

Heritage properties – alterations & additions

What is a heritage property?

A heritage property may include buildings, sites and building elements of both State and local significance. A property may also be included in a Heritage Conservation Area (HCA).

Heritage items and HCAs are identified in Schedule 5 of the Burwood Local Environmental Plan 2012 (Burwood LEP).

Is my house a heritage property?

If your house is identified as an item or is a dwelling within a Heritage Conservation Area in Schedule 5 of Burwood LEP then it is classified as a heritage property. You can view the Burwood LEP Heritage Map on Council's website.

A section 10.7 planning certificate will also identify if a property is a heritage item.



Am I able to make changes to a heritage property?

Yes – you may be able to make changes to your property as long as they are in keeping with the style of the building and do not result in adverse impacts to the original building.

Changes may include additions and alterations (both internal and external), attic extensions, two storey additions, new fences or driveways, new roofs, external painting etc.

Proposed works to a heritage property and/or a dwelling in a HCA needs to be consistent with Clause 5.10 of Burwood LEP and Section 4.7 of Burwood Development Control Plan.



Heritage properties – alterations & additions

Do I need Council approval to make changes to my heritage property?

You will generally need some form of Council approval to make changes to your heritage property.

Minor Heritage Works

You may not need development consent (DA approval) if the work does not affect the heritage significance of a building, structure or place.

Clause 5.10(3) of Burwood LEP outlines what work may be carried out to heritage properties without development consent. These include:

- Replacing roof cladding, like for like. Changing the roof cladding to a different material will need a DA
- Re-painting with the same colours. Altering the existing colour scheme will require a paint schedule to be submitted with the application.
- Replacing the front or boundary fence like-for-like (eg replacing an existing timber paling fence with a new timber paling fence)
- Replacing existing damaged doors and windows like-for-like
- Minor non-structural works, where the works are like-for-like or similar

The Minor Heritage Works Exemption Form must be submitted to Council for approval of minor heritage work **prior to commencing** the work.

Development Application

All other works not included as minor works will require lodgement of a Development Application. Our Heritage Advisor can provide advice on maintenance, restoration and development proposals for a heritage item or property within a HCA.

As part of the Development Application documentation you will need to submit a Statement of Heritage Impact (SoHI). The SoHI must be prepared by a suitably qualified professional and must be prepared in accordance with the document titled Statements of Heritage Impact published by the NSW Heritage Office

Works to heritage properties

Building works to heritage properties should minimise the visibility or appearance of the addition or works from the streetscape. They should be in keeping with the scale, form and character of the existing building.

When designing new additions, consideration should be given to:

Materials – should match the existing or be a contemporary material, compatible with the existing. The replacement of timber windows with aluminium framed windows will generally not be supported. Timber look aluminium frames may be acceptable to rear additions of properties.

Scale and form of additions – modest additions which do not overwhelm the existing dwelling may be supported. Rear additions should be lower than the existing roof ridge. Boxy or bulky two storey rear additions will generally not be supported.

Character – the style of additions should reference existing features and elements that contribute to the heritage property or properties within the HCA.

Colours – colour schemes should reflect the architectural style and period of the heritage property. Further information: *Colour Schemes for old Australian Houses* (Evans, Lucas and Stapleton).



Can I make internal changes to my heritage property?

You need to contact Council prior to making any changes to a heritage property, including changes to internal areas and features.

Even if the property is within a HCA you cannot make any changes, including internal changes, without first contacting Burwood Council.

Council generally does not support the removal of significant heritage features in heritage items or properties within HCAs. Areas such as hallways and the front principal rooms are primary areas that should be retained. Features such as fireplaces, ornate ceilings, original joinery and fretwork must also be retained.

