

APPENDIX B: BUILDING TYPOLOGIES

CONTENTS

<u>SECTION 1 – EARLY STREET FRONTING HOUSE</u>	4
<u>1.1</u> <u>SUGGESTED DESIGN APPROACH 1</u>	5
<u>1.2</u> <u>SUGGESTED DESIGN APPROACH 2</u>	6
<u>SECTION 2 – COTTAGE</u>	7
<u>2.1</u> <u>SUGGESTED DESIGN APPROACH 1</u>	8
<u>2.2</u> <u>SUGGESTED DESIGN APPROACH 2</u>	9
<u>2.3</u> <u>SUGGESTED DESIGN APPROACH 3</u>	10
<u>2.4</u> <u>SUGGESTED DESIGN APPROACH 4</u>	11
<u>SECTION 3 – HOUSE</u>	12
<u>3.1</u> <u>SUGGESTED DESIGN APPROACH 1</u>	14
<u>3.2</u> <u>SUGGESTED DESIGN APPROACH 2</u>	15
<u>SECTION 4 – LARGE HOUSE</u>	16
<u>4.1</u> <u>SUGGESTED DESIGN APPROACH</u>	17
<u>SECTION 5 – SEMI-DETACHED HOUSE</u>	18
<u>5.1</u> <u>SUGGESTED DESIGN APPROACH 1</u>	20
<u>5.2</u> <u>SUGGESTED DESIGN APPROACH 2</u>	21
<u>5.3</u> <u>SUGGESTED DESIGN APPROACH 3</u>	22
<u>5.4</u> <u>SUGGESTED DESIGN APPROACH 4</u>	23
<u>SECTION 6 – SINGLE STOREY TERRACE</u>	24
<u>6.1</u> <u>SUGGESTED DESIGN APPROACHES 1 – 6</u>	26
<u>SECTION 7 – TWO AND THREE STOREY TERRACES</u>	29
<u>7.1</u> <u>SUGGESTED DESIGN APPROACH</u>	31
<u>SECTION 8 – FLAT BUILDINGS – WALK-UPS</u>	32
<u>SECTION 9 – SHOPS</u>	34
<u>9.1</u> <u>SUGGESTED DESIGN APPROACH</u>	36
<u>SECTION 10 – CORNER SHOPS</u>	37
<u>10.1</u> <u>SUGGESTED DESIGN APPROACH</u>	38
<u>SECTION 11 – CORNER HOTELS</u>	40

BUILDING TYPOLOGIES

<u>11.1</u>	<u>SUGGESTED DESIGN APPROACH</u>	41
<u>SECTION 12 – WAREHOUSES AND FACTORIES</u>		42
<u>12.1</u>	<u>SUGGESTED DESIGN APPROACH</u>	43

SECTION 1 – EARLY STREET FRONTING HOUSE

Background

The defining characteristics of Early Street Fronting Houses:

- generally constructed up to the 1860s;
- one or two storeys;
- simple, unadorned rectangular form with no verandah or balcony;
- elevation proportions are vertical;
- in the solid: void ratio, the masonry front wall predominates over openings, which are vertically proportioned, regularly spaced and Georgian in style;
- roofs of corrugated steel are pitched or skillion roofs behind a parapet with a simple cornice;
- houses are built to the street boundary with steps up to the front door on sloping sites;
- doors may be right on the street frontage or recessed under an archway and often lead directly onto a front room; and
- wall materials are typically stone and sometimes brick.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the simple character and proportions of the elevations visible from the street;
- b. maintain the original form and integrity of the building as it presents to the street and public domain; and
- c. restore, reconstruct, protect and maintain original details.

C2 Sandstone or brick wall surfaces are not to be painted or rendered.

C3 Original façade openings and/or detailing which are visible from the street are to be retained;

C4 Alterations to elevation openings visible from the public domain, forms and/or detailing (including external hoods, shutters and the like) may only be approved where there is evidence that such details previously existed at that property.

C5 Original forms and details are to be reconstructed where there is evidence that they existed at that property. Unsympathetic changes are to be reversed.

