walls for the benefit of its citizens, the community generally and for future generations.
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O: 4.3.9	To ensure new development in the vicinity of a dry stone and any alterations to a dry stone is carried out in a manner which minimises adverse impacts.
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Controls

4.3.10	Dry Stone Walls shall not be altered, demolished or rebuilt without Council's consent. Non-compliance with this requirement constitutes an offence under the Environmental Planning and Assessment Act 1979 .
4.3.11	The replacement of dislodged or occasional missing stones and the removal of invasive vegetation by hand is regarded as routine maintenance. However, actions such as burning of vegetation alongside or protruding into walls, or blasting it off by water hoses or the like is not permitted, since it can crack the stones, destabilise the walls and destroy the surface lichen.
4.3.12	Development applications which require the alteration, demolition or rebuilding of dry stone walls will have regard to the heritage significance of the wall and general amenity benefits to the community in retaining walls intact especially where they form site boundaries or are located within roads.
4.3.13	Council may restrict openings in walls to locations where existing breaks or past damage provides a natural or opportunistic break in otherwise generally intact walls.

4.3.14	Council may place restrictions on the Section 88B Instrument at Subdivision Certificate approval stage to assist the conservation of dry stone walls.
4.3.15	Where a dry stone wall is located on the front or rear lot boundary that is adjacent to a road, all buildings and domestic structures (e.g. sheds, pergolas, clothes hoists and the like) must be located at least six (6) metres away from the wall. Screening must also be provided to obscure clothes drying areas from view from the adjacent road.
4.3.16	Where a dry stone wall is located on a side boundary that is adjacent to a road, all buildings and domestic structures (e.g. sheds, pergolas, clothes hoists and the like) must be located at least 3.5 metres away from the wall. Screening must also be provided to obscure clothes drying areas from view from the adjacent road.

4.3.17 Council may consider some breaks or the relocation of stone walls or parts of stone walls which are of relatively minor significance, and where this is considered justifiable in the circumstances of the case. As a general principle, if other means of access and egress can be achieved without having to make a new break in an existing wall, then that course should be adopted. A succession of breaks in walls of heritage significance to provide access to driveways for each dwelling in a proposed subdivision would substantially reduce heritage value and generally will not be permitted. Alternative means of achieving such access, e.g. by having an internal collector road within a subdivision should be considered, as has been implemented previously in the municipality.

4.3.18 The non-disclosure of the existence of a dry stone wall, or the non-detection and therefore non-recording and assessment by Council, does not constitute a legal reason for undertaking its alteration, demolition or rebuilding without Council consent. Council may commence compliance cats and enforcement of illegal works to dry stone walls.

Development in the Vicinity of Heritage Items

Objectives

O: 4.3.20	To provide clear and detailed controls and guidelines that will ensure that new development on the site of a heritage item, in a heritage conservation area, or in the vicinity of a heritage item or heritage conservation area, maintains and enhances the heritage values of the item for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations
O: 4.3.21	To provide detailed controls and guidelines intended to ensure that alterations and additions to heritage items or properties within heritage conservation areas are carried out in a manner which maintains and enhances the heritage values of the item for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations
O: 4.3.22	To ensure that public domain heritage items, which include but are not limited to trees, parks, monuments and cemeteries, are adequately maintained and conserved for the benefit of Kiama Local Government Areas' citizens, the community generally and for future generations

Controls

4.3.23	New development in the vicinity of a heritage item or on the site of a heritage item should harmonise with its surroundings. Through careful analysis and evaluation of the historic context of the heritage item, new development must be appropriate in its scale, form, siting, materials and colour and detailing.
	Where new development directly adjoins a listed heritage building, the appropriate building setback and height will be determined on a case-by-case basis having regard to the views, vistas and context of the heritage item.
4.3.24	New development in the vicinity of a heritage item or on the site of a heritage item need not replicate exactly that of the heritage item, but rather, through careful analysis of significant design characteristics, sympathetically interpret and design new works which are in harmony with the character of the heritage item.
4.3.25	New development in the vicinity of a heritage item or on the site of a heritage item should recognise the predominate scale (height, bulk, density, grain) of existing development and respond sympathetically in the design of new works.

4.3.26	The form of new development in the vicinity of a heritage item or on the site of a heritage item need not replicate exactly that of adjacent historic properties, but should visually respect and relate to them in a positive way.	4.3.31	The design of facades/walls in development located in the vicinity of a heritage item or on the site of a heritage item that are visible from the street or prominent location should use materials and colours which are characteristic of the area, such as brickwork, render or timber etc. Other materials may be used but must be harmonious and sympathetic with the character of the area and should be chosen for their complimentary qualities in relation to colour, texture and tonal contrast.
4.3.27	The form of new development in the vicinity of a heritage item or on the site of a heritage item should respond to adjacent historic properties with respect to treatment of facades and side elevations visible from the street or prominent locations.	4.3.32	New buildings in the vicinity or within the site of a heritage item should use colours which harmonise with traditional colour schemes.
4.3.28	The design of roof forms for new development in the vicinity of a heritage item or on the site of a heritage item should respect the scale, form, detail and pitch of adjacent historic properties.	4.3.33	The principal elevation of new buildings located in the vicinity of a heritage item or on the site of a heritage item should provide a level of detail and design of openings that is in proportion with and similar to that of the adjacent heritage item.
4.3.29	New development in the vicinity of a heritage item should be sited to reflect the prevailing rhythm, spacing, orientation, and front and side setbacks of buildings within a streetscape or landscape which includes a heritage item.	4.3.34	New development in the vicinity of a heritage item should include landscape details, such as fences, garden walls and planting treatments, which respond to and are sympathetic with the character of the item.
4.3.30	New development within the site of a heritage item should be sited to minimise adverse impacts on the setting and significant views to and from the place.		

Topic 4.4 – Heritage Conservation Areas

There is currently one Heritage Conservation Area in Kiama, the Pheasant Point Heritage Conservation Area. The boundaries of the Pheasants Point HCA are currently being considered for expansion, along with two additional Heritage Conservation Areas – the Kiama Historic Town Centre and Southern Town Centre Residential Heritage Conservation Area. This section relates to both the existing and draft HCAs.

Heritage Conservation Areas (HCAs) are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a historic period of development and an architectural style with a high proportion of original buildings. HCAs are protected because they have been identified as having a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale.

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

Each Heritage Conservation Area has a Statement of Significance and a Character Statement. These statements describe the why the area is significant to the people of Kiama, and what key elements make up its historic character. These statements should be used to guide all future development within Kiama's HCAs.

The Historic Background, Statements of Significance, Character Statements, maps and building classification tables for each of Kiama's HCAs are found in the following Appendices to Chapter 4:

Appendix 1 – Pheasant Point Heritage Conservation Area

Appendix 2 – Kiama Historic Town Centre Heritage Conservation Area

Appendix 3 – Southern Town Centre Residential Heritage Conservation Area

Development in Heritage Conservation Areas

If a property is located within a HCA, it is subject to specific planning and development controls that seek to retain the significant elements and character of the area, as seen from the public domain. The key is to provide a consistent approach to development and to retain the original features that give the HCA its historic character. These controls benefit the owners of properties in HCAs by ensuring the character and environment of the HCA is retained.

Certain types of changes proposed to places located within Heritage Conservation Areas will require consent through the submission of a Development Application (DA). Development consent is generally required for:

- demolition of all or part of a dwelling (note that full demolition of contributory buildings is not permitted);
- additions and alterations;
- structural changes;
- garages, carports and driveways; and
- fences and gates.

In general terms, new work in HCAs should be located in areas that are not visible from the street. The key objective is to retain the character and significance of the elements that contribute to the historic streetscapes for future generations. Alterations and additions require Council approval and are usually acceptable if they retain the significant form, scale and character of the HCA. Additions should be located at the rear and should not alter the scale of the original building. Internal alterations are generally acceptable. Demolition of heritage items and contributory buildings is not permitted. The contribution of any building to the conservation area should guide the approach to future development of the property.

Property owners are encouraged to discuss their proposals with Council's Planning and Heritage Officers prior to preparing concept plans and submitting a development application. Consultation with Council may benefit the applicant in ensuring smooth processing of their application and earlier determination times.

General Aims of this Section

The general aims of the planning controls for Heritage Conservation Areas in Kiama are to:

- Establish a framework for heritage conservation and appropriate future development in Kiama's HCAs
- Provide guidelines for change properties within HCAs which will allow its heritage significance to be retained.
- Allow change to occur to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the Heritage Conservation Area.

Objectives – General

O.4.4.1	To conserve the environmental heritage of the Heritage Conservation Area.	O.4.4.3	To ensure development is sympathetic to the heritage values and historic character of the HCA.
O.4.4.2	To conserve and enhance the heritage significance, including the associated fabric, settings and views, of the HCA.		
O.4.4.4	Allow change to occur to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the Heritage Conservation Area.		
O.4.4.5	<p>Development in Kiama’s HCAs shall:</p> <ul style="list-style-type: none"> a) Respect significant original or characteristic built form b) Retain original scale and form as viewed from the public domain c) Respect significant traditional or characteristic subdivision patterns d) Retain significant original fabric as seen from the street e) Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandahs, fences, chimneys, joinery, etc f) Remove previous unsympathetic alterations and additions g) Use appropriate materials, finishes and colours h) Respect the pattern, style and dimensions of original windows and doors. 		

Objectives – Development of Contributory Buildings

O.4.4.6	Contributory buildings are retained, and their positive contribution to the area or streetscape maintained and enhanced.	O.4.4.8	The scale and character of contributory buildings is to be retained, as viewed from the public domain, with alterations and additions designed and located where they do not alter the scale or character of the building and are not visible from the street.
O.4.4.7	<p>Development to contributory buildings shall:</p> <p>Respect significant original or characteristic built form</p> <p>Retain original scale and form as viewed from the public domain</p> <p>Respect significant or original subdivision patterns</p> <p>Retain significant original fabric as seen from the street</p> <p>Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandas, fences, chimneys, joinery, etc</p> <p>Remove previous unsympathetic alterations and additions</p> <p>Use appropriate materials, finishes and colours</p> <p>Respect the pattern, style and dimensions of original windows and doors.</p>	O.4.4.9	Alterations and additions are to be located at the rear of contributory buildings and must not significantly alter the appearance of the building from the street.
		O.4.4.10	Additional storeys which alter the scale of the building are not permitted in HCAs. If an additional storey is proposed, it must be located at the rear and must not alter the original roof form and must not extend higher than the ridge of the original building. If there is enough space without altering its height or form, an additional storey may be contained within the existing roof space.

Objectives – Development of Neutral Items

O.4.4.11	Enhance the contribution of neutral buildings to the area or streetscape by encouraging removal of unsympathetic alterations and reinstatement of original details to improve the context and visual impact of neutral buildings.	O.4.4.12	<p>a) Development to neutral buildings shall:</p> <p>b) Remove previous unsympathetic alterations and additions, including inappropriate building elements</p> <p>c) Respect the original building in terms of form, bulk and scale, as well as that of the prevailing character of the street</p> <p>d) Minimise the removal of significant features and building elements</p> <p>e) Use materials, finishes and colours characteristic to the HCA.</p> <p>f) Provide a more positive contribution to the significance and character of the HCA.</p>
		O.4.4.13	Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the HCA to improve its contribution.

Objectives – Development of Uncharacteristic Buildings

O.4.4.2	Encourage development on sites with uncharacteristic buildings that result in an improved contribution to the character and significance of the HCA.	O.4.4.2	<p>Development to uncharacteristic buildings shall:</p> <p>a) Remove inappropriate elements that are uncharacteristic to the conservation area</p> <p>b) Respond to the prevailing character of the area and street in terms of form, height, bulk, scale and materials.</p>
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Controls – Demolition

4.4.1	Contributory buildings may not be demolished.	4.4.3	Uncharacteristic buildings may be demolished. The replacement building must have an improved contribution to the character of the HCA.
4.4.2	Neutral buildings may not be demolished, unless they are unable to be improved without loss of original fabric. Support for demolition of neutral items will only be considered if detailed structural reports support that the building is incapable of improvement and only if the replacement building has an improved contribution to the character of the HCA.		

Controls – Alterations and Additions to Residential Buildings

4.4.4	Contributory and neutral buildings are to be retained, and their positive contribution to the area or streetscape maintained and enhanced through sensitive alterations and additions that do not have a detrimental impact on the character or significance of the HCA.	4.4.8	The roof pitch of additions must complement that of the host building and be sympathetic to the detailing of the host building if visible from the public domain.
4.4.5	Alterations and additions shall: a) Retain the character and significance of the streetscape and the host building b) Be designed to minimise the impact on the special qualities of the HCA and the architectural style of the host building c) Conserve the scale of contributory buildings in the street d) Be submissive to the existing house in its scale, bulk, massing, roof form and materials.	4.4.9	Additions to the side of buildings should be designed so that they are set back as far as possible from the front building line.
4.4.6	Additions are to preserve significant aspects of the HCA such as scale, roofscape, building form, setbacks, external materials, details and bulk. Additions shall be designed and located such that they are not visible from the street.	4.4.10	In semi-detached houses and contiguous groups of terrace houses, additions and alterations are not to impact on the symmetry of the host building.
4.4.7	Additions should be located at the rear. Pavilion additions are encouraged. A contemporary or contrasting form may be used where such additions are not visible from the street.	4.4.11	Additional storey additions that change the scale of the host building are not permitted.
		4.4.12	Roof conversions may occur where the roof form can accommodate rooms wholly within the existing roof form. Characteristic roof forms shall not be altered.
		4.4.13	Where visible from the street, roof forms are to respond to the local context in terms of form, scale, pitch and material.
		4.4.14	Rear elements may adapt a different form or materials as long as the other sections of these guidelines are met. Contemporary styled additions are encouraged, where they are not visible from the street, in order to distinguish original and new work.

4.4.15	A single run of long wall (as an extension to the existing wall) is to be avoided. The overall length of any extension is to be less than, and secondary to, the original building.	4.4.19	Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstruction of damaged, missing, or inappropriate elements, such as removal of paint from bluestone walls or reversal of re-skinning, and replacement of non-original aluminium or vinyl wall cladding and aluminium windows.
4.4.16	Retain the proportion of walls and openings that contribute to the aesthetic quality and/or significance of a contributory building. Extensive areas of glazing visible from the public domain are not permitted, unless this was a feature of the original design of the building.	4.4.20	Where feasible, additional floor space may be located within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should be visually unobtrusive and preferably be located on the rear roof plane.
4.4.17	When a proposal is for works to a neutral or uncharacteristic item, they should include removal of intrusive additions that do not positively contribute to the heritage significance of the streetscape character.	4.4.21	Additions to existing two-storey dwellings should preferably be single-storey, or two-storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.
4.4.18	Existing buildings which have had the form of their facades altered should aim to reinstate original details, including removal of infilled rooms and reconstruction of door and window openings. This work should be based on available evidence. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surrounding contributory dwellings is encouraged. Front verandahs should be reinstated where they have been removed, with a design based on historic evidence.		

Controls – External Colours, Materials and Finishes

4.4.22	Ensure selection of new materials and details complements the local character. Refer to the relevant Local Character Statement.	4.4.27	New buildings should use colours which harmonise with the traditional colour schemes. External colour schemes should be complementary to the Heritage Conservation Area, based on research, and have regard for the setting
4.4.23	Original details and materials are to be retained where possible. Building material from the host building is to be recycled and incorporated into new additions, where possible.	4.4.28	Exposed surfaces such as brickwork, stone, tiles and shingles must not be painted or rendered.
4.4.24	New materials, colours and details must reflect the historical character of the conservation area, where visible from the street.	4.4.29	For weatherboard buildings, new weatherboards should have a traditional width and profile to match the original weatherboards.
4.4.25	Traditional building elements, including windows, doors, hardware, chimneys, verandahs, wall surfaces and other characteristic features of the building, are to be retained and repaired. Repair and replace joinery in profiles to match the original detail.	4.4.30	For brick buildings, new brickwork to the original section should match, as closely as possible, the original brickwork. Rendering of face brickwork is not permitted. New work may be of a different material when not visible from the street.
4.4.26	Paintwork should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.		

Controls – Details and Original Features

4.4.31	Original details and features on contributory and neutral buildings are to be retained and conserved.	4.4.34	Existing incompatible/intrusive elements (e.g. non original aluminium windows and doors, aluminium or vinyl cladding) in principal elevations and prominent locations should be replaced where alterations and additions are proposed. Development of a heritage item must seek to reconstruct missing architectural detailing where possible, including gables, joinery details, and front verandahs or bays. Verandahs on the front and sides of a contributory or neutral building shall not be infilled.
4.4.32	Where new doors, windows or verandahs are visible from the street or prominent location, they should be of similar proportion, size, location and detailing to original elements. Original door and window openings are to be retained and repaired. If original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the building.	4.4.35	Original verandahs and external detailing in general should be preserved and restored or reconstructed where necessary. Removal or infilling of verandahs visible from the street or prominent locations is not supported.
4.4.33	The retention and repair of original architectural details, including doors, windows, verandah piers and columns, decorative timber work to verandahs and gables, cast iron decoration, roughcast and tile work in principal elevations is encouraged. Original lead lights and coloured glass panes should be preserved.		

Controls – Roofs

4.4.36	The design of roofs should respect the scale, form, detail, and pitch of the existing building and be consistent with the Key Historic Elements of the HCA.	4.4.40	Roof forms should be consistent with surrounding contributory dwellings.
4.4.37	Roof additions should generally be confined to the rear of an existing building and should be more subservient to the main existing roof.	4.4.41	Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
4.4.38	Changes to original roofs, particularly if seen from the street, should be minimal and should be determined by the street and building context. Roof elements, such as dormers and skylights, should not be located where visually prominent. Skylights may be preferable to dormer windows depending on impact from angles of view.	4.4.42	Original chimneys should not be demolished unless they are proven to be structurally unsound, and only when followed by immediate reconstruction in the original detail.
4.4.39	New work to the rear of an existing house can either replicate the existing roof form, pitch and eaves, or be of a more subservient/differential style such as a skillion roof. In both instances the ridge of the new roof is to be lower than the existing roof, and the impact of the added roof is not to dominate the existing house and views from the street.	4.4.43	New roofing must be consistent with existing materials, or where new buildings are proposed, be generally corrugated metal roof sheeting.
		4.4.44	The re-roofing of the main body of the house is not considered desirable, except to match original materials.
		4.4.45	Other elements such as solar hot water heaters, ventilators, antennae, solar tubes, air conditioning units and the like should, where possible, be placed in locations where visibility from the street is minimised.