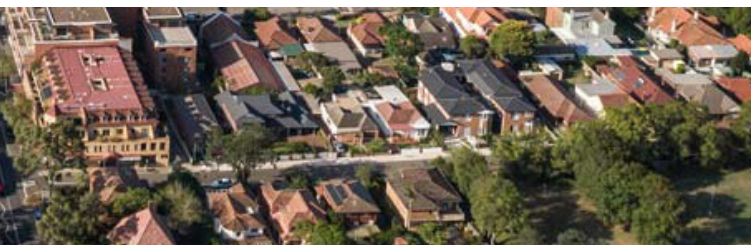


FIGURE 1
Pavilion extension concept

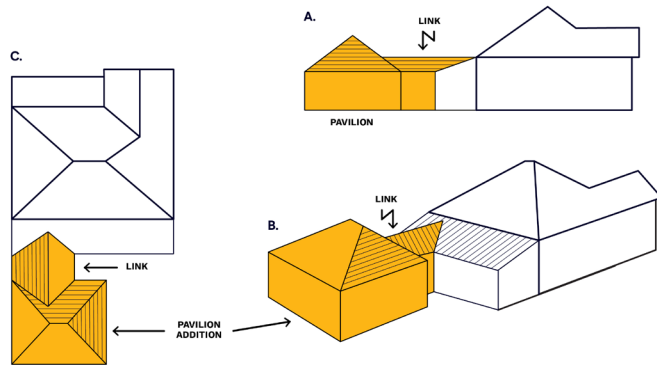


FIGURE 2
Single storey rear additions

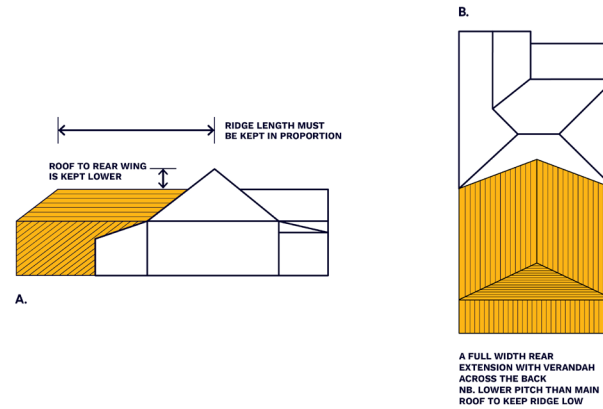
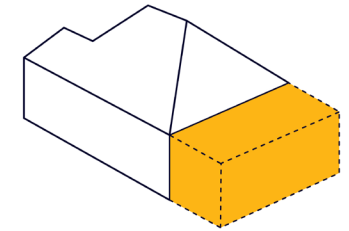


FIGURE 3
Skillion example



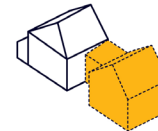
Figures 1–4

Keeping additions to the rear of the existing building, incorporating rooms in roof spaces or designing a minimally visible two-storey addition constructed behind the existing roof form reduces the impact of the building and ensures that the building maintains a single storey character consistent with the heritage property or HCA.

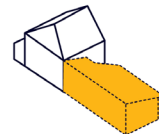
FIGURE 4
Guidance on form of additions for existing single storey dwellings



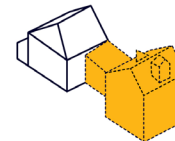
A. Attic style addition



D. Rear single storey pavillion addition



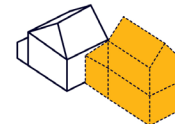
B. Rear single storey skillion addition



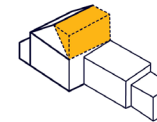
E. Rear pavillion addition with attic



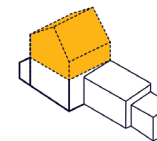
C. Rear single storey pavillion addition



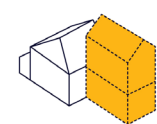
F. Rear double storey pavillion – only suitable where it has minimal visibility from the street



G. Second storey addition, visible from street, removes the single storey character of the dwelling



H. Second storey addition, visible from street, removes the single storey character of the dwelling and not an appropriate scale



I. Second storey addition, visible from street, not characteristic of the dwelling style or streetscape

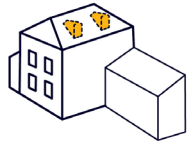


Figures 5&6

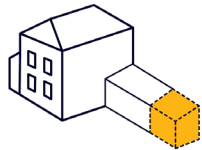
Two storey additions, particularly to bungalow style dwellings and those with low pitched roofs may not be appropriate for some properties.

FIGURE 5

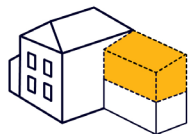
Guidance on form of additions for existing two storey dwellings



A. Attic style addition



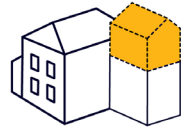
B. Extension to existing rear wing



C. Second storey skillion extension to rear wing



D. Additional storey visible from street, removes the character and original roof form of the dwelling



E. Rear wing pop-up addition. Visible from the street and not characteristic of the dwelling style or streetscape

FIGURE 6

Guidance on form of additions to Bungalows



A.



C.