1.1 SUGGESTED DESIGN APPROACH 1

Single storey street fronting house

A detached pavilion with lightweight link, one or two storeys maintains the integrity of the simple, single storey building form and its roof profile when set back on the site. The link should be set below the eaves line. The scale of the detached pavilion must not have an overbearing visual impact on the original dwelling. The development proposed should retain the original internal layout of the original dwelling.

1.2 SUGGESTED DESIGN APPROACH 2

Single storey street fronting house

The rear wing addition can preserve the streetscape presentation of the house if set below the ridge line and if it is not prominent in oblique views between buildings.

SECTION 2 – COTTAGE

Background

The defining characteristics of a Cottage are as follows:

- C.1840s – 1930s;
- single storey, detached, generally modest in size;
- one or two rooms wide with a hallway;
- generally a simple, rectangular form with a street fronting entrance and full-width front verandah (some Victorian examples with a small room projecting on one side);
- roofs are simple and symmetrical, most frequently hipped with some gabled examples
- setbacks are small and the cottage may be built close to the side and/or front boundary;
- wall materials are typically timber or sandstone with some brick examples (usually from the late C19 – early C20);
- roof material most commonly corrugated iron;
- fences are timber picket, around 1 metre high and plainly detailed, except where the house is of more elaborate design, when the top of the fence may be scalloped; and
- the front setback is treated as a garden, even when narrow.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the curtilage and setting of the cottage;

BUILDING TYPOLOGIES

- b. retain the presentation and form of the building to the street; single storey scale, roof form and façade proportions; and
 - c. restore, protect and maintain original details of the house and fence.
- C2 Ground floor wing and rear additions are not to compromise the form or setting of the cottages.
- C3 Additions to the sides of cottages are to be set back at least the depth of the front room and are not to dominate the form of the original building.
- C4 Verandahs and balconies are to be open.
- C5 Fences are to be timber picket or other fence types typical of the period of the cottage.
- C6 Original forms and details are to be reconstructed where there is evidence that they existed at that property. Unsympathetic changes are to be reversed.

2.1 SUGGESTED DESIGN APPROACH 1

Cottage – single storey to the rear

A single storey addition behind the main house that is not visible from the street with the roof of the rear addition set lower than the main ridge line so that the existing roof remains dominant.

2.2 SUGGESTED DESIGN APPROACH 2

Cottage – pavilion addition

A pavilion addition with a lightweight, flat roofed 'bridge' structure that links the original with the new building and is recessed at the junction to ensure that the form of the main house is retained. This approach is well suited to corner sites. The scale of the pavilion addition must not have an overbearing visual impact on the original dwelling.

2.3 SUGGESTED DESIGN APPROACH 3

Cottage - Sloping site (sloping down from rear)

Two storeys may be possible on a site sloping to the rear if the addition is not visible from the street. Sloping sites can facilitate floor level additions. Skylights in the plane of the roof are visually less obtrusive than dormers. Skillion dormers allow the ridge line of the roof to be kept low and the upper floor to be contained within the attic. The lower sides of the upper floor can be used for storage.

2.4 SUGGESTED DESIGN APPROACH 4

Cottage – corner sites

Corner sites can allow more latitude where neighbour amenity is not affected. A sympathetically designed two storey linked pavilion addition set behind a simple cottage. The link roof element should be set below the eaves line of the cottage.

SECTION 3 – HOUSE

Background

The defining characteristics of a House are as follows:

- late 1880s to mid-twentieth century. Earlier examples in the local government area date from the late Victorian period;
- many are bungalow style dating from the 1890s – 1920s and exhibit the wide eaved, lower pitch roof 'American' style pre-WWI forms or the 1920s California Bungalow characteristics;
- Federation period house styles are predominantly Queen Anne or Arts and Crafts;
- usually medium size, single storey and detached;
- occasionally have attic rooms in the roof with small skillion dormer windows;
- usually two rooms wide with a hallway;
- most commonly asymmetrical in plan and elevation;
- symmetrical designs are less common and floor plans may be varied by a forward bay, one room wide, under a gabled roof while the roof over the main building behind may be hipped or gabled;
- gables face the street and may be decorative;
- front verandahs under a separate low pitched or near flat roof is a distinctive feature, covering the remainder of the façade and sometimes returning down one side;
- setbacks are small to the side;
- wall materials are brick (usually face brick with tuck pointing to the street and common brick to the sides and rear) sometimes with render details;
- roofs are unglazed terracotta tiles or slate with terracotta capping with finials and crests on Queen Anne style houses;
- chimneys are an important part of the roof profile;
- houses setback from the street have front gardens set to lawn, edged with shrubs and divided by a central path to the front door;
- planting immediately behind the front fence may partially screen the front garden; and
- fences are around 1m high and are either:
 - timber picket;
 - Arts and Crafts style wrought iron with brick base wall and piers; or
 - brick with pipe rail (for later Californian Bungalows).

Objectives

- O1 To facilitate development that is compatible with this Building Typology.

Controls

- C1 Development shall:
- a. retain the curtilage and garden setting of houses;
 - b. retain the amenity of the house and its neighbours;
 - c. retain the presentation of the building to the street including the single storey scale, roof form and façade proportions;
 - d. retain and/or restore or reconstruct the original materials and architectural details of the house and fence visible from the street; and
 - e. maintain the aesthetic integrity of more complex roof forms, including chimneys.
- C2 Additions to the sides of Houses are to be set back at least the depth of the front room and are not to dominate the form of the original building.
- C3 Rear additions are to be subservient to the original roof form.
- C4 Fenestration arrangements of the original building, whether asymmetrical or symmetrical, are to be retained.
- C5 Carports are:
- a. to be located a minimum of 1m behind the front wall building line;
 - b. to be of lightweight construction;
 - c. to have a low roof profile; and
 - d. not to block windows.
- C6 Gates to off street parking areas are required to:
- a. be in the same style as the fence;
 - b. maintain the continuity of the front boundary treatment;
 - c. be appropriate to the setting; and
 - d. contribute positively to the streetscape.
- C7 Verandahs and balconies are to be open.
- C8 Original detailing including window hoods, face brick and tuck pointing are to:
- a. not be painted or rendered (unless already painted);
 - b. be retained; or
 - c. be reconstructed where evidence exists of original forms, finishes and details.

3.1 SUGGESTED DESIGN APPROACH 1

House – Rear wing addition

A rear wing addition, with the roof set down below the ridgeline of the primary roof and designed to the same pitch and with a skylight window in the plane of the roof (No. 2 in Figure 7). This addition also has no impact on the appearance of the building on the street. There is a timber picket fence appropriate to the building style.

3.2 SUGGESTED DESIGN APPROACH 2

House – Single storey pavilion

A single storey pavilion addition behind the main house not visible from the street. It is connected by a recessed, lightweight linking structure, observes the existing side setback and may position solar panels on the roof with the hot water cylinder concealed within the roof space. Contemporary design solutions are acceptable provided they are complementary to the existing house form, bulk, scale, proportion and materials.

SECTION 4 – LARGE HOUSE

Background

The defining characteristics of a Large House are as follows:

- all periods up to 1930s;
- styles vary widely from early simpler Georgian form (in parts of Balmain) to Italianate in Leichhardt and Annandale and the ‘witches houses’ in Johnston Street, Annandale;
- two storeys or grand Victorian single storey houses, detached;
- building envelopes and roof forms are larger than other detached housing types and houses are set on larger lots with deeper front setbacks. This building type often has asymmetrical massing, including projecting bays and diagonal corner rooms, wrap around verandahs and tower elements;
- roofs are moderate to steeply pitched with subsidiary gables and multiple chimneys breaking up the planes of the main roof;
- roofs are slate;
- some Georgian examples in Balmain have stone walls and slate roofs;
- wall materials are brick and render, enlivened with decorative mouldings and elaborate timber detailing;
- cast iron palisade fences are associated with the larger Victorian houses in parts of Annandale and Balmain;
- timber picket fences associated with most other examples;
- fences are characteristically stepped with sloping topography.