Controls – Carparking

4.4.46	Garages and carports are to be detached elements located at the rear or behind the front building line of the existing house. Garages or carports set forward of the building line will not be supported by Council.	4.4.49	Garages must be recessed behind the front building line and front facade. They should be integrated with or hidden from the overall design of the building in terms of height, form, materials, detailing and colour. If a carport or garage is visible from the street, it should be a single space only, with a form and materiality which compliments the dwelling.
4.4.47	Where a property has access to a rear lane, vehicle accommodation is to be located adjacent to the laneway with vehicle access from the laneway.	4.4.50	Significant historic kerbing is not to be disturbed.
4.4.48	Where vehicle access is not otherwise possible, single garages and carports are permitted where the applicant demonstrates that the impact on the streetscape or host building is acceptable.	4.4.51	Driveways are to be designed as concrete or brick strips with grass or gravel in between. Hard landscaping is to be minimised.

Controls – Gardens, Landscaping and Fencing

4.4.52	Preserve and protect original fences, stone and brick retaining walls and garden settings.	4.4.56	Reconstruct missing fences to their previous design based on documentary evidence.
4.4.53	Ensure fences within the public domain complement the streetscape. New fences are to match the details and materials of the adjoining contributory fences, or match the original fence if reinstating a missing fence.	4.4.57	Front fences are to be between 700–1200mm high, measured from ground level, except where the existing historic fences demonstrate an alternative prevailing height. Higher fences are only permitted along major roads.
4.4.54	Ensure front gardens are part of the streetscape, where appropriate to the character of the conservation area. Promote the use of traditionally designed gardens that enhance the appearance of historic houses and the streetscape.	4.4.58	Retain original surviving garden elements, such as gates, paths, edging tiles, brick kerbing, etc.
		4.4.59	Original or early garden layouts that contribute to the significance of the Heritage Conservation Area should not be altered.
4.4.55	Retain, repair and reinstate original and traditional fences and retaining walls. Retain later fences where they reflect traditional fence design.	4.4.60	Do not overplant gardens or plant high hedges such that they block views of a contributory building from the street. Choose new plant species that are characteristic to the Heritage Conservation Area.

Controls – Services, Skylights and Solar Panels etc

4.4.61	External air-conditioning units, water tanks and the like must be located where they cannot be seen from the street.	4.4.63	Rubbish bins should be stored at the side or rear of the house where they cannot be seen from the street.
4.4.62	Air-conditioning units are not permitted at the front of the house or at the side if visible from the street. They should only be located in areas where they are not visible from the street. Air-conditioning units may be mounted on the roof only if they cannot be seen from the street.	4.4.64	Skylights are not permitted in original roofs, except at the rear and only where the skylight will not be visible from the street.
		4.4.65	Solar panels may only be located where they are not visible from the street. Solar panels are not permitted on front roof pitches or side roof pitches that are visible from the street.

Controls – Subdivision and Amalgamation

4.4.66	Lot boundary changes are not supported where the development pattern or early subdivision is integral to the heritage significance of the Heritage Conservation Area.	4.4.68	Lot boundary changes within HCAs should retain significant features, such as buildings, archaeology, trees, gardens, and outbuildings associated with the pattern of development of that area.
4.4.67	Where it is supported, ensure that subdivision and amalgamation of land within a Heritage Conservation Area conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the significant period of development.	4.4.69	Amalgamation of sites within HCAs must allow for the ongoing interpretation of the original subdivision through building form and landscape design

Controls – Commercial, Civic and Retail Buildings in Heritage Conservation Areas

For additional planning controls relating to commercial, civic and retail buildings in the Kiama Historic Town Centre Heritage Conservation Area, refer to Section 12.7 of this DCP. Any development within the Kiama Historic Town Centre Heritage Conservation Area should have regard to both Chapter 4 and Chapter 12.7 and they should be read in conjunction when preparing a Development Application.

4.4.71	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs should be contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.	4.4.71	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs should be contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.
4.4.72	Original shopfronts and awnings of contributory retail buildings must be retained. Non-original shopfronts should be replaced with new shopfronts that respect the historic character of the heritage item. Non-original awnings should be removed or improved.	4.4.72	Original shopfronts and awnings of contributory retail buildings must be retained. Non-original shopfronts should be replaced with new shopfronts that respect the historic character of the heritage item. Non-original awnings should be removed or improved.
4.4.70	Alterations and additions to commercial and retail buildings that are classified as contributory buildings must be designed based on an understanding of the heritage significance of the HCA. Heritage advice should be sought before commencing the design of any proposed changes to a contributory commercial building.	4.4.73	Shopfronts must not be covered by solid roller doors or security screens.
		4.4.74	Open verandahs and balconies of contributory or neutral buildings must not be enclosed. Where they have been enclosed, the enclosure should be reversed and original verandah reinstated based on historical evidence.

4.4.75	Original elements and details of contributory or neutral buildings should be retained, especially on front facades. This includes original windows and doors, brick detailing and parapets, original signs, roofs and verandahs.
4.4.76	New commercial signage shall be sympathetic to the proportion and colour scheme of the facade. Signs on commercial buildings, including painted lettering, should be carefully located and should be sympathetic to the historic nature of the HCA.

4.4.77	Any major alterations to civic buildings should be guided by a Conservation Management Plan, which is to be endorsed by Council prior to any future development being considered.
4.4.78	Retain the historical use of retail heritage items where possible, especially where they are part of a high street group of shops.

Controls – Infill Buildings

For additional planning controls relating to infill buildings in the Kiama Historic Town Centre Heritage Conservation Area, refer to Section 12.7 of this DCP. Any development within the Kiama Historic Town Centre Heritage Conservation Area should have regard to both Chapter 4 and Chapter 12.7 and they should be read in conjunction when preparing a Development Application.

4.4.79	The setback of new buildings to the street must maintain the established historically significant pattern of setbacks in the streetscape.	4.4.82	The design of replacement buildings must sympathetically respond in scale, form, siting, materials, colours and detailing to surrounding contributory items, particularly where there is a general consistency in the building scale along that stretch of street, and within the HCA
4.4.80	New buildings must be sited to reinforce the rhythm and spacing of buildings in the Heritage Conservation Area.	4.4.83	Within the Kiama Historic Town Centre, infill building and facade design should respond to the scale, materials and massing of heritage items by aligning eaves lines, cornices and parapets, facade articulation, proportion and/or rhythm of existing elements and using complementary colours, materials and finishes.
4.4.81	The bulk and scale of new development shall be consistent with the Key Historic Elements of the HCA and respond to the scale, form and typology of surrounding contributory development and heritage items. If characteristic development is single storey, new buildings should also be single storey.	4.4.84	If adjoining sites are single-storey, new buildings will generally be limited to single-storey.

Appendix 1 – Pheasant Point Heritage Conservation Area

The Pheasant Point Heritage Conservation Area (HCA) has a particular character which warrants preservation. The design of alterations and additions to existing buildings and new buildings located within the Pheasant Point HCA should maintain and enhance the distinctive historic character of the precinct. This does not mean that old homes cannot be brought up to modern standards of convenience and comfort. However, it is necessary to conserve those features of the building and its surrounding environment which give it heritage significance.

The overall guiding principle for the design of any new development in the Pheasant Point HCA is that it compliments the character, scale, form, siting, material and colours, detailing and general appearance of existing original buildings and landscape features in the streetscape, and, to preserve and be sympathetic with those special qualities which define the historic character of the precinct.

Summary History

The proposed expansion of the Pheasant Point HCA emphasises the importance of the area as the 'gateway' to Kiama, capturing the properties on either side of Collins Street.

In 1838 surveyor Andrew Byrne undertook a survey to set out a new plan for Kiama. The Pheasant Point HCA originates from this plan maintaining the original alignment and proportions of the street. Aside from a small number of early cottages and homes, it appears that the Pheasant Point area remained largely undeveloped in the 1850s.

As the basalt quarries in Kiama steadily grew in success, workers began to arrive throughout the town, and housing was built in proximity to the quarries. Minnamurra, Fitzroy and Devonshire streets are testament to this early development, displaying a series of 1850s–1860s two-storey residences. From 1879 the blocks were subdivided with lots sold for £10, and it was in this period that the narrow lanes along Devonshire and Fitzroy streets were established. The town of Kiama continued to grow and expand resulting in road routes from Sydney being formalised and expanded upon. As traffic from the north continued to increase, Blocks 17 and 18 increasingly came to be seen as the historic entrance to the town, its naturally sloped topography providing a descent from the road into the town along Collins Street.

A second wave of workers arrived following the introduction of the train station in 1893 and the demand for housing grew. The new cottages were predominantly single-storey weatherboard dwellings with low-pitched roofs and substantial gardens to the rear. These cottages were interspersed with a few earlier, more substantial dwellings, with the road between these houses wide and flat, encouraging views throughout the area.

Until the 1930s, the western section of the former Section 18 remained undeveloped and this pattern continued into the 1940s. By the 1960s, the neighbouring lots were increasingly developed, informed by the existing residences on Pheasant Point. Yet despite the encroachment of later development, the entrance to the town of Kiama remains framed by early residences that were established by the early twentieth century.

Character Statement

The proposed expanded Pheasant Point HCA represents early phases of development in the Kiama area from the 1850s to the 1920s. The area is late Victorian and early Federation in character, showing a fairly consistent range of residential housing styles from these periods. This includes late Victorian and early Federation workers' cottages, Federation bungalows, and substantial late Victorian villas. The dwellings along Minnamurra and Collins streets are particularly well maintained, and include a number of fine Federation cottages.

The materiality is consistent throughout the area, with dwellings constructed of weatherboard on bluestone foundations, generally with Colorbond roofs. There are common architectural

attributes throughout the HCA, from the high-pitched roofs, faceted bay windows, and bullnose verandahs of late Victorian and early Federation cottages, to the low-pitched roofs and wide wraparound verandahs of the Federation bungalows. Well-maintained properties throughout the HCA demonstrate a number of decorative elements, including decorative timber detailing in the joinery and bargeboards. The area displays a low scale, with generally single-storey development. Early development in Pheasant Point likely informed subsequent development in the surrounding area, establishing a consistently low scale and materiality.

The HCA is particularly representative of the importance of the topography and coastal setting of the Pheasant Point area. The dwellings are generally constructed on elevated foundations, responding to the steep slope of the land. The siting of the houses expresses the historical subdivisions, with earlier houses occupying larger lots with front and rear yards, and later dwellings occupying narrower lots, with properties extending to the street. The dwellings are also positioned to take advantage of the significant views of the town and the coast available from Pheasant Point. Earlier-developed areas of Pheasant Point along Minnamurra and Collins streets feature substantial setbacks, with wide footpaths that provide views to and from the coast and allow for mature gardens and landscaping which add to the natural character of the area. The northern sections of the HCA generally do not include footpaths or front gardens. The HCA represents a significant phase of development at the turn of the century, which established the character of the northern area of the town of Kiama, as well as the presentation of the town from the north and its relationship to its natural setting.

This character should be conserved through the retention of contributory buildings, the scale of streetscapes, the common materials and decorative details, views to and from the coast and the town from public open space, and the legible subdivision pattern. Careful management of neutral items is also required. Where possible, the reversal or removal of uncharacteristic alterations (such as enclosed verandahs) which may allow a neutral building's contribution to the HCA to be elevated to contributory should be encouraged. As uncharacteristic development encroaches on the boundaries of the HCA, careful management of surrounding development should ensure that views to or from the area are not disrupted.

Statement of Significance

The proposed expanded Pheasant Point Heritage Conservation Area has cultural significance at a local level for historic, aesthetic, rarity and representative values. The HCA is a highly intact residential area which frames the historic entrance to the Kiama Town Centre, defining the character of the surrounding area.

The Pheasants Point HCA originates from blocks 17 and 18 of the 1840 Town of Kiama Plan, as the northeasternmost area of the town. Original grants of the land were allocated to prominent local figures such as Irish emigree, William Gard, who became a local brewer. It was first developed in the 1850s and 1860s with early cottages established on large lots to take advantage of views towards the emerging town and the coast. From the 1870s, significant local figures such as entrepreneur William Geoghegan and George Wood (senior), the owner of Devonshire House, are known to have owned land in the area. They were likely involved in the later subdivisions that established much of the current layout of the area, including the unusual narrow lanes along Devonshire and Fitzroy streets. After the introduction of the railway in 1893, the area underwent significant development in the early Federation era. Many workers' cottages were introduced along Minnamurra and Collins streets, establishing the streetscape which is largely intact today.

The area has historic, aesthetic and representative value, demonstrating the historical phases of residential development throughout Kiama. The dwellings display a range of architectural styles from modest workers' cottages to Federation bungalows, and a substantial Victorian house (Bellevue, since converted to a guest house). A number of fine, well-maintained Federation cottages are also within the HCA. Overall the dwellings indicate

the enduring popularity of weatherboard construction in the Kiama area, and the use of local materials such as bluestone from the local quarry. The dwellings also demonstrate how early housing was sited to respond to the local landscape, with elevated foundations to accommodate the steep slope of the land, and houses sited to take advantage of views. The HCA has local aesthetic significance and rarity values for its high degree of intactness as a precinct, retaining most of the original buildings, its significant streetscapes, and views to and from the area, representative of its early twentieth-century presentation. The area is rare as the historic entrance to the town, with largely intact residences framing the historic approach to the town from Collins Street in the north, suggestive of views to the town seen by travellers, and defining the scale and character of the surrounding area.

Key Historic Elements

The key elements which define the historic character of the Pheasant Point HCA are referred to in the Statement of Significance in the National Trust Register Listing Report for the precinct and are outlined below:

Historic Context

The area consists of a fairly homogenous collection of predominantly residential dwellings built in the latter half of the 19th Century. Late Victorian and early Federation Period Georgian style weatherboard cottages. The Statement of Significance in the National Trust Register Listing Report provides the following commentary in regards to the historic context of the Pheasant Point HCA:

Pheasant Point Heritage Precinct at Minnamurra, Devonshire and Fitzroy Streets, Kiama has historic significance as its houses and their streetscapes provide important physical evidence of Kiama's 19th century history. No 10 Fitzroy Street appears to be the original William Gard Cottage dating from the 1840s/50s. The buildings at No 12 Fitzroy Street were originally part of the Gard farm complex and the site of the original Figtree Inn and have further significance through their conversion into two cottages for foremen during Kiama's historic bluestone quarrying period from 1876 to 1890. The Precinct has additional historic significance as the twelve quarry workers' cottages in Minnamurra, Devonshire and Fitzroy Streets and the "Bellevue" guesthouse were built on the subdivision created by William Geoghegan in the 1870s and the layout and location of the houses has not changed since the subdivision was registered.

The historic subdivision and its association with the Crown Lease to William Gard and early subdivision, together with the quarry workers cottages, are representative of the nature and extent of housing development in Kiama in the mid to the late 19th century.

Landform and Subdivision Pattern

The sharply sloping topography and the resulting narrow nature of Fitzroy and Devonshire Streets, with minimal nature strips, have greatly influenced the historic character of the Pheasant Point HCA. Minnamurra Street's grassed sloping nature strip, with minimal street plantings, is a key historic element. The subdivision pattern is characterised by small-size allotments, most with multiple street frontages. The Statement of Significance in the National Trust Register Listing Report provides the following commentary in regards to the landform and subdivision pattern of the Pheasant Point HCA:

The narrow proportions of Devonshire and Fitzroy Streets, with the cottages stepping up the hill slope overlooking Kiama Harbour, gives the area a special and unique character.

Characteristic Elements

Characteristic elements to be preserved include:

- the consistent late Victorian and early Federation residential buildings, particularly the existing heritage items, landmark buildings, and contributory buildings;
- the consistency of the scale of the streetscape, particularly the low, single-storey presentation of the houses along Collins Street, Minnamurra Street and Pheasant Point Drive, which frame the entrance to the town;
- views to and from both the town centre and the coast;
- original chimneys, windows, and verandahs;
- Colorbond/sheet metal roofs;
- ornamental elements such as decorative timber joinery, bargeboards, finials, and terracotta chimney pots;
- the dominant materiality of weatherboard with bluestone foundations;
- appropriate gardens and landscaping where extant;
- deep setbacks where extant along Minnamurra and Collins streets; and
- the consistent property line of buildings which extends to the street along Devonshire and Fitzroy streets.

Uncharacteristic development includes commercial development; contemporary development of more than two storeys at street level; over-scaled additions; development that features prominent glazing; the use of concrete and/or masonry; tiled roofs; and development with setbacks that differ from the established building lines.

Building Materials and Techniques

The buildings in the Pheasant Point HCA are primarily timber-framed and originally clad with timber weatherboards. Most buildings are roofed with corrugated metal sheeting, with a consistency of roof pitch throughout the Pheasant Point HCA.

Windows are typically single units with vertically proportioned elements. The original window fenestration typically consist of timber double-hung sashes. Verandas are simply detailed with a timber beam and timber column supports. Door openings are generally recessed within the veranda and are single leaf openings.

Some dwellings have single-space garages located behind the front building line or to the rear of the property. Driveways are minor, single-width, and are generally set adjacent to a side boundary. Historically, garages and driveways were not present within the Pheasant Point HCA.

The Statement of Significance in the National Trust Register Listing Report provides the following commentary in regards to the building materials and techniques in the Pheasant Point HCA:

The exposed bluestone foundations underpinning all the cottages are an aesthetically significant feature in the locality. The high-pitched corrugated-iron rooflines and house profiles are a distinctive feature of the Precinct when viewed from the harbour. Houses within this precinct and their streetscape exhibit building techniques and materials used in the construction of low cost housing for quarry workers in the late 19th Century (e.g. roof construction using no internal bracing, mortice and tenon joints on internal frames and pine internal timber lining on floors, ceilings and walls).

Landscaping

Historically, properties in the Pheasant Point HCA were fenced with timber picket fences. The properties contained minimal landscaping which assisted in the buildings being appreciated from numerous public vantage points in the Kiama town centre.

In more recent times a variety of non-original fencing along the street boundaries in Minnamurra and Devonshire Streets has been constructed. This includes low bluestone fences, hedges, picket fence and a woven wire fence. Side boundary fencing is generally timber paling. A variety of landscape treatments ranging from predominantly turf to dense shrubbery has also been established. The more recent landscaping treatment detracts from the heritage significance of the Pheasant Point HCA.

Proposed Expansion of the Pheasant Point HCA

Council is currently considering the expansion of the HCA to include additional properties to the north and west that contribute to the significance and character of the conservation area, and a number of heritage items associated with the HCA. The proposed expansion of this group would incorporate four residences along the eastern alignment of Collins Street, comprising one existing heritage item and three proposed items.

There is currently one listed group of heritage items located within the existing Pheasant Point HCA (I125). The proposed Expanded Pheasant Point HCA would incorporate this item as well as one additional listed item within its boundaries. An additional two potential items from the shortlist are located within the boundaries of the Extended Pheasant Point HCA, with one of these properties a potential individual item.



Proposed and Existing Boundaries of the Pheasants Point HCA. (Source: SIX Maps with GML overlay)

Classification of buildings in the Pheasant Point Heritage Conservation Area

A number of the properties within the Pheasant Point HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each individual building is indicated on the map below and in the following table:



Classification of buildings within the Pheasant Point HCA. (Source: SIX Maps with GML overlay)

Address	Heritage Item	Category	Commentary
17 Collins Street	No	Contributory	No. 17 Collins Street comprises a single-storey weatherboard cottage built in the early twentieth century. The dwelling is set on a bluestone foundation and has a steep, tiled roof. The original form and scale of the dwelling is largely intact. The fenestration pattern to the primary façade has been altered and the original timber-framed windows replaced with aluminium-framed windows. Similarly, the roof has been replaced with concrete tiling. The form, scale and materiality of the cottage is consistent with the prevailing character of the HCA.
19 Collins Street	Yes	Existing Heritage Item	The dwelling at 19 Collins Street is a single-storey late Victorian weatherboard cottage that has retained its original form, scale and architectural features such as the bay window, ornate bargeboards to the gable, lace valances, fringes and balustrades and the bullnose awning to the verandah and decorative chimneys. The dwelling represents the historic and aesthetic values of the HCA.
21 Collins Street	No	Contributory	No. 21 Collins Street comprises an early twentieth-century Federation weatherboard cottage. The dwelling has retained many significant elements such as the timber gable finial and bargeboards, and decorative timber panels on the gabled roof, timber posts to the verandah, and the chimney and terracotta chimney pots. The dwelling's presentation to the street is consistent with the aesthetic values of the HCA and contributes positively to the HCA.

Address	Heritage Item	Category	Commentary
23 Collins Street	No	Uncharacteristic	No. 21 Collins Street is a contemporary masonry dwelling which presents as a single-storey dwelling to Collins Street but comprises significant rear additions. The original Victorian dwelling has been demolished. Though the scale of the dwelling presenting to Collins Street is consistent with the HCA, its form, architectural features and materiality are uncharacteristic and detract from the HCA
13 Minnamurra Street	Yes	Existing Heritage Item	No. 13 Minnamurra Street is a late nineteenth-century dwelling, characteristic of the style of the area. The building is a single-storey weatherboard cottage with a late twentieth-century two-storey rear addition that is visible from the street. The property features a non-original timber picket fence and dense planting in the front garden. The scale, architectural form and features, roof form and materiality of the dwelling is characteristic of the HCA.
15 Minnamurra Street	Yes	Existing Heritage Item	No. 15 Minnamurra Street is a Federation weatherboard bungalow. The dwelling exhibits architectural features typical of the period, including decorative timber balustrade and posts, and timber-framed windows and door. The property includes a non-original hedge and dense planting in the front. The property is representative of the scale, architectural features, roof form and materiality of the HCA.

Address	Heritage Item	Category	Commentary
17 Minnamurra Street	Yes	Existing Heritage Item	No. 17 Minnamurra Street is a late nineteenth-century single-storey weatherboard cottage with alterations, including a painted bluestone wall to the front verandah, vinyl cladding and a new front door. There is a contemporary hedge along the front boundary. The original timber posts and balustrade to the verandah have been replaced. However, the dwelling maintains the scale, form, and materiality of the HCA.
19 Minnamurra Street	Yes	Existing Heritage Item	No. 19 Minnamurra Street is a late nineteenth-century single-storey weatherboard cottage exhibiting Federation architectural features such as the timber finial and ornate bargeboards to the gable, a bay window, decorative lace balustrade and valances to the verandah. Later additions include a detached garage. The dwelling maintains the scale, form and materiality characteristic of the HCA.
21 Minnamurra Street	Yes	Existing Heritage Item	No. 21 Minnamurra Street is a two-storey building currently in use for commercial purposes as a serviced apartment building. It is situated on a prominent street corner and holds landmark quality in the streetscape. Originally constructed in the late nineteenth century, the building has undergone substantial reconstruction and refurbishment, including the addition of new windows, cladding and roof sheeting. The timber posts and balustrade to the verandah have been replaced. However, the overall presentation of the building, including its built form, scale, roof form, fenestration pattern and materiality has been retained, thus remaining characteristic of the historic and aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
2 Devonshire Street	No	Neutral	<p>The dwelling at 2 Devonshire Street is a late nineteenth-century single-storey weatherboard cottage, built on bluestone foundation, with concrete stairs added at a later stage. The primary façade has undergone several modifications, including the alteration of the fenestration pattern. A verandah with a skillion awning has been added to the side, and it is possible that the western elevation (facing Collins Street) was once the primary façade, incorporating a substantial garden and setback from the street. Despite having retained its original scale and roof form, the dwelling has been altered and no longer represents the typical architectural elements of the period. However, it does contribute to the setting of the HCA.</p>
4 Devonshire Street	No	Neutral	<p>The dwelling at 4 Devonshire Street is a single-storey late nineteenth-century weatherboard cottage on a bluestone foundation. Concrete stairs with a metal balustrade have been added later. The original front verandah has been enclosed and the fenestration pattern to the primary façade has been altered. A verandah has been added to the side. While the single-storey scale and the roof form are consistent with the prevailing character of the HCA, the dwelling has undergone substantial modifications</p>

Address	Heritage Item	Category	Commentary
6 Devonshire Street	No	Neutral	No. 6 Devonshire Street is a late nineteenth-century single-storey weatherboard cottage, raised on an elevated foundation. The original bluestone foundations has been covered with timber cladding. The timber balustrade and posts to the verandah are later additions. The scale, roof form and materiality of the dwelling are largely characteristic of the HCA; however, it is no longer a good representation of its typology.
8 Devonshire Street	No	Uncharacteristic	No. 8 Devonshire Street is a twentieth-century, single-storey weatherboard cottage, on bluestone foundation, which has been painted. The dwelling has undergone substantial alterations including the addition of a concrete stair with a metal balustrade, the enclosure of the front verandah with fibrous cement sheeting and aluminium-framed windows. The form of the dwelling, and particularly the roof, is inconsistent with the forms prevailing within the HCA.
10 Devonshire Street	No	Contributory	No. 8 Devonshire Street is a late nineteenth-century single-storey weatherboard cottage, on bluestone foundation and stone stairs. The dwelling incorporates a Colorbond roof, and the front façade features timber-framed windows and entrance door. The front verandah has been retained. A skillion carport has been added to the western façade. The scale, form and materiality of the dwelling contribute positively to the HCA.

Address	Heritage Item	Category	Commentary
12 Devonshire Street	No	Contributory	No. 12 Devonshire Street is a late nineteenth-century single-storey weatherboard cottage, on elevated bluestone foundation and painted concrete stairs. The front façade displays symmetrical proportions, with timber-framed windows to either side of the timber entrance door. The front verandah has been retained, although the existing timber balustrade is not original. The dwelling is covered by a tiled, pitched roof, which is inconsistent with the prevailing materiality of the area. The scale, form and materiality of the dwelling are otherwise consistent with the character of the HCA, and the property makes a positive contribution to the streetscape.
39 Pheasant Point Drive	No	Neutral	Single storey late 19th century cottage constructed of fibrous cement. The front verandah has been enclosed and fitted with contemporary aluminium framed windows. The original roof form and chimney have been retained. Despite the modifications to the dwelling, its scale is sympathetic to the character of the HCA, and defines the scale of the northern section of the HCA on the approach to the Town Centre

Address	Heritage Item	Category	Commentary
41 Pheasant Point Drive	No	Contributory	<p>No. 41 Pheasant Point Drive is a late nineteenth-century weatherboard cottage. Originally single-storey, it has undergone substantial alterations including the introduction of a substantial rear addition, of two storeys. This addition introduces an uncharacteristic second-storey gable with glazed panels. However, original features such as the verandah and timber posts in the verandah, external weatherboard walls, timber fascia board and roof finial to the gable roof and timber picket fencing have been retained. Despite the modifications to the dwelling, the presentation of the primary façade to the HCA contributes positively to the setting of the HCA, with alterations constrained to the rear.</p>
43 Pheasant Point Drive	No	Neutral	<p>The dwelling at 43 Pheasant Point Drive is a late nineteenth-century weatherboard cottage, originally of a single storey, which has undergone substantial unsympathetic modifications. These include the enclosure of the front verandah with aluminium-framed windows, the addition of a side extension and garage to the south of the primary façade and the addition of a second storey and significant rear development. The low brick fence responds to the steep topography of the site. While the building demonstrates some aesthetic value, due to the substantial modifications, its original form, architectural and scale have been comprised.</p>

Address	Heritage Item	Category	Commentary
45 Pheasant Point Drive	No	Neutral	<p>The Inter-War weatherboard cottage at 45 Pheasant Point Drive has undergone significant alterations, including the addition of a second floor. The original form and scale of the dwelling are not legible. However, the dwelling retains some key decorative elements, such as the timber column and posts to the verandah, typical of the interwar period. The dwelling is covered with Colorbond roofing. Due to its scale and irreversible modifications, the dwelling is considered to detract from the HCA.</p>
4 Fitzroy Street	No	Contributory	<p>No. 4 Fitzroy Street comprises a late nineteenth-century single-storey weatherboard cottage situated on a bluestone foundation. The front verandah has been uncharacteristically enclosed with weatherboard, which obscures the original presentation of the house and is inconsistent with the character of the street. The dwelling has retained its pitched roof form and the original narrow masonry chimney. However, a single-storey garage has been introduced to the western portion of the site, which incorporates faux heritage features such as the timber gable finial. Although it is visible from the street, it has a low scale, subservient to that of the house. Overall, as the dwelling displays a fair degree of intactness disrupted only by the enclosure of the verandah and the introduction of the masonry courtyard to the west, it is considered to be relatively consistent with the character of the HCA. The reversal of the verandah enclosure may elevate this property to contributory status.</p>

Address	Heritage Item	Category	Commentary
6 Fitzroy Street	No	Neutral	No. 6 Fitzroy Street is a late nineteenth-century single-storey weatherboard cottage with a projecting gable bay. The building has been altered, and it appears that the current contemporary verandah may have replaced an earlier one. Similarly, the eastern portion of the primary façade appears to be a contemporary addition. Further alterations include the rendering of the bluestone foundation. The gable has retained the half-timbering and timber bargeboards. The roof form has been altered to accommodate rear additions. Overall, despite the modifications, the dwelling is consistent with the HCA in its scale and form.
10 Fitzroy Street	No	Neutral	No. 10 Fitzroy Street is a weatherboard cottage on a bluestone foundation. It appears to be a heavily modified Victorian workers' cottage. The dwelling has undergone significant alterations, with the front verandah having been enclosed with weatherboard and intrusive panels of windows. The roof has been fitted with uncharacteristic dormer windows. The fenestration pattern of the dwelling is an anomaly within the HCA.
12 Fitzroy Street	No	Contributory	No. 12 Fitzroy Street is a modest, two-storey, mid-nineteenth century Victorian villa with rendered external walls and a low-pitched Colorbond roof. It appears that the ground-floor window openings, sash windows, and sills are original. The timber windows, doors, verandah posts and balustrade to the first-floor balcony are not original but imitate traditional detailing. The dwelling demonstrates the Victorian character of the area, and contributes greatly to the streetscape. It has a high degree of significance in the HCA, defining the northeastern boundary of the HCA due to its scale, form, architectural features and materiality.

Address	Heritage Item	Category	Commentary
8 Gard Lane	No	Uncharacteristic	<p>The building at 8 Gard Lane is a contemporary, two-storey, dwelling of masonry construction. The primary façade is rendered and painted. It is characterised with bold panels of glazing, a large balcony with contemporary balustrades, and a triangular shallow gable. The ground floor is dominated by a garage with a rolling door. The scale, form, fenestration pattern, and materiality are uncharacteristic of the HCA. The property also includes uncharacteristic landscaping with a mature hedge and a frangipani tree.</p>

Appendix 2 – Kiama Historic Town Centre Heritage Conservation Area

The Kiama Historic Town Centre Heritage Conservation Area incorporates Kiama's key civic and early commercial buildings. The block is characterised by predominately nineteenth-century and early twentieth-century buildings. These buildings feature a combination of grand two-storey commercial buildings and more modest Federation-era shop-tops. These buildings include late-Victorian and early Federation Free Classical buildings which display some of the finest architectural detailing seen in the Kiama region, incorporating classical and Italianate details common in public buildings from these periods. These properties are well maintained and demonstrative of Kiama's relative commercial prominence in the South Coast area. The 'law buildings', several early buildings comprising the Kiama Police Station, Kiama Police Station Residence and Kiama Court House, represent an early period of Georgian design in the area—they remain some of the earliest buildings in the Kiama region.

The Kiama Historic Town Centre HCA also retains several early hotels which display a high level of decorative detailing not seen elsewhere in the town. The remainder of the HCA is largely comprised of later Federation and interwar commercial development, with modest two-storey shop-top buildings creating a consistent line and scale throughout the area—their decorative parapets contribute to the character of the streetscape.

The Kiama Historic Town Centre HCA is emblematic of the first centre of intensive development in the town, with the scale and materiality of the properties lining Manning and Terralong Streets informing subsequent development throughout the area. Despite later development, the HCA maintains strong street frontages, with consistent typologies and visual motifs. Later development in the proposed HCA generally conforms to the consistent scale of the heritage buildings and is of generally sympathetic materialities. The proposed HCA contributes to the visual understanding of the historical development of Kiama, incorporating buildings which express the evolution of architectural taste in the area. Colour schemes and fabric choice are complementary to the beachside character of the town and show the enduring popularity of common typologies. The HCA defines the northeastern boundary of Kiama, has landmark quality in the region, incorporates significant architectural styles, contributes positively to the character of the surrounding area, and has informed subsequent development.

Summary History

The 1838 survey of the Kiama region, seen in Figure 3.1, had laid plans for a new town that was oriented towards the harbour, taking advantage both of coastal views, and convenient transportation. The early town began to emerge from the 1840 Town of Kiama plan, with Terralong and Manning streets developing in the 1840s as the principal thoroughfares in the new Town of Kiama. The 1840 Town of Kiama Plan had established the grid that still defines the layout of the area today.

The civic and commercial heart of the town began to emerge in close proximity to the harbour. Located along the natural edge of the land, these blocks adapted the rigid grid plan, responding to the irregular topography of the land. By 1860, Kiama boasted several churches and schools, including the Wesleyan Chapel and the Christ Church Complex, a post office, a tailors, drapers and haberdashery, bootmaker, blacksmith, wheelwright, breweries, two commercial banks and the first newspaper, The Kiama Examiner.

Early industry centred on the quarry. However, from the 1850s, a variety of businesses were established, supported by an influx of workers and (largely) English emigres. As the population grew, amenities were gradually established in the Kiama Town Centre including the Kiama Court House (1860), Kiama Police Station Residence (1863), Kiama Police Station (1884).

Historical photographs from the 1880s to the 1900s show that Manning Street contained a variety of masonry, timber, and weatherboard premises. These buildings were generally one or two storeys, extending to the footpath, with pitched roofs of corrugated iron.

A train line ran along Terralong Street toward the harbour for convenient transportation of blue metal and stone from the quarry, with a separate line down Manning Street. This line remained into the early twentieth century, appearing in photographs from 1920. The continued success of the quarry contributed to the economic success of the area, with businesses and hotels established in close proximity to it and associated workers' cottages.

Terralong Street grew to become Kiama's commercial centre, with businesses established along the southern alignment of the road. These businesses comprised single and two-storey buildings, largely constructed from weatherboard, with verandahs that ran along the street.

Over the years the Kiama Town Centre has evolved, with Interwar and mid-century development replacing earlier Victorian and Federation buildings. This is particularly evident in the rows of shops, with Federation shop tops replaced and the prominent verandas that once lined the streets removed. Despite the erosion of the earlier built form of the area, the Kiama Town Centre remains the civic and commercial centre of the town—largely retaining its historical scale, materiality, and character.

Statement of Significance

The proposed Kiama Historic Town Centre HCA has cultural significance at a local level for historic, aesthetic, rarity and representative values. The proposed HCA is the historical civic, commercial and social centre of historic Kiama, with its close proximity to Kiama Harbour demonstrating the role of the harbour in the town's local industry and transport systems.

Terralong and Manning streets developed in the 1840s as the principal thoroughfares in the then new town of Kiama, defining the northeastern boundary of the settlement. The Kiama Town Centre evolved through the nineteenth and early twentieth centuries in response to several waves of migration and developments in industry. A second period of development followed the introduction of the railway in 1893, which encouraged both the growth of the working and middle classes, as well as the burgeoning tourist market. The proposed HCA retains a variety of early civic and religious buildings, late nineteenth century banks and hotels, and Federation era shop buildings that are reflective of this evolution and the comparative grandeur the commercial wealth of the town.

The Kiama Historic Town Centre has aesthetic significance for high degree of integrity, with several particularly fine examples of late-Victorian and early Federation Free Classical buildings, and a significant row of shops along Terralong Street. The built form elements are generally highly intact, early examples of their type, informing the design, materiality and, significantly, the scale of later development throughout the region. It also incorporates historical monuments and respects the siting of original developments, maintaining significant views to and from Kiama Harbour. The area is generally low in scale, with street tree plantings and wide footpaths that encourage pedestrian usage and facilitate significant views to and from the harbour, emphasising the beachside character of the town.

The Kiama Historic Town Centre is, by virtue of its continued use as the social, commercial and civic heart of the town, rare within the Kiama region, forming the most prominent civic and commercial precinct in this part of the South Coast. The precinct is demonstrative of both tangible and intangible heritage values, continuing to be an important civic centre and a communal meeting place. It is representative of the early growth of the area, and has informed the design, scale and form of subsequent development of the Kiama region.

Character Statement

The Kiama Historic Town Centre HCA represents the growth and development of the public centre of the Kiama from the 1840s to the 1950s. The character of the proposed HCA is

diverse, featuring a combination of civic, commercial and religious buildings, and is made up of a number of architectural styles, including fine examples of high-quality late-Victorian and early Federation Free Classical civic buildings, Victorian Gothic ecclesiastic churches, and modest Federation, Interwar and postwar commercial style buildings that express the historical evolution of architectural taste in Kiama.