Objectives

O2 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the curtilage and generous garden setting of large houses;
- b. protect the amenity of the house and its neighbours;
- c. retain the presentation of the building to the street, including the scale, complex roof forms and chimneys and façade proportions;
- d. preserve the skyline of the existing ridgelines, chimneys and towers in views from the street; and
- e. retain and/or reconstruct the original materials of the house and architectural details from the street and of the front fence.

C2 Rear additions are to be subservient to the original roof form.

BUILDING TYPOLOGIES

- C3 Dormer windows may only be approved on the rear roof plane of any building unless it can be demonstrated that a dormer window on a front roof plane or the sides of hipped roof was an element of the original building;

4.1 SUGGESTED DESIGN APPROACH

Large House

Where the site area permits, a linked rear addition can retain the form and streetscape presentation of a large house even on a corner site (in some circumstances). The linking element should sit below the existing eaves and preferably be articulated by a recess. Contemporary design solutions are acceptable provided they are complementary to the original house in form, bulk, scale, proportion and materials.

SECTION 5 – SEMI-DETACHED HOUSE

Background

The defining characteristics of a Semi-detached House are as follows:

- c.1880-1930s;
- single storey attached or, less commonly, two storeys;
- one of a pair sharing a party wall, a roof form and with openings to the front, one side and the rear;
- main roofs are a combination of hip and gable, with separate skillion roofs to the rear;
- the pair of dwellings may be symmetrical with front or side entry doors or may be designed to look like a single house from the street, with one entry to the front and the other to the side and a corresponding asymmetry to the ground floor;
- semi-detached houses have a narrow side passageway leading to the rear garden; and
- fences vary from timber picket fences to low brick fences with lawn and edging shrubs behind. Gates are correspondingly low and in wrought iron or timber.

Objectives

O3 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the curtilage and setting of the pair;
- b. retain the presentation of the building to the street including the single storey scale, roof form, building massing and façade proportions;
- c. maintain the original symmetrical character and appearance of pairs of houses where it is still evident;
- d. protect the amenity of each house and its neighbours; and
- e. restore/reconstruct original forms, finishes and details.

C2 Alterations and additions to either house are:

- a. to be subordinate to the main form of the pair such that they do not dominate one or both houses;
- b. not to compromise the symmetry and/or proportions and massing of the pair; and
- c. not to incorporate materials and finishes on the front elevation which could detract from or dominate the appearance of the other.

C3 Rear additions to either dwelling are to be carefully sited and designed to:

- a. optimise daylight and natural ventilation to both dwellings of the pair;

- b. minimise overshadowing and privacy impacts; and
- c. provide sun access to private open space.

Note: Adjoining land owners are encouraged to develop an integrated design approach to any additions to the pair of dwellings. In some circumstances it may not be possible for only one of the pair to be extended, due to the adverse impacts on the other.

C4 Side setbacks are to be maintained.

C5 Dormer windows may only be approved in the following circumstances:

- a. on the rear roof plane of any building;
- b. to be vertically proportioned and with the same pitch as the main roof; or
- c. may be a skillion type dormer at the rear of the property.

5.1 SUGGESTED DESIGN APPROACH 1

Semi-detached house - rear dormer / skylight

A modest conversion with opening skylight windows and a rear dormer (maintains the integrity of the main roof and does not impact on the streetscape).

5.2 SUGGESTED DESIGN APPROACH 2

Semi-detached house – single storey pavilion

A single storey pavilion addition is linked to the main house by a simple, lightweight structure set below the level of the eaves and provides a small courtyard at the rear. The location and design of the pavilion should respond to site orientation, to minimise overshadowing, visual bulk and amenity impacts on adjoining properties.