The proposed HCA represents three primary periods of development—the mid-Victorian period, the late-Victorian period and the early Federation period. These periods are demonstrated by two primary building typologies, grand public buildings, generally Georgian or Free Classical in style, and modest commercial buildings. Across these building typologies, masonry—both rendered and face brick—remains the primary materiality, a stark contrast to the primarily weatherboard construction of the surrounding residential development. There are common decorative elements and visual motifs in the HCA that denote the differing periods of construction, from the Classically inspired mouldings and chimneys across many of the late-Victorian buildings, to the retrained parapets of early Federation commercial buildings and the decorative masonry courses that are articulated across many postwar developments.

The Kiama Historic Town Centre is particularly representative of the importance of the town's coastal setting, with the siting, materiality, and landscaping of the Kiama Town Centre expressing the relationship between the town and Kiama Harbour. Streets feature wide footpaths that provide views to and from the harbour, with street tree plantings, and planter boxes scattered throughout the HCA adding to the natural character of the area. The HCA expresses the gradual evolution of the heart of the town of Kiama and its relationship to its natural setting.

This character should be preserved and retained through the retention of contributory buildings, the scale of the streetscapes, the common materialities and visual motifs, views to and from the harbour, public open space, the legible subdivision pattern, and street tree plantings. Careful management of neutral items is also required.

Characteristic Elements

Characteristic elements to be preserved include:

- the range of surviving architectural styles and historical buildings, particularly the existing heritage items, landmark buildings and contributory buildings;
- the consistency of the scale of the streetscapes, and particularly the maintenance of the street-facing roofline on Terralong Street;
- views to and from Kiama Harbour;
- original chimneys, parapets, and windows;
- ornamental elements such as decorative moulding and courses, particularly surviving examples of late-Victorian and early Federation buildings;
- the dominant material palette of face brick and rendered masonry, timber-framed windows and stone base courses;
- wide footpaths to encourage pedestrian traffic;
- deep setbacks and landscaping where extant; and
- street tree plantings.

Uncharacteristic development includes residential development, contemporary development of above three storeys at street level, over-scaled additions, development that features prominent glazing and use of concrete, and commercial development with setbacks from the building line or roof forms that rise above the consistent scale of the roofline.

Classification of Buildings in the Kiama Historic Town Centre HCA

A number of the properties within the Kiama Historic Town Centre HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each individual building is indicated on the map below and in the following table:



Classification of buildings within the Kiama Historic Town Centre HCA. (Source: SIX Maps with GML overlay)

Address	Heritage Item	Category	Commentary
2 Manning Street (CBA)	No	Uncharacteristic	The Commonwealth Bank site is a contemporary building which replaces earlier historic buildings, including an earlier bank building. Although the building maintains the scale of the streetscape, its design, form, materiality and colour palette is uncharacteristic in the streetscape
8 Manning Street	No	Contributory	No. 8 Manning Street is a moderately intact Federation shop top building with a highly intact original parapet. It retains its original parapet and some early decorative detailing. It is representative of the scale, period, and materiality of the HCA despite alterations.

Address	Heritage Item	Category	Commentary
10 Manning Street	No	Neutral	No. 10 Manning Street is a twentieth century shop building with a historically inspired parapet. However, the scale, form (including the parapet), and materiality of the building is sympathetic to the character of the HCA.
12 Manning Street	No	Uncharacteristic	No. 12 Manning Street is a contemporary commercial building. It is a two-storey masonry construction, with large panels of glazing on both floors. The upper storey windows are surrounded by contemporary, reflective signage. Although it maintains the scale of the streetscape, it is contemporary in design and materiality and is unsympathetic to the character of the area.
14 Manning Street	No	Uncharacteristic	No. 14 Manning Street is a contemporary commercial building. It maintains the scale, and masonry construction seen in the area, but is contemporary in design and character. It features decorative brick courses across the upper level of the façade, echoing the courses seen in mid-century shop buildings throughout the
18 Manning Street	Yes	Existing Heritage item	No. 18 Manning Street is an individually listed heritage item. It is a two-storey late Victorian commercial bank building which displays grand proportions and ornate detailing. The building is of masonry construction, with a hipped slate roof, and faux quoin detailing on the primary western façade. The building is ornamented with label moulding around the windows. The building has been modified with a contemporary carport introduced to the southern elevation. The building represents the historical and aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
22 Manning Street	No	Neutral	No, 22 Manning Street is currently a vacant lot. The lot does not make a negative impact on the HCA, but future development should be subject to development controls.
24 Manning Street	Proposed	Proposed Heritage Item	The former City Bank Stables Building is currently recommended for individual heritage listing for its historical, aesthetic and rarity values. No. 24 Manning Street is a late nineteenth century, two storey Victorian residential building with Gothic inspired details. The building has been highly modified, with the verandah having been altered several times over the previous century, and is currently enclosed. It retains some highly ornate detailing such as the decorative chimney pots. The building is largely concealed from street view, but represents the historical and aesthetic values of the HCA, contributing to the history of commercial development in the area.
32 Manning Street	Yes	Existing Heritage Item	No. 32 Manning Street is an individually listed heritage item. It is a two-storey, late-Victorian commercial bank building. Constructed of masonry, the building has a hipped roof of slate with decorative chimneys and chimney pots. The building features grand proportions and a high degree of classically inspired decorative detailing including decorative moulding, pilasters, pediments and filigree detailing. The building incorporates a portico with rounded arches and a pediment. The building displays a high degree of integrity, but has been altered, with a small addition to the southern portion of the building to accommodate an ATM. The building represents the historic and aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
34-36 and 38-40 Manning Street	No	Contributory	The building at. 34-40 Manning Street is a mid-century, post-war commercial building of masonry construction. It maintains the low scale, and masonry construction seen throughout the area. Despite alterations, the building is generally intact above the awning. The design incorporates visual motifs, such as the decorative courses articulated across the façade, which make a positive contribution to the streetscape.
44 Manning Street	No	Uncharacteristic	No. 44 Manning Street is a contemporary, three storey, residential building. The building appears to be of masonry and concrete construction which has been rendered and painted. It features large areas of glazing , and verandahs and balconies with contemporary steel handrails. The building is thoroughly contemporary in design and character and, its design, form, massing and materiality detracts from the early twentieth century character of the streetscape.
48 Manning Street	Yes	Existing Heritage Item.	No. 48 Manning Street is an existing individually listed heritage item. The church building is a mid-nineteenth century church in the Victorian Gothic style. It is of masonry construction which has been rendered and painted. The building has a traditionally high-pitched roof, and a small portico with buttresses. The building has undergone a series of alterations and conservation works, but displays a good degree of integrity. It is representative of the historical development of religion in the area, and contributes to the visual setting of the HCA. However, there are several contemporary ancillary structures throughout the precinct which do not represent the same aesthetic values.

Address	Heritage Item	Category	Commentary
11 Manning Street	Yes	Existing Heritage Item	No. 11 Manning Street, the former Kiama Municipal Council Chambers is an existing individually listed heritage item. The building is a Federation Free Classical Civic building of masonry construction with stone detailing. The building has a hipped roof and incorporates a bold, two storey portico which dominates its eastern façade. The building incorporates classically inspired detailing, including the columns and pediment of the portico, and decorative mouldings, with Georgian inspired faux quoins. The building displays a good degree of integrity and is representative of the historical civic character of the area and the aesthetic values of the HCA.
33 Manning Street	Yes	Existing Heritage Item	No. 33 Manning Street is an individually listed heritage item. The former ES&A Bank is the site of the former Victoria Stores, and despite alterations has been on the site in some form since the 1850s. The building is a highly modified nineteenth century building of masonry construction. Its overall form and massing display a Georgian inspired design, however it displays elements of several aesthetic styles such as the art deco inspired portico. It is one of the earliest commercial sites in the town, and is representative of the historical and aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
35 Manning Street	No	Contributory	No. 35 Manning Street is a single storey commercial building which is representative of the design, materiality and scale of the Manning Street area. The property appears to originate from the early twentieth century and is demonstrative of the commercial history of the area and features a mid-nineteenth century style design, maintaining the low scale of later commercial development in the area. The building displays a fair degree of integrity retaining a decorative parapet and awning. It also displays decorative timber elements, such as the fascia and brackets, which contribute to its positive presentation to the streetscape.
45 Manning Street	No	Uncharacteristic	The building at 41-45 Manning Street is a contemporary mixed-use development. Constructed of masonry, the building maintains the low scale of the HCA. However, the use of blonde brick, aluminium window frames and metal finishes is uncharacteristic of the HCA and detracts from the streetscape.
47 Manning Street	No	Uncharacteristic	The building at 47 Manning Street is a contemporary mixed-use development. Constructed of masonry the building exceeds the characteristic low scale of the streetscape. The use of blonde brick, aluminium framed windows, and other uncharacteristic materials detract from the presentation of the building within the streetscape.

Address	Heritage Item	Category	Commentary
49 Manning Street	Yes	Existing Heritage Item	<p>No. 49 Manning Street is an existing individually listed heritage item. The Grand Hotel is a prominent, three-storey, late Victorian hotel which, despite alterations, displays characteristic elements of the Free Classical and Commercial Palazzo styles. The building is of masonry construction and has been heavily altered on the lower floors. However, the upper floors retain a good degree of original detailing with classically inspired pilasters and mouldings. The building is a prominent element in the streetscape, defining the southern boundary of the HCA. The hotel is demonstrative of the historical and aesthetic values of the HCA and would benefit from the reinstatement of its historical verandah.</p>
33 Bong Bong Street	No	Neutral	<p>No. 33 Manning Street is a modest, early twentieth century, building that is now commercial. The property is single storey and constructed of masonry and weatherboard with timber panels. It features low-pitched roof with timber panelling on the gable end. It appears to be a highly modified residential building that was likely constructed in the early twentieth century, maintaining a masonry chimney with decorative courses and terracotta chimney pots, in a similar profile to other chimneys seen throughout the area. The building is modified; however it is sympathetic to the materiality and scale of the HCA and contributes to the Bong Bong Street streetscape.</p>

Address	Heritage Item	Category	Commentary
2 Terralong Street	Yes	Existing Heritage Item	Terralong Street is an existing, individually listed heritage item. Construction of the church began in 1843, with the building presenting in an early nineteenth century style with a narrow, high pitched roof. The Church is constructed of masonry and features narrow lancet windows. It has been modified with an early portico removed and replaced with a gothic inspired square tower with buttresses. The complex includes the original mid-nineteenth century church building, as well as several ancillary structures, and landscape elements. The Christ Church precinct contributes to the history of religious development in the area, and is demonstrative of the aesthetic values of the HCA.. The building is set within a landscaped precinct which provides views to and from the harbour and emphasises the connection between the HCA and its natural setting
4 Terralong Street	No	Uncharacteristic	No. 4 Terralong Street is a contemporary residential development. Despite maintaining the two-storey scale of the area, its design, bulky form and materiality are uncharacteristic of the area. As a residential building it does not represent the historical values of the HCA.
4-6 Terralong Street	No	Uncharacteristic	The building at 4-6 Terralong Street is a contemporary mixed-use development. The property is a substantial building that is intrusive in the streetscape, with its bulk disrupting the building and roofline common to the area. However, the building is finished in white render, characteristic of the area, and features a decorative parapet, sympathetic to those seen on Federation buildings throughout the HCA.

Address	Heritage Item	Category	Commentary
24 Terralong Street	Yes	Existing Heritage Items	No. 24 Terralong street is an existing, individually listed heritage item. The Kiama Post Office is a key visual element in the HCA, defining the corner of the block between Manning and Terralong streets, and the entrance to the civic precinct from the north. The building is two storeys, with a three-storey tower. It is constructed of masonry that has been rendered and painted, and is demonstrative of a period of late Victorian commercial development, displaying key elements of the Free Classical style which are characteristic in the area. The building is representative of the historical and aesthetic values of the HCA.
30 Terralong Street	Yes	Existing Heritage Item	No. 30 Terralong Street is an existing, individually listed, heritage item. The former Kiama Police Station Residence is an early nineteenth century building in the Georgian style. Constructed of masonry which has been rendered and painted. It has a low-pitched roof of corrugated iron, with a low verandah along the primary northern elevation. The verandah is supported by timber posts. It displays a good degree of integrity and intactness. It incorporates unique decorative detailing such as crown motif on the exterior vents. It is one of the earliest buildings in the HCA and presents in a restrained Georgian style. The building is demonstrative of the historical and, civic values of the HCA, and makes a positive contribution to the character of the streetscape.

Address	Heritage Item	Category	Commentary
32 Terralong Street	Yes	Existing Heritage Item	<p>No. 30 Terralong Street is an existing, individually listed, heritage item. The building is a single storey, early nineteenth century structure in a Georgian style. It features a low, hipped roof of corrugated iron, with a narrow verandah with a skillion roof of corrugated iron. The building features a good degree of integrity and intactness, retaining original detailing such as the chimneys and window frames. However, it has been altered with the introduction of contemporary security doors and window covers. The former Kiama Police Station is one of the earliest buildings in the HCA and presents in a restrained Georgian style. The building is demonstrative of the historical and, civic values of the HCA, and, makes a positive contribution to the character of the streetscape.</p>
34 Terralong Street	Yes	Existing Heritage Item	<p>No. 34 Terralong Street is an existing, individually listed, heritage item. The building is a single storey nineteenth century building with a high pitched roof. The gable end features a prominent pediment style with decorative moulding. The building has been modified over time, with contemporary elements introduced, however, it retains a good degree of integrity. The Kiama Court House represents the historical values of the HCA, demonstrative of the development of civic and legal administration. Despite modifications it retains its Victorian character, respecting the scale and materiality of the HCA, and displays several well executed decorative elements, such as the ornamental moulding on the pediment.</p>

Address	Heritage Item	Category	Commentary
36- 40 Terralong Street	No	Uncharacteristic	The building at 38-40 Terralong Street is a contemporary commercial development. Constructed of masonry, it respects the low, two storey scale of the area. However, the building is thoroughly contemporary in character, with the use of blonde brick and aluminium window frames uncharacteristic of the aesthetic values of the area.
42 Terralong Street	No	Neutral	No. 42 Terralong Street is a contemporary commercial building. The building is a low, two storey shop-top building that maintains the characteristic roof and building lines of the significant Terralong Streetscape. The building is constructed of masonry with weatherboard elements. While the building is contemporary in character, it contributes to the significant row of shops, and features a sympathetic colour palette and materiality that do not detract from the HCA values.
46 Terralong Street	No	Uncharacteristic	The building at 46 Terralong Street is a contemporary commercial building. Constructed of masonry, the building maintains the low scale and building line of the significant row of shops on Terralong Street. However, the building is thoroughly contemporary in character, with the single storey scale and lack of parapet detracting from the presentation of the HCA.

Address	Heritage Item	Category	Commentary
48 Terralong Street	No	Uncharacteristic	No. 48 Terralong Street is a contemporary commercial building. Constructed of masonry and finished with a neutral render, the building respects the scale, and colour scheme of the area. It incorporates a shallow pediment with a contemporary stepped, design. However, the building is thoroughly contemporary in character with the asymmetrical fenestration detracting from the presentation of the streetscape.
50 Terralong Street	Yes	Existing Heritage Item	No. 50 Terralong Street is an existing, individually listed heritage item. The building is a prominent, three-storey nineteenth century building. Constructed of masonry, the facades have been rendered and painted and incorporate classically inspired decorative moulding along the upper floor, with shallow pediments above some windows. It features a prominent rounded corner bay which is unusual in the Kiama area. The building has been modified, but retains a good degree of integrity. The former Tory's Hotel is one of the earliest hotels in Kiama and is demonstrative of a significant period of commercial development, having significance from its continuing use as a hospitality venue. The building is a key aesthetic element in the area, and is a bold feature in the streetscape the demonstrates key elements of the Free Classical style and, the architectural transition between the Manning Street and Terralong Street areas of the HCA. The building is demonstrative of the historical and aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
58-64 Terralong Street	Yes	Existing Heritage Item	<p>The building at 58-64 Terralong Street is an existing, individually listed heritage item. The former Devonshire House is a late-Victorian commercial building of two storeys. Constructed of masonry which has been rendered and painted, it presents in an unusual design, with a secondary store building located to the rear in the south. The building displays characteristic aesthetic elements, such as decorative mouldings and pediments, and retains timber framed windows. The building is a bold element in the streetscape, defining the two-storey scale seen throughout the remainder of the Terralong Street area of the HCA. It represents the Kiama Town Centre's long standing commercial tradition, and is demonstrative of the historic and aesthetic values of the area.</p>
66-68 Terralong Street	Proposed	Proposed Heritage Item	<p>The building at 66-68 Terralong Street is currently recommended for listing as an individual heritage item. The building is an early twentieth century commercial building with a decorative masonry parapet. The parapet incorporated decorative pilasters and mouldings. Although it has been painted in colours uncharacteristic of the area, the parapet features a good degree of integrity, retaining characteristic decorative mouldings and detailing. The building was formerly a significant local émigré café and is demonstrative of the commercial and social historical values of the HCA. It contributes to the aesthetic character of the Terralong Street streetscape, and the HCA generally.</p>

Address	Heritage Item	Category	Commentary
72-74 Terralong Street	No	Neutral	The properties at 72-74 Terralong Street are contemporary commercial buildings. Although modern, the buildings maintain the low-two storey scale of the area, and the building line of the significant row of shops. The building features a neutral colour scheme and includes a shallow contemporary parapet, both of which are sympathetic to the character of the streetscape.
76-78 Terralong Street	No	Uncharacteristic	The building at 76-78 Terralong Street is a contemporary commercial building. It is constructed of masonry with a contemporary rectangular parapet. However, the use of blonde bricks is uncharacteristic in the area. Its street facing elevation appears to be single storey, disrupting the predominately two-storey roofline of the streetscape.
80 and 82 Terralong Street	No	Contributory	The properties at 80 - 82 Terralong Street are single storey commercial buildings with a decorative parapet. The buildings are constructed of masonry that has been rendered and painted. The parapet features a rectangular masonry pediment which is seen throughout the HCA. Although the colour scheme is non-traditional for the area, the building retains the roof and building lines of the significant row of shops, with the parapet contributing to the aesthetic presentation of the significant row of shops.
84 Terralong Street	No	Neutral	No. 84 Terralong Street is a two-storey commercial building. Constructed of rendered masonry, the building respects the significant low scale of the area, maintaining the roof and building lines of the significant row of shops. The building is demonstrative of the historical commercial values of the area, and displays elements, such as the wide multipaneled windows seen in the HCA.