5.3 SUGGESTED DESIGN APPROACH 3

Semi-detached house – extension to the rear

The optimum approach to additions for semi-detached houses is for both properties to be developed together. Here the main roof is extended over the whole building to provide new ground floor and attic accommodation. Dormers, including shed types are possible in the new roof where they are set far enough back to ensure they do not detract from the building's appearance from the public domain.

5.4 SUGGESTED DESIGN APPROACH 4

Semi-detached dwelling – contemporary two storey addition

A contemporary two storey addition set well back to retain the main roof form may be possible when site factors and orientation enable neighbours' amenity to be protected from overshadowing and overlooking.

SECTION 6 – SINGLE STOREY TERRACE

Background

The defining characteristics of a Single Storey Terrace are as follows:

- 1850s - c.1915;
- most commonly in the LGA, terraces are of the late Victorian or early Federation period (1880s-1900);
- terraces are characteristically attached pairs, groups or rows of dwellings;
- some examples of stand-alone terraces;
- Usually 4-5m wide and typically have a main (front) building two rooms deep built to the side boundary with a rear wing set back from one side boundary;
- roof forms are simple gables with the ridge parallel to the street, skillion roofs behind parapets;
- entry, verandah, balcony and primary rooms address the street;
- minimal setbacks to the street or may be built with verandah or the main facade up to the front boundary;
- usually aligned with and strongly define the street;
- open front verandahs are a key characteristic of the building;
- side wall profile of end terraces is often a prominent element in streetscapes, particularly at corner sites;
- painted render or exposed brick;
- Some examples of stone terraces;
- early roofs were of slate or corrugated steel and later examples were tiled; and
- fences are wrought iron palisade atop a low masonry base and are around 1m in height with a high degree of transparency.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the integrity of the original building;
- b. character of consistent terrace groups/rows;
- c. single storey scale to the street;
 - i. maintain the relative importance, in scale and detailing of the main (front) part of the building;

BUILDING TYPOLOGIES

- ii. protect streetscape character;
 - iii. retain the architectural character and detailing of corner terraces;
 - iv. retain the rhythm of roofs and chimneys on the skyline; and
 - v. maintain the integrity of common roof ridgelines and parapet lines when viewed from the street.
- d. protect the amenity of each terrace and the neighbouring properties, in particular solar access to rear ground floor living areas and private open spaces; and
 - e. reverse unsympathetic changes.
- C2 Alterations and additions are to respect the massing, alignment and façade proportions of the group or row of terraces.
- C3 The proportional relationship of the front elevation, formed by party walls, parapets or eaves lines, floor plates, door and window openings and balustrading are to be incorporated into any alterations.
- C4 Rear wing additions are to be subordinate to the main building form in size and appearance when viewed from the street.
- C5 Rear additions are to be carefully sited and designed to optimise daylight and natural ventilation to the house and adjoining terraces.
- C6 Pavilion type additions connected to the main house by a lightweight linking structure below the eaves line of the main building may be appropriate where the site is deep enough to provide consolidated private outdoor space.
- C7 The profile of the original party walls, parapets and chimneys is to be retained.
- C8 Verandahs are to be open.
- C9 Breezeways (rear side passages) may be infilled only where the privacy, sun access and ventilation to the adjoining property are not adversely affected.
- C10 Original detailing and materials including chimneys, balustrades, render and palisade fences are to be retained.
- C11 Original fences are to be retained or reconstructed as appropriate to the style and period of the terrace.
- C12 Fences are to be less than 1.2m in height and are to be of an open design.

6.1 SUGGESTED DESIGN APPROACHES 1 – 6

Single storey terrace – six possible design treatments

Six possible design treatments:

1. Traditional rear dormer;
2. Outbuilding addition at the rear boundary, limited to single storey and only possible where there remains adequate private open space at ground level, is consistent with the siting controls of this

BUILDING TYPOLOGIES

Development Control Plan and where the new structure will not have unacceptable amenity impacts on neighbours;

3. Skillion type dormer, set down from the ridge and in from the side boundary to retain the prominence of the main roof;
4. Attic room with skylight in the plane of the roof;
5. Breezeway is filled in: note that the addition may not extend further back than the consistent rear building line of the row of terraces; and
6. Two storey set back addition with attic upper floor where at the south end of a row and preferably at the street corner to minimise impacts on neighbours.

SECTION 7 – TWO AND THREE STOREY TERRACES

Background

The defining characteristics of Two and Three Storey Terraces:

- 1880s – c. 1915

Objectives

O2 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain the integrity of the original building and the character of consistent terrace groups and rows;
- b. maintain the relative importance, in scale and detailing of the main (front) part of the building;
- c. retain streetscape and skyline character;
- d. retain the architectural character and detailing of corner terraces;
- e. retain the rhythm of roofs and chimneys on the skyline and maintain the integrity of common ridge lines and parapet lines when viewed from the street;
- f. maintain the amenity of the terrace and adjoining properties;
- g. protect sun access to rear ground floor living areas and private open space; and
- h. reverse unsympathetic changes.

C2 Rear additions that may be suitable for this building typology include the following forms:

- a. single storey 'lean to';
- b. rear wing; or
- c. pavilion.

and are to have a ridge line located below the eaves line.

C3 Pavilion style rear additions are to be connected to the main house by a lightweight linking structure below the eaves line of the main building where the site is deep enough to provide consolidated private outdoor space.

C4 Skillion type dormers may be located on the rear roof plane of buildings or in new additions to a building where they will not be seen from the principal street frontage and are to be set:

- a. a minimum 200mm below the ridge line;
- b. a minimum of 500mm from the side wall; and
- c. a minimum of 200mm up from the rear wall plate.

BUILDING TYPOLOGIES

- C5 Retain the profile created by original wing walls, parapets and chimneys.
- C6 Verandahs and balconies are to be open.
- C7 Rear breezeways (side passages to rear wings) may be infilled at ground level only and only where the privacy, sun access and ventilation to the adjoining property are not adversely affected.
- C8 Original detailing, and materials, including chimneys, balustrades, render and wrought iron palisade fencing are to be retained/reconstructed and restored.
- C9 The proportions of vertical and horizontal lines formed by wing walls, parapet or eaves lines, floor plates, door and window openings and balustrading are to be retained and also reflected in any additions to the building.
- C10 Fences are to be less than 1.2m high and of visually permeable materials.
- C11 Fences appropriate to the style and period of the building are to be retained or reconstructed.

7.1 SUGGESTED DESIGN APPROACH

Two and three storey terrace

Where a row of terraces with intact, consistent massing at the rear exist, the options for additions may be more limited than where variation to the rear already exists. Where the row is generally intact and consistent the most appropriate additions may include:

- skillion type dormer in the rear roof plane;
- outbuilding addition at the rear boundary, limited to a single storey and only possible where there remains adequate private open space at ground level and where the new structure will not have unacceptable amenity impacts on neighbours;
- traditional, vertically proportioned dormer window in the roof plane; and
- single storey boundary to boundary addition behind the rear wing (subject to adequate private open space for the dwelling) Enclosure of the breezeway at ground level would also be possible where solar access and natural ventilation to ground floor rooms are not compromised.

SECTION 8 – FLAT BUILDINGS – WALK-UPS

Background

The defining characteristics of Flat Buildings – Walk ups are as follows:

- inter-war (1920s-1940s) and post WW11 (1950s);
- multi-unit (attached);
- inter-war buildings are two or three storeys with 2 – 8 dwellings accessed from a central common foyer and stairwell, while the 1950s flats include early, larger Housing Commission projects in Balmain;
- buildings are simple and rectangular in form with windows ‘punched ‘ in flat unadorned facades. Where facades are embellished it is to a limited extent, with a row of horizontal banding between floors or brick patterning around the main front door;
- flat roofs are concealed behind parapets designed to emphasise the symmetry of the building around the central front entry;
- Housing Commission flats also feature red terracotta tiled roofs and have even less embellishment;
- the inter-war buildings are close to front and side boundaries and feature small front gardens usually set to lawn behind low, brick fences. The Housing Commission flats are on larger sites within a landscape setting; and
- walls and fences are of red or dark red face brick.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