Address	Heritage Item	Category	Commentary
86 Terralong Street	No	Uncharacteristic	The building at 86 Terralong Street is a contemporary commercial building. It is constructed of masonry, but, the use of blonde bricks, and aluminium framed windows uncharacteristic in the area. It's street facing elevation appears largely single storey, disrupting the two-storey roofline of the significant row of shops.
88 and 90 Terralong Street	No	Uncharacteristic	The building at 88-90 Terralong Street is a contemporary commercial building. Constructed of masonry, it maintains the low, two-storey scale of the area. However, the building is thoroughly contemporary in character, with the use of blonde bricks, and aluminium framed windows uncharacteristic in the area.
92–94 Terralong Street	No	Contributory	The building at 92-94 is a two-storey commercial building which presents in a post-war commercial style. It is constructed of masonry that has been finished with render in a sympathetic neutral colour scheme. The building features visual motifs, such as the row of decorative courses articulated across the façade, and the wide glazed windows common to the HCA. The property is representative of the historical and aesthetic values of the HCA, it demonstrates the evolution of commercial buildings in Kiama.

Address	Heritage Item	Category	Commentary
96–98 Terralong Street	No	Contributory	The building at 96-98 Terralong Street appears to be an early twentieth century commercial shop-top building. The two-storey property is constructed of masonry, and is rendered above the awning. It incorporated a Federation style parapet with a curved pediment with decorative moulded elements. The building demonstrates the aesthetic character of the area retaining its decorative parapet, restrained mouldings, and timber framed sash windows. Despite alterations its upper storey façade, it is highly intact and represents the historical commercial values of the HCA.
100 Terralong Street	No	uncharacteristic	No. 100 Terralong Street is a contemporary commercial building. The property respects the low, two-scale of the area and the building line of Terralong Street. It also incorporates wide glazed panels seen in other commercial buildings throughout the area. However, it is thoroughly contemporary in character and does not demonstrate the historical values of the area.
102 Terralong Street	No	Uncharacteristic	No. 102 Terralong Street is a contemporary commercial building. The property respects the low scale of the area and the building line of Terralong Street. It also features a sympathetic neutral colour scheme. However, it is thoroughly contemporary in character and does not demonstrate the historical values of the area.

Address	Heritage Item	Category	Commentary
106 Terralong Street	No	Contributory	No. 104 Terralong Street is a two-storey commercial building. Constructed of rendered masonry, the building incorporated a parapet with a moulded course and decorative rectangular motifs. It respects the significant low scale of the area, maintaining the roof and building lines of the significant row of shops. The building is demonstrative of the historical commercial values of the area, and displays characteristic aesthetic elements such as the decorative parapet and timber framed windows.

Appendix 3 – Smith Farm Heritage Conservation Areas

The proposed Smith Farm Heritage Conservation Area comprises the residential blocks to the southwest of the Town Centre. This area originates from the 1840 Town of Kiama Plan and largely follows grid set in this time. It is characterised by consistent scale and common residential typologies. However, subsequent commercial and residential development has eroded the boundaries of the grid. The northern boundary of the former grid is particularly inconsistent due to development along Terralong Street and Akuna Street. The proposed Southern Town Centre Residential HCA extends south from Terralong Street for roughly three blocks, terminating in the southern alignment of Barney Street. The western boundary is defined by Collins and Belvedere streets, with the eastern boundary defined by Railway Parade, Eddy Street, and the train line (Illawarra Line).

Brief Historical Background

In 1838 a survey was undertaken by Surveyor Andrew Byrne to set out a new plan for Kiama. This plan laid out parcels of land surveyed by Byrne which the government had begun selling the previous year. Lots ranged from small residential lots of half an acre (0.2ha) in size near the planned centre of town, to two acre (0.8ha) or more blocks inland to the south and west.

The area of the Smith Farm HCA was a mix of undeveloped land and paddocks associated with David Smith's farm, an early settler of the area whose house was located east of the railway and became the town's first inn. In the 1840 town plan this area had transformed into the nucleus of a residential neighbourhood. First buyers of the land within the proposed HCA include George Somerville and the sisters Margaret, Isabella and Elizabeth Black of Jerrara, all prominent and notable Kiama families.

The Smith Farm HCA area remained largely undeveloped as the bulk of the construction in the Kiama up to the late 1870s was along Terralong Street and Manning Street, which had grown out of the core established in the 1840s.

The completion of Robertson Basin in Kiama Harbour in 1879 initiated a period of growth in Kiama. Construction of residences and outbuildings began around Bong Bong Street and Barney Street.

Residential development intensified following the arrival of the railway in Kiama in 1893. Improvements to the infrastructure and amenity of Kiama also fostered development in the 1880s and 1890s including the Kiama Gasworks.

As Kiama's wealth and population increased in the 1880s and 1890s masonry began to be used for many buildings, typically brick or bluestone on a bluestone base. Timber weatherboard remained a popular material, especially for smaller buildings like the worker's cottages along Eddy Street and Railway Avenue.

Between the 1920s and 1950s development was sporadic and limited. A boom in development did not occur until after the Second World War which saw the introduction of fully brick or fibro-cement dwellings with hipped tiled roofs.

The 1970s saw continued development in the Smith Farm HCA, though the lack of available street frontage required new roads to be created to access available land at the centre of the blocks. The process of infilling the blocks was largely complete by the 1980s with the alignment of Somerville Close, though the land at the rear of the bowling club was not developed until the early 2000s. The latter half of the twentieth century also saw many of the remaining small Victorian and Federation-era cottages redeveloped for new, more substantial houses.

Statement of Significance

The proposed Smith Farm HCA has cultural significance at a local level for historic, aesthetic, rarity and representative values. The HCA originates from the earliest settlement in the Kiama region and remains a highly intact area, demonstrative of key phases of residential development in the wider Kiama area.

The Smith Farm HCA originates from farmland owned by David Smith, one of the earliest settlers in the Kiama area. Although Smith's house was not located in the HCA, the land has been in continuous use since Smith's Farm in the 1830s. In the 1840s, the area was captured in the first subdivision, forming parts of blocks 5, 6, 7, 8, 12, 13, 14 and 15 of the Town of Kiama Plan. Early grants from this plan were allocated to prominent local figures including Margaret, Isabella and Elizabeth Black of Jerrara, businessman Alexander Brodie Sparks, and the magistrate George Foster Wise. The area was developed gradually from the 1840s and 1850s with early grant holders undertaking several subdivisions throughout the nineteenth century. Some of these early allotments remain legible in the layout of the HCA.

As the Kiama Town Centre developed with employment opportunities in the local quarry and the fledging town. Residential development intensified in the area during the late Victorian period, becoming one of the earliest residential areas in the region. As transport routes improved, assisted by the introduction of the railway in the 1890s, the HCA became an area of centralised housing, providing accommodation for local workers. Worker's housing continued to be introduced to the area in tandem with increases in local industry, particularly following the introduction of the gasworks in the 1880s. The retention of the gasworks is particularly communicative of this relationship between early industry and affordable housing in the area.

Existing housing in the area is demonstrative of significant waves of development, including in the early Federation, and Interwar periods, with groupings of these housing styles throughout the area. Housing was generally weatherboard, with substantial, earlier dwellings generally located further west, separated from the town, with later, more modest dwellings gradually moving towards the railway line. A small number of masonry post war houses are representative of the final stage of historic development in the area, interspersed between earlier weatherboard houses, they are representative of the final subdivisions of remnant estate lands. The bowling green, established in the 1920s is representative of the growing interest in public recreation and wellbeing that emerged in the early twentieth century with recreational facilities introduced to provide amenities to local residents.

Although contemporary development has encroached on the area, disrupting the integrity of some areas, the HCA remains demonstrative of one of the earliest areas of centralised residential development in Kiama. The dwellings throughout the HCA display a range of significant residential typologies from modest Victorian and Federation weatherboard workers cottages, Interwar California Bungalows, and post war masonry dwellings. A small number of substantial Victorian masonry dwellings are interspersed throughout the HCA, reminiscent of the earliest phases of development in the area. Contributory dwellings throughout the HCA are generally well-maintained showing key architectural elements such as verandahs, colorbond roofs, gabled roof forms, and decorative timber detailing such as joinery, bargeboards and finials. The dwellings are particularly representative of the enduring popularity of weatherboard construction in the area, typical of the seaside character of the town. The HCA also captures a rare example of a two-storey, weatherboard terrace house in the Kiama region.

The Smith Farm HCA has local historic and aesthetic significance, and rarity and representative value for its high degree of integrity as a precinct, retaining a high number of historic house types in a condensed area. Their situation, in the immediate vicinity of the Town Centre communicates their historic connection to the development of local industry. It is particularly aesthetically representative of the historic phases of development, retaining intact streetscapes of Victorian, Federation and Interwar housing groups. The area is rare, forming part of the farmlands of David Smith, one of the earliest settlers in the region and has

been in continuous use since the 1830s, informing the scale, form, and materiality of housing in the surrounding area.

Character Statement

The proposed Smith Farm HCA demonstrates the historic development of housing in Kiama from the 1850s to the 1960s. The area represents several key phases of development including the late Victorian, early Federation, Interwar and Post war periods, displaying a number of significant residential typologies from these periods. This includes Victorian and Federation weatherboard workers' cottages, Federation bungalows, and Interwar California Bungalows. There are several key groupings of these housing types which present intact streetscapes, particularly along Bong Bong, Shoalhaven, Barney and Eddy Streets. These are interspersed with a small number of substantial Victorian masonry dwellings and Postwar masonry dwellings. There are a number of well-maintained dwellings, including a number of fine Federation cottages and Interwar California Bungalows.

The materiality is generally consistent throughout the area, with the majority of historic housing constructed of weatherboard, generally with Colorbond roofs. There are several common architectural attributes throughout the HCA including bullnosed verandahs, faceted bay windows, and gable roofs with decorative bargeboards and detailing on Victorian and Federation cottages, with low-pitched roofs and wide wraparound verandahs on Federation Bungalows. The Interwar dwellings similarly share key attributes such as the low-pitched roofs with nested gables, wide verandahs, and decorative timber detailing. There are several post war masonry buildings, with fine examples displaying elements of the P&O style. The area displays a low scale with generally single storey development. There are a small number of substantial two-storey dwellings, generally dating from earlier phases of development. Due to its significant location in proximity to the Kiama Town Centre and the condensed nature of the subdivisions, housing in the Smith Farm HCA likely informed subsequent development in the surrounding area, establishing a consistently low scale and materiality.

The HCA is representative of the historic response to the varied topography of the area. Dwellings, along sloped areas, particularly along Shoalhaven and Bong Bong Streets incorporate elevated foundations, accommodating the slope of the land. Several of these houses have been modified to incorporate garage areas into the foundations. The siting of houses also expresses historic subdivisions, with earlier, substantial houses sited facing east to take advantage of views to the sea. Later, more modest worker's housing generally occupy narrower lots, and are sited facing north and south. Similarly, areas of earlier development generally feature substantial setbacks, with sloped gardens separating houses from the street. Pedestrian access is accommodated throughout the HCA by footpaths. The HCA represents significant phases of residential development, encouraged by developments in transport and industry. The retention of the gasworks and the surrounding groupings of late Victorian and Federation housing, with groupings of more modest twentieth century workers' housing along the trainline, is particularly communicative of this relationship. The Bowling Green provides a wide open space, with sightlines throughout the area, and expresses the historic emphasis placed upon recreation and landscaping in the twentieth century. The HCA has remained largely residential, and maintains a low scale and leafy green character.

The character of the HCA should be conserved through the retention of contributory buildings, the scale of streetscapes, the common materials and decorative details, and the legible subdivision pattern. Careful management of neutral items is also required. Where possible, the reversal or removal of uncharacteristic alterations (such as the enclosure of verandahs) which may allow a neutral building's contribution to the HCA to be elevated to contributory should be encouraged. As uncharacteristic development encroaches on the boundaries of the HCA, careful management of surrounding development should ensure that viewed to and from the area are not disrupted, and the low scale of the area is maintained.

Characteristic Elements

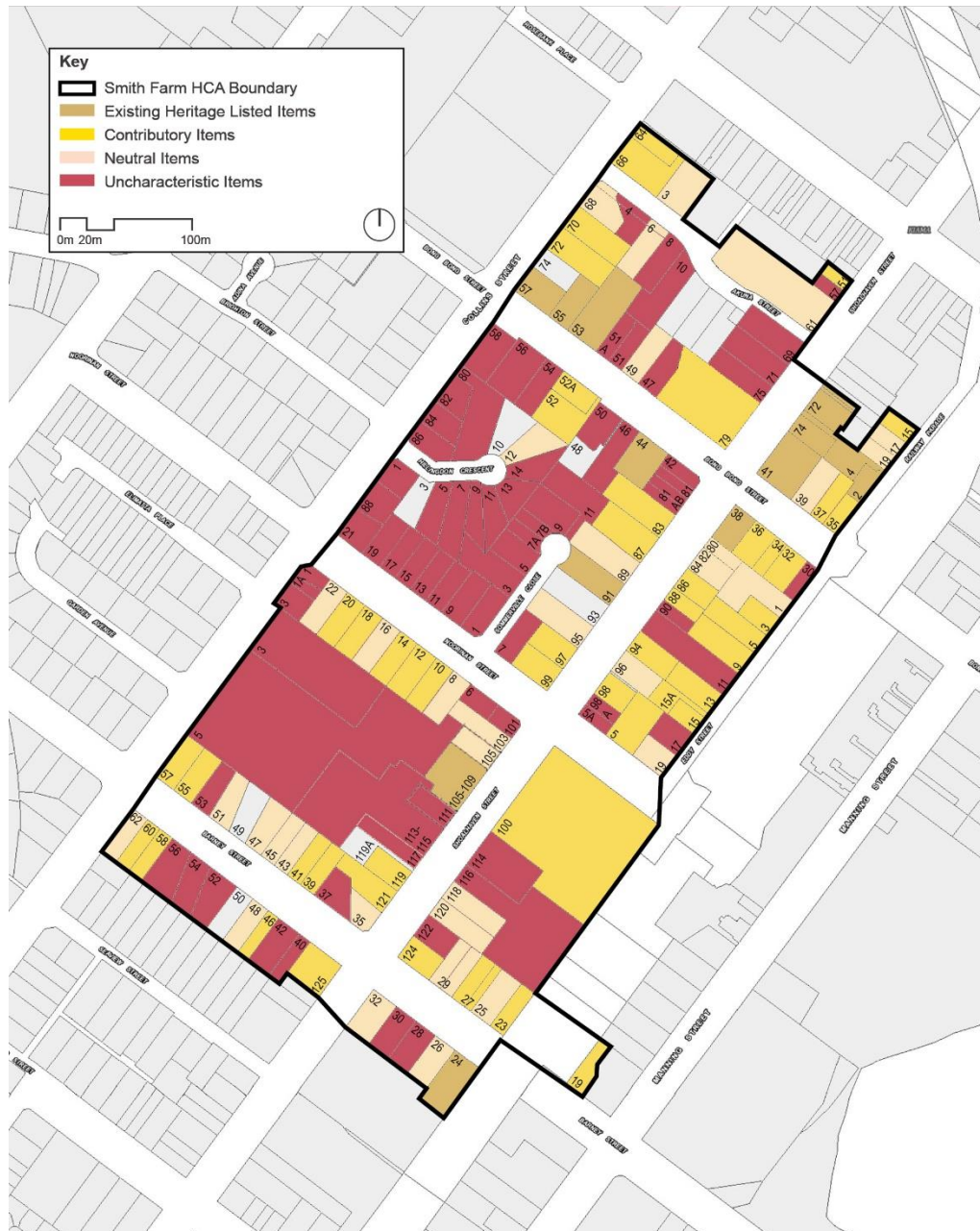
Characteristic elements to be preserved include:

- Late Victorian, early Federation, and Interwar residential buildings, particularly the existing heritage items, landmark buildings, and contributory buildings;
- Postwar masonry buildings, particularly those which display elements of the P&O style;
- The consistent scale of the low, single-storey streetscapes;
- Existing setbacks, particularly where dwellings incorporate low-scale, landscaped gardens to the front of the property;
- Original verandahs, windows, chimneys;
- Original bluestone foundations, where applicable;
- Colorbond/sheet metal roofs;
- Ornamental elements such as decorative timber joinery, bargeboards, finials, and fascias.
- The generally neutral and cool toned colour palette;
- The dominant weatherboard materiality; and
- Traditional gardens and landscaping, where extant.

Uncharacteristic development includes commercial development; contemporary development of more than two storeys at street level; overscale additions; additions to the front of properties, particularly any structure that would obscure views from the street; carports or garages to the front of properties; contemporary development that features prominent glazing; uncharacteristic colour schemes; the use of concrete structures; and the introduction of elevated foundations on areas with a flat level, such as Barney Street, which disrupt the roofline.

Classification of buildings in the Smith Farm Heritage Conservation Area

A number of the properties within the Smith Farm HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each individual building is indicated on the map below and in the following table:



Map of the proposed Smith Farm Residential HCA. (Source: NSW SIX Maps with GML overlay)

Address	Heritage Item	Category	Commentary
51 Shoalhaven Street	Proposed	Proposed Heritage Item	A single storey, interwar, pre-fabricated 'Como' house with a front verandah, stucco detailing and timber features. Set back from the street by a garden and masonry fence. Former home of the Weston family, who owned the <i>Kiama Independent</i> newspaper.
57 Shoalhaven Street	No	Uncharacteristic	A two-storey commercial property of masonry construction. Asymmetrical with the top floor protruding over the driveway and the façade features decorative timber elements in a vertical motif. Site of the former <i>Kiama Independent</i> newspaper building.
61 Shoalhaven Street	No	Neutral	A parking lot for the adjacent tenancy.
69 Shoalhaven Street	No	Uncharacteristic	A two-storey, mixed use complex with commercial properties arranged on the ground level and residential properties above. On a corner lot. Contemporary elements including blonde brick, aluminium-framed windows and colour scheme.
71 Shoalhaven Street	No	Uncharacteristic	A contemporary, three-storey apartment building. Repetitive motifs featuring blonde brick walls, rendered corner balcony and aluminium-framed doors and windows. Flat roof with a prominent edge trim.
75 Shoalhaven Street	No	Uncharacteristic	A two-storey, contemporary unit building of masonry construction with a flat roof. Victorian inspired detailing, including faux quoins and decorative parapet mouldings. Masonry fence to the front.
79 Shoalhaven Street Also known as 45 Bong Bong Street	No	Contributory	A Victorian, single storey, weatherboard building with significant modifications to the rear. On a corner lot sloping down to the north. Wraparound verandah with iron lace balustrades, aluminium posts and masonry steps. Significant setback from the street.

Address	Heritage Item	Category	Commentary
81 Shoalhaven Street	No	Uncharacteristic	A single-storey, semi-detached late twentieth-century dwelling. Symmetrical windows and doors on facade. Flat roof, vertical weatherboard cladding and a deep setback from the street.
81A and 81B Shoalhaven Street	No	Uncharacteristic	A contemporary, two-storey, semi-detached residence of masonry construction. Symmetrical fenestration on façade. The property has rendered walls and a butterfly roof. Deep set back from street by lawn and garden.
83 Shoalhaven Street	No	Contributory	A single-storey, mid-twentieth century residence with Functionalist style elements. Set back from the street by landscaped gardens and brick retaining walls. Retains original timber-framed spandrel windows and a balcony courtyard with a contemporary balustrade.
87 Shoalhaven Street	Proposed	Proposed Heritage Item	A single-storey interwar dwelling in the P&O Functionalist style. Retains original features including hipped roof of Marseille tiles, timber-framed windows, curvilinear awning and a small balcony courtyard. Set back from the street by a landscaped garden with hedged elements and enclosed by a masonry fence.
89 Shoalhaven Street	No	Neutral	A single-storey Post-war weatherboard dwelling with significant modifications to the front of the property. Set back from street by lawn and hedged elements fronting property.
91 Shoalhaven Street	Yes	Existing heritage item	A single-storey, Interwar California style bungalow of substantial scale. Prominent set back from the street by front lawn, garden and masonry fence.
93 Shoalhaven Street	No	N/A	A two-storey postwar dwelling of masonry construction with contemporary additions. Prominent setback from the street and is obscured by landscaped gardens and low retaining stone walls.
95 Shoalhaven Street	No	Neutral	A single-storey postwar weatherboard dwelling on brick foundations with timber-framed

Address	Heritage Item	Category	Commentary
			windows and modifications to the front elevation. Significantly obscured from the street by dense vegetation.
97 Shoalhaven Street	No	Contributory	A single-storey, late Victorian/early Federation weatherboard cottage with a high-pitched iron roof, decorative timber finials and casement windows with coloured glass. Modifications to the basement level and balustrades.
99 Shoalhaven Street	No	Contributory	A single-storey, late Victorian/early Federation weatherboard cottage with high-pitched iron roof, masonry chimney and decorative timber elements. Modifications to the exterior.
101 Shoalhaven Street	No	Uncharacteristic	A two-storey, triple fronted, contemporary residence of blonde brick. Glazed balcony, with large aluminium-framed windows to the front elevation.
103 Shoalhaven Street	No	Neutral	A single-storey, postwar weatherboard cottage on a brick base with a concrete tiled roof. Altered new cladding, decorative window mouldings and a picket fence.
105 Shoalhaven Street	No	Neutral	A single-storey, postwar weatherboard cottage on masonry foundations with significant modifications.
105–109 Shoalhaven Street (Gasworks)	Yes	Existing heritage item	Site of the former gasworks. A fenced industrial site with a single-storey brick building that remains disused. Mainly open asphalt, with a section of grass and mature native trees. It is currently used for storage, and several shipping containers are present on site.
111 Shoalhaven Street	No	Uncharacteristic	No. 111 Shoalhaven Street is a two-storey, contemporary commercial building. It has a narrow profile with a flat, slanted roof and simple fenestrations. The primary elevation is clad in fibre cement; however, the ground floor façade is obscured by prominent signage. The property does not represent the historic or aesthetic values of the HCA.

Address	Heritage Item	Category	Commentary
113–115 Shoalhaven Street	No	Uncharacteristic	No. 113–115 Shoalhaven Street is an industrial site with a steel shed and a yard cover to the back of the lot. The site is primarily asphalt, and is used as storage space. It is enclosed by a mesh wire fence and hedges. The site does not represent the values of the HCA.
117 Shoalhaven Street	No	Uncharacteristic	No. 117 Shoalhaven Street is a single-storey dwelling that appears to originate from the mid-twentieth century. It is constructed on low brick foundations and clad with weatherboard. The façade features simple aluminium-framed windows, an open masonry verandah with metal posts, and a corrugated iron awning to match the flat roof. The property has an open front lawn without any fencing. Its form, materiality and design are unsympathetic to the values of the HCA.
119 Shoalhaven Street	Yes	Existing Heritage Item	<p>No. 119 Shoalhaven Street is a detached, single-storey Federation cottage. The cottage is constructed of weatherboard on bluestone foundations and has a high-pitched hipped and gabled roof with a painted masonry chimney. The primary elevation features a decorative, filigree style timber bargeboard with a finial, timber panelling in the gable, and original, timber-framed sash windows. An open, wraparound bullnose verandah with a skillion roof is supported by timber posts with decorative brackets. The house is set back within an established garden and is enclosed by a contemporary picket fence.</p> <p>The house is a good example of its type, retaining much of its original form and fabric. It makes a strong contribution to the significance and character of the HCA.</p>
119A Shoalhaven Street	No	N/A	

Address	Heritage Item	Category	Commentary
121 Shoalhaven Street	Yes	Existing heritage item	No. 121 Shoalhaven Street is a detached, two-storey weatherboard residence with Victorian elements. It has been the subject of modifications, including the introduction of contemporary sash windows and glazing to gable ends. The building retains common stylistic elements that represent the values of the HCA.
125 Shoalhaven Street	No	Contributory	No. 125 Shoalhaven Street is a single-storey red face brick, terracotta tiled roof dwelling originating from the mid-twentieth century. The house is on a corner, and its the northern façade faces Barney Street. The property retains most of its original features, such as its timber-framed doors and windows. The house originates from the significant era of development of the HCA and provides a positive contribution through its scale and form.
72 Shoalhaven Street 'Dalmeny'	Yes	Existing heritage item	No. 72 Shoalhaven Street is a two-storey, late Victorian building of masonry construction that has undergone significant modification and restoration. Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.
74 Shoalhaven Street	Yes – recommended for de-listing	Contributory Recommended for de-listing and re-classification as a contributory item	No. 74 Shoalhaven Street is a single-storey Federation weatherboard cottage. It is constructed on masonry foundations and has a hipped and gabled roof of corrugated iron with a rendered masonry chimney. The primary elevation features a projecting gable bay with decorative timber detailing, timber shingles and timber-framed sash windows. It also has an open verandah with a skillion roof and a contemporary balustrade. The house has been substantially altered by a two-storey rear addition, the replacement of original fabric and the introduction of the uncharacteristic masonry fence. The primary façade retains a good

Address	Heritage Item	Category	Commentary
			degree of integrity and positively contributes to the streetscape.
80 Shoalhaven Street	No	Neutral	No. 80 Shoalhaven Street is a two-storey, Federation weatherboard dwelling built on a steep sloping lot. It has a hipped and gabled roof of Colorbond that is visible from Shoalhaven Street, while part of the property is obscured by hedge elements. The façade features a decorative timber bargeboard, a circular gable vent and metal valance on the verandah awning. The north elevation has been altered with new window openings. Despite alterations, it is representative of early twentieth century development in the HCA.
82 Shoalhaven Street	No	Neutral	No. 82 Shoalhaven Street is a detached single-storey, weatherboard dwelling built on brick pier foundations. The property shares a single lot with 84 Shoalhaven Street. The building appears to be constructed c1980 featuring a hipped roof with nested gables, timber bargeboards and timber-framed windows. The property is obscured from the street by mature hedges and native trees. The property does not originate from a significant era of the HCA; however, it generally reflects the form, scale and materiality of the HCA.
84 Shoalhaven Street	No	Neutral	No. 84 Shoalhaven Street is a detached, single-storey weatherboard dwelling. The property shares a single lot with 82 Shoalhaven Street. The building appears to be constructed c1980 featuring a hipped roof with nested gables, timber bargeboards and timber-framed windows. The property is obscured from the street by mature hedges and native trees. The property does not originate from a significant era of the HCA; however, it generally conforms to the form, scale and materiality of the HCA.

Address	Heritage Item	Category	Commentary
86 Shoalhaven Street	No	Contributory	<p>No. 86 Shoalhaven Street is a detached, single-storey Federation cottage. Constructed of weatherboard, it has a high-pitched hipped and gabled roof of Colorbond. The primary elevation has decorative timber panels in the projecting gable along with timber-framed windows, possibly original, and a contemporary awning. It also features an open verandah with timber posts. The house is set back from the street by a pleasant garden and a contemporary timber picket fence. The house is partially concealed from view by the slope of the land.</p> <p>It is a good and highly externally intact example of its type in the area. It retains a good degree of original fabric and displays several characteristic design elements. It makes a strong contribution to the significance and character of the HCA.</p>
88 Shoalhaven Street	No	Contributory	<p>No. 88 Shoalhaven Street is a detached, single-storey Interwar California bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The primary elevation features a projecting bay with an aluminium-framed window with a reproduction awning, as well as a timber finial on the gable. The verandah has a skillion roof and has since been enclosed with glazing. Although modified, the property remains a good example of an Interwar California bungalow in the Kiama area. It displays a common scale and form, and characteristic elements such as the nested gable with extended eaves. It is representative of the development of housing in the area. It makes a strong contribution to the significance and character of the HCA.</p>

Address	Heritage Item	Category	Commentary
90 Shoalhaven Street	No	Uncharacteristic	No. 90 Shoalhaven Street is under construction. It does not originate from the original era of development of the HCA and its form and scale are inconsistent with its established character.
94 Shoalhaven Street	No	Contributory	<p>No. 94 Shoalhaven Street is a detached, single-storey Interwar California bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The house features a projecting gable bay and an open verandah on the primary elevation. The gable bay features an aluminium-framed window with a reproduction awning. The verandah has a skillion roof of corrugated iron and a contemporary door.</p> <p>The property is a modest example of its type and has been modified, but it retains a comparable scale, form and materiality to similar examples in the area. It makes a strong contribution to the significance and character of the HCA.</p>
96 Shoalhaven Street	No	Neutral	No. 96 Shoalhaven Street is a modest postwar weatherboard cottage with significant modifications to the roof, cladding and a garage addition. The façade features an open concrete verandah and an extended gable awning supported by timber posts and decorative brackets. The property originates from the significant era of development of the HCA. Although modified, its modest scale is consistent with the area.
98 Shoalhaven Street	No	Contributory	No 98. Shoalhaven Street is a detached, single-storey late Victorian cottage. The residence is constructed of weatherboard with a high-pitched hipped and gabled roof clad in tiles. The house fronts Shoalhaven Street and has a projecting gable bay on the primary western elevation. This bay features a decorative filigree timber bargeboard with two contemporary

Address	Heritage Item	Category	Commentary
			<p>windows and a contemporary awning. The primary elevation also features an open verandah with a tiled skillion roof supported by timber posts with decorative timber brackets. The doors and windows appear to have been replaced. The house is set back from the street by a pleasant garden that is enclosed by a contemporary picket fence. Although modified, it is a good example of its type and retains a good degree of integrity. It makes a strong contribution to the significance and character of the HCA.</p>
98A Shoalhaven Street	No	Uncharacteristic	<p>No. 98A Shoalhaven Street is a contemporary residence of masonry with fibre cement sheet cladding. The design comprises protruding rectangular forms with a low skillion roof. The house does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area.</p>
100 Shoalhaven Street	No	Contributory	<p>No. 100 Shoalhaven Street is a commercial property also known as Kiama Bowling & Recreation Club. The building that occupies the southern side of the lot is constructed of masonry with fibro additions to the south façade. Introduced in the 1920s, the site largely comprises of well-maintained lawns for the purpose of bowling. Its historical values make a positive contribution to the HCA and an understanding of the development of Kiama.</p>
114 Shoalhaven Street	No	Uncharacteristic	<p>No. 114 Shoalhaven Street is a multi-residential complex comprised of six face brick villas aligned on either side of the driveway. Each dwelling features medium-pitched gable roofs, aluminium-framed windows, and doors with minimal detailing. The complex does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area</p>

Address	Heritage Item	Category	Commentary
116 Shoalhaven Street	No	Uncharacteristic	No. 116 Shoalhaven Street is a multi-residential complex comprised of masonry villas with rendered façades and medium-pitched gable roofs. The type, form and materiality does not represent the values of the HCA.
118 Shoalhaven Street	No	Neutral	No. 118 Shoalhaven Street is single-storey, postwar weatherboard cottage with a face brick foundation and a hipped roof. The primary elevation has been modified with new cladding and fitted with three vertical profile windows. Although modified, the property is representative of the significant period of development of the HCA.
120 Shoalhaven Street	No	Neutral	No. 120 Shoalhaven Street is single-storey, postwar weatherboard cottage with a face brick foundation and a hipped roof. The primary elevation has been modified with new cladding and fitted with contemporary multi-pane windows. A brick chimney features on the south elevation and is visible from the street. Although modified, the property represents the significant period of development of the HCA.
122 Shoalhaven Street	No	Uncharacteristic	No. 122 Shoalhaven Street is a large two-storey, faux Federation dwelling originating from the late twentieth century. The building is constructed of masonry with a medium-pitched roof with battened gable ends, timber bargeboards and finials. The complex does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area.
124 Shoalhaven Street (Cnr of Barney Street) (also known as 33 Barney Street)	Yes	Existing heritage item	No. 124 Shoalhaven Street is a detached, single-storey Federation bungalow. Constructed of weatherboard on bluestone foundations, the house has a hipped roof of corrugated iron and a rendered masonry chimney. The house has a wide verandah supported by timber posts with a contemporary balustrade. This verandah formerly wrapped around

Address	Heritage Item	Category	Commentary
			to the west, but it has been enclosed. It appears that the house features a combination of original and contemporary windows. The property is set back from the street by landscaped grass. Although modified, the house retains its original form and scale and can be understood as a Federation residence. It makes a strong contribution to the significance and character of the HCA.
64 Collins Street	No	Contributory	No. 64 Collins Street contains a single-storey dwelling built in the 1960s, which is currently in use as a childcare centre. The external walls are of rendered masonry. The building has a simple hipped roof with a street-facing projecting gable and finials. The building does not originate from the significant era of development of the HCA, though its scale and form are sympathetic to the HCA.
66 Collins Street	No	Contributory	No. 66 Collins Street consists of a single-storey Interwar California bungalow constructed on elevated foundations due to the topography. The dwelling exhibits many features typical of its period and style, including weatherboard external walls, gabled roofs marked by timber battens and bargeboards. The front verandah consists of rendered brick and timber posts. The original panelled entrance door is still intact. While the dwelling has undergone extensive modifications to the interiors and rear; the original scale, form and features of the original dwelling are still legible. Dating from a significant period of development of the HCA, the scale, form and materiality of the dwelling is characteristic of the HCA.
68 Collins Street	No	Neutral	No. 68 Collins Street consists of a detached, single-storey interwar cottage which has been heavily modified. The house is constructed of weatherboard on elevated foundations. It fronts Collins Street to the west and has a low-pitched hipped roof of tiles. The primary

Address	Heritage Item	Category	Commentary
			<p>elevation features a verandah with a skillion roof of corrugated iron, which has since been enclosed by contemporary glazed panels. The primary elevation features a modified panel of decorative glazing and a circular window. The house is set back from the street by landscaping and is partially concealed by mature plantings.</p> <p>Although the property retains several common characteristics to similar interwar properties, including its scale, materiality roof form and the projecting bay, it has been heavily modified to accommodate its current commercial use and no longer makes its original contribution to the significance or character of the HCA.</p>
70 Collins Street	Proposed	Proposed Heritage Item	<p>No. 70 Collins Street is a detached, single-storey interwar dwelling in the P&O Functionalist style. The house is constructed of polychromatic face brick on elevated foundations and has a low-pitched hipped roof of Marseille tiles. The property demonstrates several characteristics of the P&O Functionalist style, including use of asymmetrical massing, rounded corners and curved glass. The house is set back from the street by a landscaped garden with a masonry retaining wall and fence. The property is highly intact and a rare example of the use of Functionalist design for residential housing within the Kiama area.</p>
72 Collins Street	Proposed	Proposed Heritage Item	<p>No. 72 Collins Street is a detached, single-storey late Victorian residence. It was built and occupied by the Hindmarsh family during a period of growth in Kiama due to the arrival of the railway line. The property is constructed of rendered masonry and has a hipped roof of corrugated iron with a rendered masonry chimney. A verandah with a skillion roof of striped corrugated iron features on the primary western façade. Although modified, it is a good example of a modest masonry house in Kiama and holds significant historical value.</p>

Address	Heritage Item	Category	Commentary
74 Collins Street	Yes	N/A	
80 Collins Street	No	Uncharacteristic	No. 80 Collins Street consists of a group of seven contemporary dwellings of pitched roof forms covered with Colorbond and brick masonry walls fitted with aluminium-framed windows. The complex does not originate from the significant era of development of the HCA. The building's typology, setting within a large lot and overall materiality is unsympathetic to the character of the HCA.
82 Collins Street	No	Uncharacteristic	No. 82 Collins Street consists of a single-storey dwelling built in the late twentieth century with a pitched tiled roof, brick masonry external walls and a small verandah to the primary façade. Despite its modest scale, its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from a significant era of development.
84 Collins Street	No	Uncharacteristic	No. 84 Collins Street comprises a single-storey contemporary dwelling with a pitched tiled roof, brick masonry external walls and garage doors to the primary façade. Despite its modest scale, its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from the significant era of development.
86 Collins Street	No	Uncharacteristic	No. 86 Collins Street comprises a two-storey dwelling built in the late twentieth century with a pitched Colorbond roof, brick masonry external walls and garage doors to the primary façade. Its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from the significant era of development.
88 Collins Street	No	Uncharacteristic	No. 88 Collins Street consists of a two-storey contemporary structure of rendered masonry construction. The

Address	Heritage Item	Category	Commentary
			primary façade features aluminium-framed windows and a garage door. It does not originate from the significant era of development, and its scale, architectural style and materiality detract from the character of the HCA.
19 Barney Street	Proposed	Proposed Heritage Item	No. 19 Barney Street comprises a single-storey interwar weatherboard cottage. Despite having been moved to its current location, the property retains a large amount of its original fabric including timber sash windows, over window awnings, a finial and decorative timber detailing to the front façade gable. A small entrance porch sits to the right of the building, and a later lightweight addition is attached to the opposite side of the building. It is a fine representation of an interwar cottage in the Kiama region.
23 Barney Street	Proposed	Proposed Heritage Item	No. 23 Barney Street is a single-storey interwar California bungalow. The façade is roughcast rendered finish as are the three large columns supporting the verandah. Brick features on the verandah balustrade and on the front fence. It also retains original timber casement windows with coloured glass accents. The property has undergone minimal modifications and is a good example of its type in the Kiama region.
25 Barney Street	No	Neutral	No. 25 Barney Street is a single-storey inter-war California bungalow with a significant rear extension. The dwelling is constructed of weatherboard with a low-pitched roof with nested gables. Original timber shingles have been painted to match the façade. The building features an original timber-framed window in the gable bay, and has a low, wide verandah with a brick balustrade. Although the rear addition is substantial, the building otherwise displays a good degree of integrity and makes a positive contribution to the streetscape.

Address	Heritage Item	Category	Commentary
27 Barney Street	No	Contributory	No. 27 Barney Street is a single-storey weatherboard cottage. Numerous alterations and additions have obscured any original fabric, except the masonry chimney. The house has a hipped Colorbond roof, with an awning front verandah supported by square steel columns. The attached single garage at the front left of the property may be a later addition. Although modified, it retains the significant scale and form of the HCA.
29 Barney Street	No	Neutral	No. 29 Barney Street is a single-storey brick house with a double-hipped tin roof. A lightweight entry porch at the front is a later addition. New aluminium-framed windows have replaced timber windows, with some evidence of original timber doors and windows. A lightweight single garage has been added to the right side of the building with a single concrete pad for parking. The size and character of the dwelling are typical of the area.
24 Barney Street	Yes	Existing heritage item	No. 24 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century. The scale, form and materiality of the dwelling contributes positively to the HCA.
26 Barney Street	No	Neutral	No. 26 Barney Street comprises a single-storey post-war fibro house with a pitched Colorbond roof and detached double garage at the rear of the block. The house has timber-framed windows. Although constructed of fibro, the dwelling exhibits a modest cottage scale and form that is characteristic to the area, preserving a significant setback.
28 Barney Street	No	Uncharacteristic	No. 28 Barney Street is a contemporary, two-storey, semi-detached residence of lightweight masonry construction. The front façade is dominated by the garage, with rendered walls and a painted aluminium roller door. The house

Address	Heritage Item	Category	Commentary
			does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.
30 Barney Street	No	Uncharacteristic	No. 30 Barney Street is a contemporary, three-storey block of four townhouses of lightweight masonry construction. Tenancy garages sit at ground level, with a single stencilled concrete driveway accessing them all. The front façade is of lightweight cladding and framing with dark brick accents and rendered masonry walls. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.
32 Barney Street	No	Neutral	No. 32 Barney Street features a single-storey post-war era fibro house, set on a brick foundation with a tiled roof. A concrete strip driveway sits to the left of the site. Timber double-hung sash windows dot the front façade at equal spacing. The dwelling is larger than other examples in the area, although it retains the significant scale and form of the HCA.
35 Barney Street	No	Neutral	No. 35 Barney Street is a weatherboard house with a tiled hipped roof. Located on a corner lot, its front façade faces Shoalhaven Street. The site slopes up Shoalhaven Street towards Barney Street. The house has a garage and enclosed verandah. Despite modifications, the property retains the scale, form and materiality of the HCA.
37 Barney Street	No	Uncharacteristic	No. 37 Barney Street is a single-storey weatherboard house with a tiled gable end roof, which appears to originate from the mid-twentieth century. It has aluminium windows and doors with external roller shutters, and a lightweight carport at the rear. It has a modest scale and character that reflects characteristic development of the HCA, but does

Address	Heritage Item	Category	Commentary
			not reflect its characteristic materials or details.
39 Barney Street	Yes	Existing heritage item	No. 39 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century, with later additions. The façade has been restored and modernised, including its windows and front door. A hipped Colorbond roof covers the main building, with skillion roof extending the length of the façade verandah. Simple aluminium posts provide support. A painted timber panel fence defines the front boundary, appropriate to the era. Despite modifications, the building contributes to the significance and character of the HCA at a high level.
41 Barney Street	Yes	Existing heritage item	No. 41 Barney Street is a single-storey weatherboard cottage with a tiled, hipped roof, built in the late nineteenth century. It has a traditional verandah that extends across the width of the front façade. The roof tiles are likely to have replaced a metal roof and the original chimney is retained. The timber windows and door appear to be original. The verandah has timber posts and provide support, with decorative metal lace work, unlikely to be original. The wire front fence is unsympathetic. This house makes a strong contribution to the significance and character of the HCA.
43 Barney Street	No	Neutral	No. 43 Barney Street is a single-storey weatherboard house with a tiled gable end roof. It has aluminium windows and doors with fitted external roller shutters, and a protruding lightweight entry porch. It has a modest scale and character that reflects the characteristic development of the HCA, but does not originate from the original era of development of the HCA.
45 Barney Street	No	Neutral	No. 45 Barney Street, called Bluestone, is a single-storey weatherboard and fibro cottage that appears to date from the mid-twentieth century. Timber windows

Address	Heritage Item	Category	Commentary
			and doors have been restored or replaced. It has a reverse skillion Colorbond roof. A skillion roof verandah extends across the width of the front façade. It has a rear addition and a garage addition at the side. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.
47 Barney Street	No	Neutral	No. 47 Barney Street is a single-storey 1970s era brick cottage with blonde brick walls and an asymmetric skillion roof. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.
49 Barney Street	No	N/A	No. 49 Barney Street is largely concealed from the street by dense planting.
51 Barney Street	No	Neutral	No. 51 Barney Street is a 1980s single-storey brick house, with blonde brick walls and tiled hipped roof. A projecting gable roof sits over the single garage and front entrance, with brick arches framing the openings. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.
53 Barney Street	No	Uncharacteristic	No. 53 Barney Street is a single-storey building that appears to originate from the late twentieth century. It sits on a gently sloping site. It has a low-pitched terracotta tiled roof. The building is not from the significant era of development of the HCA, and its character does not reflect the heritage values of the HCA.
40 Barney Street	No	Uncharacteristic	No. 40 Barney Street is a newly constructed, contemporary, three-storey building of timber and masonry construction. It has a flat roof form and features a scale, form and materials that are uncharacteristic to the HCA. The house does not originate from the

Address	Heritage Item	Category	Commentary
			significant era of development of the HCA and its scale and character generally detract from the integrity of the area.
42 Barney Street	No	Uncharacteristic	No. 42 Barney Street is a two-storey red brick and rendered house with a hipped Colorbond roof. A large addition with a hipped roof and glass balustrade protrudes forward from the primary elevation. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.
46 Barney Street	No	Contributory	No. 46 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century. The dwelling has a high-pitched hipped roof of Colorbond, with a timber front door and windows which have been modernised. Despite modifications, and the alteration of the setting, the property represents a significant period of development in the HCA, retaining the characteristic scale, form, and materiality.
48 Barney Street	No	Neutral	No. 48 Barney Street contains a one and two storey rendered brick building with a hipped tiled roof, which appears to date from the mid-late twentieth century. The dwelling has undergone some modifications; however, it generally respects the form and character of the area and does not detract from the streetscape.
50 Barney Street	No	N/A	No. 50 Barney Street is largely concealed from the street by dense planting.
52 Barney Street	No	Uncharacteristic	No. 52 Barney Street is a double-storey late twentieth-century brick dwelling, with blonde brick walls, a low tiled roof and aluminium windows. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.

Address	Heritage Item	Category	Commentary
54 Barney Street	No	Uncharacteristic	No. 54 Barney Street is a late-twentieth century 'Queenslander' style, two-storey rendered brick building with a gabled roof. It has a large wraparound verandah, and has carparking at ground level. The house does not originate from the significant era of development of the HCA and its scale and character do not contribute to the significance of the area.
55 Barney Street	Yes	Existing heritage item	No. 55 Barney Street contains a weatherboard cottage built in the late nineteenth century, with later additions. The front façade has been modified, with the enclosure of a verandah between the two gable bays, with the modernisation of details including windows and timber moulding with traditional detailing. A new Colorbond roof with a steep pitch, set back from the front façade, contains a loft addition. Despite modifications, this building makes a strong contribution to the significance and character of the HCA.
56 Barney Street	No	Uncharacteristic	No. 56 Barney Street is a collection of four detached single-storey villas in a light-coloured brick with skillion roofs. The complex does not originate from the significant era of development of the HCA and its scale and character do not contribute to the significance of the area.
57 Barney Street	No	Contributory	No. 57 Barney Street is a single-storey, weatherboard house with a concrete tiled hip roof and projecting gable, and metal verandah. It has a lightweight garage and carport addition to the right side. A low stone wall marks the front boundary.
58 Barney Street	Yes	Existing Heritage Item	No. 58 Barney Street is a single-storey weatherboard cottage, appearing to originate from the early twentieth century. The building displays the typical scale, form and materiality of the HCA. The building makes a strong contribution to the significance of the HCA through its

Address	Heritage Item	Category	Commentary
			typology, scale, character, and the retention of its landscaped setback
60 Barney Street	No	Contributory	No. 60 Barney Street is a single-storey weatherboard cottage with hipped and gabled roof of sheet metal. The building maintains the significant scale and form of the area, representing a significant period of development in the HCA. The landscaping is unusual for the street; however, the materials and proportions of the building contribute positively to the HCA.
62 Barney Street	No	Neutral	No. 62 Barney Street is a single-storey building of rendered brick with a hipped and gabled roof. The building appears to be a modified early–mid twentieth century building. The gable bay features contemporary windows with a stone sill, and a reconstruction bargeboard. The dwelling is set back from the street by a landscaped garden and enclosed by a masonry fence. Despite being highly modified, it retains the scale of the HCA and significant setbacks. It does not detract from the streetscape.
2 and 4 Railway Parade	Yes	Existing heritage item – 2 and 4 Railway Parade	No. 2 Railway Parade consists of a two-storey late Victorian/early Federation weatherboard semi-detached dwelling which forms a pair along with 4 Railway Parade. The dwelling is largely intact, displaying features characteristic of its style and period, including a pitched roof form with a projecting gable bay, original brick chimney, a faceted bay window exhibiting a decorative timber cornice and frieze moulding and turned timber detailing, and timber fretwork to the entryway and decorative brackets. The dwelling is a good example of its type and contributes to the historic and aesthetic values of the HCA.
15 Railway Parade	No	Contributory	No. 15 Railway Parade contains a single-storey weatherboard cottage built in the late nineteenth century. The property is currently in use as a healthcare centre. The front boundary consists of a rendered

Address	Heritage Item	Category	Commentary
			masonry fence with metal railings. The primary façade is largely intact, exhibiting many original features. The scale, form and materiality of the dwelling contributes positively to the HCA.
17 Railway Parade	No	Neutral	No. 17 Railway Parade contains a single-storey dwelling constructed in the late nineteenth century, which has undergone significant modifications. The front verandah has been enclosed with fibre cement sheets and fitted with aluminium-framed windows. The external walls of the dwelling are of masonry construction. The timber battens and bargeboards to the gable roof have been retained. Although it has been modified, the modifications can be reversed and therefore the dwelling is considered to make a neutral contribution to the HCA.
19 Railway Parade	No	Neutral	No. 19 Railway Parade contains an Interwar California bungalow. The roofing consists of two street-facing gables with timber bargeboards and battens. The front verandah has been enclosed with fibre cement boards and aluminium-framed windows. The rear extensions are modest in scale and not readily visible from the public domain. While the dwelling has undergone considerable modifications, its original form and architectural style remain legible, and the modifications can be readily reversed. The building currently makes a neutral contribution to the significance and character of the HCA.
30 Bong Bong Street	Yes	Uncharacteristic	No. 30 Bong Bong Street consists of a dwelling constructed in the mid-late twentieth century. The external walls are of exposed face brick and the roof is tiled. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
32 Bong Bong Street	Yes	Existing heritage item	No.32 Bong Bong Street comprises a single-storey Victorian weatherboard cottage. The dwelling features a tiled gable roof, with the

Address	Heritage Item	Category	Commentary
			original chimney still intact. The cottage has a large addition at the rear. Despite the extensive rear development, the original scale, form and features of the original cottage are still evident and contribute positively to the HCA.
34 Bong Bong Street	Yes	Contributory	The dwelling at 34 Bong Bong Street is a single-storey weatherboard cottage constructed in the late nineteenth century. The street-facing gable roof has a steep pitch and the original chimney to the rear of the dwelling has been retained. The rear extension is modest and largely concealed from Bong Bong Street. While the dwelling has been stripped of many of its original features, the legibility of the original form of the dwelling and its scale provide a positive contribution to the significance and character of the HCA.
36 Bong Bong Street	Yes	Contributory	No.36 Bong Bong Street contains a single-storey Victorian weatherboard cottage. The dwelling consists of a pitched roof and the original chimney. The front boundary to Bong Bong Street is marked by a tall hedge. The front verandah has a bullnose profile roof. The scale of the rear extension is similar to that of the original dwelling. While some original features have been removed, the dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.
38 Bong Bong Street	Yes	Existing heritage item	The dwelling at 38 Bong Bong Street is a single-storey brick late Victorian cottage. The primary façade of the dwelling is largely intact and exhibits features typical of the period such as a symmetrical form, pyramidal roof, elongated front verandah with decorative metal lacework and fenestration pattern. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.

Address	Heritage Item	Category	Commentary
42 Bong Bong Street	No	Uncharacteristic	No. 42 Bong Bong Street contains a two-storey contemporary structure of masonry construction. The proportions, façade articulation, flat roof form fenestration pattern and materiality of the dwelling detracts from the setting, historic and aesthetic character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics, detracting from the character of the area.
44 Bong Bong Street	Yes	Existing heritage item	The dwelling at 44 Bong Bong Street is a mid-Victorian cottage that has undergone extensive alterations. Historically, it served as a former manse. While the dwelling has undergone unsympathetic alterations that have diminished its aesthetic value, it is still deemed characteristic of the HCA due to its historical value.
46 Bong Bong Street	No	Uncharacteristic	No. 46 Bong Bong Street contains a two-storey contemporary dwelling of rendered masonry external walls and a flat roof. The dwelling is set back considerably from Bong Bong Street and fronted by a low masonry fence and a large lawn. The primary façade consists of French windows and verandahs with a glass balustrade. The contemporary dwelling's form and materiality is incongruous with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
48 Bong Bong Street	No	N/A	
50 Bong Bong Street	No	Uncharacteristic	The dwelling at 50 Bong Boong Street is a contemporary two-storey structure of masonry construction. The primary façade comprises a garage door, French windows, a verandah with a glass balustrade and aluminium-framed windows. Its irregular form, fenestration pattern, roof form and materiality detract from the character of the HCA. The building does not originate from the significant era of development of

Address	Heritage Item	Category	Commentary
			the HCA, nor does it display its key characteristics.
52 and 52A Bong Bong Street	No	Contributory	No. 52 and 52A Bong Bong Street contains a detached, single-storey Interwar California bungalow. The residence is constructed of weatherboard with a low-pitched hipped and gabled roof clad in tiles and a masonry chimney. The property fronts Bong Bong Street to the north. The house appears to have formerly included nested gables, although it appears that a wing may have been introduced which has altered this arrangement. The awning over the rear door appears to be a reconstruction. The residence retains its original scale and some original elements, but it is highly modified and contains a high degree of contemporary fabric. However, it is representative of the scale, form and overall character of the HCA.
54 Bong Bong Street	No	Uncharacteristic	No. 54 Bong Bong Street consists of a two-storey contemporary dwelling set back significantly from Bong Bong Street and located on a higher topography. The dwelling is of masonry construction with a low-pitched roof. The western façade consists of a verandah with a glass balustrade. The French windows are aluminium-framed. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
56 Bong Bong Street	No	Uncharacteristic	The dwelling at 56 Bong Bong Street is a single-storey late-twentieth century structure. It has a linear form. The primary façade consists of a street-facing gable and a tiled roof with a low pitch. The front verandah consists of a glass balustrade and the windows are aluminium-framed. While the scale of the dwelling is sympathetic to the HCA, its elongated form, fenestration pattern and materiality are inconsistent with the HCA.

Address	Heritage Item	Category	Commentary
58 Bong Bong Street	No	Uncharacteristic	No. 58 Bong Bong Street is a contemporary new build. The property was under construction at the time of GML's site inspection, thus a full description is not available. It appears to be two-storey in plan and constructed of masonry. The building does not originate from the significant era of development of the HCA, nor is it likely to display its key characteristics.
35 Bong Bong Street	No	Contributory	No. 35 Bong Bong Street consists of a single-storey Victorian cottage. The property is a corner lot, located at the intersection of Bong Bong Street and Railway Parade. The dwelling is elevated on a stone foundation. The property is fronted by a timber picket fence. The front verandah has been enclosed with weatherboard and timber-framed windows. The original chimney is still intact. A modest single-storey garage has been added at a later period. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.
37 Bong Bong Street	No	Contributory	No. 37 Bong Bong Street comprises a single-storey late nineteenth-century weatherboard cottage. The dwelling exhibits several features typical of the period including a front verandah with turned timber posts, and a pitched roof with a masonry chimney. The dwelling consists of a second-storey addition with dormer windows. The front verandah has been partially enclosed. However, despite the modifications to the dwelling, its original architectural style, form, and presentation to the street is largely discernible. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.
39 Bong Bong Street	No	Neutral	No. 39 Bong Bong Street consists of a two-storey dwelling constructed in the postwar period. The external walls are face brick and marked by aluminium-framed windows. The

Address	Heritage Item	Category	Commentary
			primary façade consists of a small verandah with an ornate fibreglass balustrade. The HCA includes other similar postwar low scale post face brick dwellings; as such, the dwelling does not detract from the character of the HCA..
41 Bong Bong Street	Yes	Existing heritage item	No. 41 Bong Bong Street consists of a two-storey detached interwar dwelling designed by Hardy Wilson. It is constructed of weatherboard with a complex iron roof. It has a projecting timber verandah recessed under the main roof, and excellent decorative timber panels to columns. The scale, form and materiality of the dwelling make a strong contribution to the significance and character of the HCA.
47 Bong Bong Street	No	Uncharacteristic	The dwelling at 47 Bong Bong Street consists of a two-storey dwelling dating from the 1950s. The external walls are of rendered masonry. The dwelling is marked by aluminium-windows and has a pitched tiled roof with street-facing dormers. Although the building originates from the post-war period, it does not display the key form, scale or key characteristics of the HCA.
49 Bong Bong Street	No	Neutral	No. 49 Bong Bong Street consists of a single-storey postwar weatherboard cottage with a tiled hipped roof. The original timber-framed windows have been retained. The dwelling consists of a modest rear extension with a skillion roof which is not readily visible from Bong Bong Street. The materiality (weatherboard external walls) of the rear extension matches the original dwelling. Its scale, form and materiality is sympathetic to the character of the HCA.
51 Bong Bong Street	No	Uncharacteristic	No. 51 Bong Bong Street comprises a contemporary single-storey dwelling that has been subdivided into two dwellings. No. 51 Bong Bong Street is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. Although of a similar scale of the neighbouring properties,

Address	Heritage Item	Category	Commentary
			its form and materiality are not sympathetic to the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
51A Bong Bong Street	No	Uncharacteristic	51A Bong Bong Street is a contemporary single-storey dwelling located to the rear of 51 Bong Bong Street to the west. The house is modern in character and is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.
53 Bong Bong Street	Yes	Existing Heritage Item – <i>53–57 Bong Bong Street Precinct & Street Trees</i>	<p>No. 53 Bong Bong Street consists of a late Victorian single-storey cottage of rendered masonry with Italianate stylistic influences. The dwelling exhibits many features typical of the period and style including the front verandah, bay windows, hipped roof with projecting gables, timber-framed double-hung windows, original chimneys and gable ends, marked by timber bargeboards and finials. The dwelling is fronted by a small garden to its front with considerable planting.</p> <p>Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.</p>
55 Bong Bong Street	Yes	Existing heritage item – <i>53–57 Bong Bong Street Precinct & Street Trees</i>	<p>No. 55 Bong Bong Street consists of a single-storey weatherboard cottage exhibiting a rural Gothic architectural style. The dwelling exhibits many features typical of the period and style including a distinct roof form with multiple steep gable ends, rendered chimneys, gable ends with timber bargeboards and roof finials, a front verandah with original timber joinery, timber-framed windows of narrow proportions covered with an awning supported by decorative timber brackets.</p> <p>Its style, form and scale are characteristic of the area, making a</p>

Address	Heritage Item	Category	Commentary
			positive contribution to the streetscape.
57 Bong Bong Street	Yes	Existing heritage item – <i>53–57 Bong Bong Street Precinct & Street Trees</i>	No. 57 Bong Bong Street is a single-storey Victorian cottage of rendered masonry construction. The dwelling exhibits many features typical of the period and style including a symmetrical form, tiled hipped roof form with chimneys, timber-framed hung windows of narrow proportions, a front verandah and decorative plaster moulding. Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.
1 Belvedere Street	No	Uncharacteristic	No. 1 Belvedere Street consists of a two-storey contemporary dwelling located at the corner of Belvedere Street and Noorinan Street. The dwelling is of rendered masonry construction, fitted with aluminium-framed windows. The primary façade is marked by a garage. The form, features and materiality of the dwelling are incongruent with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
1A Belvedere Street	No	Uncharacteristic	No. 1A Belvedere Street consists of a two-storey contemporary dwelling of rendered masonry construction and is fitted with aluminium-framed windows. The primary façade is marked by a garage. The form, features and materiality of the dwelling are inconsistent with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
3 Belvedere Street	No	Uncharacteristic	No. 3 Belvedere Street is a commercial property located on a large lot. The existing structure on the property is a contemporary single-storey pitched roof structure with face brick external walls, fitted with aluminium-framed windows and a carport to its primary façade. The

Address	Heritage Item	Category	Commentary
			building use, typology, form and materiality are unsympathetic to the residential character of the area. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
5 Belvedere Street	No	Uncharacteristic	No. 5 Belvedere Street consists of two contemporary commercial buildings located on a large lot. The use of the property, the building typology, form and materiality of the commercial buildings detract from the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.
1 Eddy Street	No	Neutral	<p>The dwelling at 1 Eddy Street was constructed in the late twentieth century and imitates the detailing of the surrounding buildings including a staggered frontage with street-facing gables marked by decorative timber joinery, timber-framed sash windows and rendered quoins to the edges. The dwelling is two storeys with dormer windows to the side elevations.</p> <p>While the dwelling does not date from a significant era of development of the HCA, its design is sympathetic to the character of the HCA.</p>
3 Eddy Street	No	Contributory	No. 3 Eddy Street comprises a late Victorian single-storey cottage of rendered masonry construction and featuring a hipped roof with a projecting gable. The gable is marked by timber bargeboards and roof finial. The original chimney is intact. The verandah features the original timber joinery and is covered with a bullnose profile roof. The original timber-framed sash windows have been retained. The rear extension is modest and largely concealed from the street. The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the

Address	Heritage Item	Category	Commentary
			character and significance of the HCA.
5 Eddy Street	No	Contributory	<p>The dwelling at 5 Eddy Street is a late Victorian cottage of rendered masonry construction. The hipped and gabled roof form features the original chimney and is covered by Colorbond. The gable features timber bargeboards and a roof finial. The wraparound verandah to the front and side façade is covered by a bullnose roof. There is a small rear extension which is modest in scale.</p> <p>The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.</p>
9 Eddy Street	No	Contributory	<p>No. 9 Eddy Street consists of a single-storey Federation weatherboard cottage. The dwelling is characterised by a projecting gable which features timber battens and bargeboards. The original timber framed windows have been replaced with aluminium windows. The front verandah has retained its original timber balustrade, The fenestration pattern to the primary façade has also been altered and fitted with aluminium and French windows. The dwelling consists of a modest single-storey rear extension.</p> <p>The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.</p>
11 Eddy Street	No	Uncharacteristic	<p>The dwelling at 11 Eddy Street is a two-storey dwelling constructed in the late twentieth century. The external walls are of brick masonry construction and the primary façade features two garage doors. The form, flat roof structure, fenestration pattern and materiality of the dwelling disrupt the visual consistency of the dwellings along Eddy Street and are uncharacteristic of the HCA.</p>

Address	Heritage Item	Category	Commentary
13 Eddy Street	No	Contributory	No. 13 Eddy Street consists of an Interwar California bungalow, currently in use for commercial purposes. The primary façade has street-facing gables with timber battens, bargeboards and shingles. Other original features include the timber-framed casement windows and a verandah to the front and side façade, which has been partially enclosed but features original timber balustrade and brackets. The rear extension is not readily visible from Eddy Street. The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.
15 Eddy Street	No	Contributory	The dwelling at 15 Eddy Street is a single-storey Interwar California bungalow. The boundary to Eddy Street is fronted by a non-original timber fence. The dwelling exhibits features typical of the style and period, including a truncated gable roof with timber panelling and bulb end bargeboards. The front verandah consists of brick piers. The original timber-framed sash windows have been retained. The rear of the dwelling consists of a rear extension similar in proportion to the original dwelling concealed from the street. The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.
17 Eddy Street	No	Uncharacteristic	The dwelling at 17 Eddy Street is a single-storey detached postwar dwelling of brick masonry construction. The front boundary consists of a low brick and metal fence. The roof is tiled and has a low pitch. The primary façade is slightly staggered and features aluminium-framed windows. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.

Address	Heritage Item	Category	Commentary
19 Eddy Street	No	Neutral	No. 19 Eddy Street is a corner lot and consists of a single-storey dwelling of rendered masonry construction built in the 1960s. The dwelling is covered with a low pitch tiled roof. The fenestration comprises aluminium-framed windows. The form, fenestration pattern and the materiality of the dwelling are inconsistent with the character of the HCA. Although built in the post-war period, the building does not represent the significant typology or materiality of the area. Although it respects the scale of the HCA.
6 Noorinan Street	No	Uncharacteristic	No. 6 Noorinan Street is a detached, single-storey, contemporary dwelling. The building is constructed of blonde brick and partially clad with weatherboard. It has a low-pitched hipped roof with several solar panels and systems. The building does not originate from the significant era of development of the HCA and the contemporary design, scale, and form are not representative of the significance or character of the area.
8 Noorinan Street	No	Neutral	No. 8 Noorinan Street is a single-storey Post-war weatherboard residence constructed on masonry foundations. It has been modified with a rear addition and contemporary fencing. The building has a low-pitched Colorbond roof, timber-framed sash windows and a verandah. The building originates from the significant era of development of the HCA although it has been modified with contemporary additions that impacts how it is read from the street.
10 Noorinan Street	No	Contributory	No. 10 Noorinan Street is a detached, single-storey, late Victorian cottage with contemporary modifications. It has a steep-pitched hipped roof with a projecting gable and a pair of masonry chimneys. The primary elevation features a verandah with timber balustrades and supported by timber posts. It has been fitted with aluminium-

Address	Heritage Item	Category	Commentary
			framed windows and a contemporary screen door. The property retains its original form, scale, and features, making a positive contribution to the HCA.
12 Noorinan Street	No	Contributory	No. 12 Noorinan Street is a single-storey postwar dwelling of weatherboard construction with contemporary modifications. The primary elevation features a gable bay, a partially enclosed verandah, and aluminium-framed windows with timber mouldings. It is significantly set back from the street by an open lawn. The house originates from a significant era of development of the HCA. Despite its modifications, it retains the significant scale and form of the area, contributing positively to the HCA.
14 Noorinan Street	No	Contributory	No. 14 Noorinan Street is a single-storey, postwar dwelling. It is constructed of weatherboard on brick foundations and has a low-pitched hipped roof clad in tile. The primary elevation is characterised by timber mouldings and a small verandah with a timber balustrade addition. The property originates from a significant era of development, maintaining the significant scale and form of the HCA.
16 Noorinan Street	No	Neutral	No 16. Noorinan Street is a single-storey, postwar weatherboard dwelling constructed on brick foundations. It features a masonry verandah with timber posts and decorative brackets. The property originates from a significant era of development of the HCA.
18 Noorinan Street	No	Contributory	No. 18 Noorinan Street is a single-storey postwar weatherboard dwelling constructed on elevated brick foundations. It has a high-pitched tiled, gable roof with a Colorbond extension over the verandah. The property originates from a significant era of development of the HCA.

Address	Heritage Item	Category	Commentary
20 Noorinan Street	No	Contributory	No. 20 Noorinan Street is a single-storey postwar weatherboard dwelling. It has a high-pitched, tiled gable roof. The façade features a modest masonry verandah and horizontal casement windows. The property originates from a significant era of development of the HCA, maintaining the significant scale.
22 Noorinan Street	No	Neutral	No. 22 Noorinan Street is a single-storey, postwar cottage with significant modifications, including a rear addition. It is constructed of masonry on brick foundations with a verandah supported by timber posts as well as prominent timber-framed windows. The property originates from a significant era of development of the HCA, and retains the significant scale.
5 Noorinan Street	No	Contributory Recommended for heritage listing	No. 5 Noorinan Street is a single-storey Federation weatherboard cottage with a large two-storey addition to the northwest. The original building has a corrugated-iron hipped and gabled roof with a masonry chimney. It features a projecting oriel window with timber mullions. The dwelling has a verandah with a bullnose skillion roof which has been enclosed with weatherboard. The two-storey addition has been constructed of weatherboard to match and is set back further from the street. The building holds historical value as the former home of the Holden family. It is a good example of its type and represents a significant era of development in the area.
5A Noorinan Street	No	Uncharacteristic	No. 5A Noorinan Street is a two-storey contemporary dwelling constructed of masonry with panel cladding. Its design consists of protruding rectangular forms and the façade features simple fenestration. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.

Address	Heritage Item	Category	Commentary
7 Noorinan Street	No	Uncharacteristic	No. 7 Noorinan Street is a single-storey contemporary weatherboard dwelling built on elevated masonry foundations. It has a high-pitched hipped roof of Colorbond. The property does not originate from a significant era of the HCA and its scale, form and materiality are uncharacteristic of the area.
9 Noorinan Street	No	Uncharacteristic	No. 9 Noorinan Street is a single-storey, contemporary house of masonry and timber construction with a tiled skillion roof. There is a wide verandah with a glazed balustrade and decorative timber elements on the façade. The property does not originate from a significant era of the HCA and its form, scale and materiality are unsympathetic to the area.
11 Noorinan Street	No	Uncharacteristic	No. 11 Noorinan Street is a two-storey, contemporary dwelling of masonry construction with a skillion roof. A masonry verandah built above the garage protrudes from the primary elevation. The property does not originate from a significant era of the HCA and its form, scale and materiality are unsympathetic to the area.
13 Noorinan Street	No	Uncharacteristic	No. 13 Noorinan Street is a two-storey, contemporary dwelling of masonry construction. The primary elevation features a prominent courtyard, a curved balcony, aluminium-framed windows and partial weatherboard cladding. The property does not originate from a significant era of the HCA and its form, scale and materiality are unsympathetic to the area.
15 Noorinan Street	No	Uncharacteristic	No. 15 Noorinan Street is a two-storey, contemporary dwelling of masonry construction. The primary elevation features a wraparound balcony with glazed balustrades above a pair of garages. The property does not originate from a significant era of the HCA and its style, form and scale do not represent the values of the HCA.

Address	Heritage Item	Category	Commentary
17 Noorinan Street	No	Uncharacteristic	No. 17 Noorinan Street is a two-storey, contemporary dwelling of masonry construction with weatherboard cladding. The property features aluminium-framed windows and a balcony with timber and wire balustrade. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.
19 Noorinan Street	No	Uncharacteristic	No. 19 Noorinan Street is a two-storey, contemporary rendered brick dwelling. The building features contemporary elements, including aluminium-framed windows and an uncharacteristic colour scheme. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.
21 Noorinan Street	No	Uncharacteristic	No. 21 Noorinan Street is a two-storey, contemporary dwelling of masonry and timber construction. It features Victorian-inspired elements such as a bullnose wraparound verandah with timber posts and decorative brackets. The form, scale and materiality do not represent the values of the HCA. The property is contemporary in character and is uncharacteristic to the area.
1 Hillingdon Crescent	No	Uncharacteristic	No. 1A Hillingdon Crescent is a two-storey contemporary dwelling. Its entrance from the street is at first floor level. The extreme slope of the site away from Hillingdon Crescent conceals most of the house. Light-coloured, lightweight materials have been used, including the stepped flat metal roof in three sections. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale and form.
3 Hillingdon Crescent	No	N/A	No. 3 Hillingdon Crescent is on an extreme slope of the site away from Hillingdon Crescent, largely concealed from the street.

Address	Heritage Item	Category	Commentary
5 Hillingdon Crescent	No	Uncharacteristic	No. 5 Hillingdon Crescent has a tiled gable roof and lightweight carport. The extreme slope of the site away from Hillingdon Crescent conceals most of the street below. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale and form.
7 Hillingdon Crescent	No	Uncharacteristic	No. 7 Hillingdon Crescent is a mid-late twentieth-century brick dwelling, with a tiled hip roof. The property, is contemporary in character and is uncharacteristic to the area.
9 Hillingdon Crescent	No	Uncharacteristic	No. 9 Hillingdon Crescent is a three-storey mid-twentieth century lightweight structure. The property is contemporary in character and is uncharacteristic of the scale, form and materiality of the area.
11 Hillingdon Crescent	No	Uncharacteristic	No. 11 Hillingdon Crescent is a single-storey brick structure which appears to date to the late twentieth century. The building is positioned below street level, set back from the street. The building features a light-coloured, flat steel roof which is prominent at street level. It does not conform to the character of the HCA.
13 Hillingdon Crescent	No	Uncharacteristic	No. 13 Hillingdon is a late twentieth-century 2.5-storey lightweight clad structure. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
10 Hillingdon Crescent	No	N/A	No. 10 Hillingdon Crescent appears to be a two storey mid-twentieth century brick structure with a tiled roof. The building is surrounded by landscaping with a contemporary fence.
12 Hillingdon Crescent	No	Neutral	No. 12 Hillingdon Crescent is a single-storey brick late twentieth-century house with a hipped and tiled roof. The property does not originate from the significant era of the HCA and is contemporary in character. However, it maintains the significant scale and materiality.
14 Hillingdon Crescent	No	Uncharacteristic	No. 14 Hillingdon Crescent is a contemporary mixed level dwelling. The property does not originate from

Address	Heritage Item	Category	Commentary
			the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
1 Sommerville Close	No	Uncharacteristic	The dwelling at 1 Sommerville Close is a two-storey–late twentieth-century structure of masonry construction and a low-pitch roof. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
3 Sommerville Close	No	Uncharacteristic	The three-storey detached dwelling at 3 Sommerville Close is a contemporary structure of masonry construction. Its scale, form and materiality are not congruous with the prevailing character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
5 Sommerville Close	No	Uncharacteristic	The three-storey dwellings at 5 Sommerville Close are contemporary masonry structures currently under construction. The form, scale and materiality will be inconsistent with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
7A and 7B Sommerville Close	No	Uncharacteristic	The semi-detached dwellings at 7A and 7B Sommerville Close are contemporary structures of masonry construction with a gable-ended pitched roof. They have contemporary aluminium windows, doors, posts and balustrade framing. The form, fenestration pattern and materiality of the dwellings are not congruous with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
9 Sommerville Close	No	Uncharacteristic	No. 9 Sommerville Close consists of a two-storey dwelling of masonry external walls with weatherboard cladding. The late twentieth-century property does not originate from the

Address	Heritage Item	Category	Commentary
			significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
11 Sommerville Close	No	Uncharacteristic	No. 11 Sommerville Close comprises a two-storey late twentieth-century dwelling of masonry and timber construction with a verandah to the first floor. While the scale of the dwelling is sympathetic to the HCA, the linear form, flat roof, fenestration pattern and materiality are inconsistent with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
3 Akuna Street	No	Neutral	No. 3 Akuna Street comprises a single-storey dwelling dating from the postwar period. Typical of the period, the primary façade is staggered, and the roof is covered by a tiled, hipped roof. Rendered masonry walls are fitted with contemporary aluminium windows. Despite modifications, the dwelling retains the significant scale, form and materiality of the HCA.
4 Akuna Street	No	Uncharacteristic	The dwelling at 4 Akuna Street is a two-storey brick dwelling dating from the late twentieth century. The dwelling is set back considerably from the street. The roof is a low-pitch tiled roof. The building features contemporary elements including light brick, aluminium-framed windows and doors. The architectural style and period of development of the dwelling are inconsistent with the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.
6 Akuna Street	No	Neutral	The dwelling at 6 Akuna Street is a two-storey structure constructed in the mid-twentieth century. The external walls are of typical red brick and incorporate wide panels of glazing. A garage door has been introduced to the foundations. Although it is not the best example of

Address	Heritage Item	Category	Commentary
			its type, it displays typical scale and materiality of the area and does not detract from the streetscape.
8 Akuna Street	No	Uncharacteristic	The dwelling at 8 Akuna Street is a single-storey dwelling of brick masonry construction dating from the mid to late twentieth century, with a hipped tile roof. The building features contemporary elements, including blonde brick, aluminium-framed windows and an uncharacteristic colour scheme. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.
10 Akuna Street	No	Uncharacteristic	No. 10 Akuna Street consists of three walk-up apartments constructed in the late twentieth century. The buildings feature low-pitch tiled roofs, face brick external walls, aluminium-framed windows and verandahs with metal posts and balustrades. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.

How to contact Council

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