- C1 Development shall:
- a. maintain the contribution that the flats make to the streetscape and to area character;
 - b. retain the original form and detailing of the flat buildings;
 - c. protect and enhance residential amenity; and
 - d. retain the curtilage and garden setting of the building or group of buildings.
- C2 Alterations and additions to flat buildings are not to compromise the cohesiveness and visual balance of the building as a whole.
- C3 Additions to the street elevation of an inter-war flat building are not encouraged.
- C4 Additions to the side or rear elevations will only be supported where they will not adversely affect the overall form and character of the building or the amenity of the neighbours. Such additions may include balconies to the rear and awnings and canopies to the rear and sides.
- C5 Additions to the building shall not adversely impact on areas of communal open space.

BUILDING TYPOLOGIES

- C6 Balconies and verandahs are to be open. Recessed balconies that have been filled in are to be restored or reconstructed as open structures where possible.
- C7 Vertical additions shall only be permitted where there is sufficient space in the roof area for an attic and where this can be achieved without re-pitching the roof or raising the wall height.
- C8 Face brick is not to be painted or rendered.
- C9 Original embellishments including decorative brickwork, terracotta or decorative concrete panels are important features and are to be retained and/or restored or reconstructed.
- C10 Fences are to be very low to reinforce:
- a. the openness of the front garden; and
 - b. the clear and direct visual connection between the street and the front door.
- C11 Where lifts or ramps are to be incorporated into the building the original character and design of inter-war buildings is to be retained.

8.1 SUGGESTED DESIGN APPROACH

Due to the varied nature of residential flat buildings, and the potential implications of State Environmental Planning Policy 65, it is encouraged that applicants undertake PRE-DA meetings with Council's Planners on concept designs for residential flat buildings

SECTION 9 – SHOPS

Background

The defining characteristics of a Shop are as follows:

- 1880s-1930s;
- most commonly two storeys and found in main street shopping precincts;
- building type is essentially a commercial terrace;
- often attached shop front buildings with large display windows and doors opening directly onto the footpath under continuous awnings;
- commercial or residential uses above the ground floor shops;
- often built as a row with a unifying parapet that creates a strong horizontal datum at the top of the building;
- individual shops are distinguished by vertically proportioned bays that correspond to the property divisions;
- openings above ground level are also vertically proportioned;
- many upper level openings were originally recessed balconies which have been infilled;
- buildings are built to the property boundary at the front with built form massed at the street front boundary with lower scale service wings at the rear;
- walls are rendered or face brick; and
- most common roof form is a corrugated steel skillion roof behind a parapet; some shops have pitched roof forms with corrugated steel or tiles.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. maintain the retail strip streetscape character and fine urban grain;
- b. protect and restore or reconstruct original shopfront elements;
- c. ensure that alterations and additions do not compromise the consistency and integrity of a row of buildings;
- d. retain the prevailing street wall height and the distinctive pattern of parapets against the skyline;
- e. reinforce the scale, massing and proportions of traditional shopfronts;
- f. maintain and enhance pedestrian amenity;
- g. encourage active use of upper floors for commercial or residential uses; and

BUILDING TYPOLOGIES

- h. encourage coordinated paint colour schemes and signage in rows of shops.
- C2 The building alignment to the street boundary is to be maintained and entry doors may only be recessed where the recess was characteristic of the building type.
- C3 Shopfronts and building entries should be designed to be clearly visible and with direct access from the street.
- C4 Vertical additions are not to interrupt a clear view of the skyline above the parapet when viewed along and from across the street.
- C5 Characteristic elements as outlined above are to be retained, and where possible restored or reconstructed, particularly where the shop forms part of a coherent group.
- C6 Awnings are to be continuous, provided to the full width of the shop and over the footpath, for weather protection and to define the 'base' of the building.
- C7 Horizontal and vertical proportions, established by the location and arrangement of lot boundaries, awnings, parapets, facade bays and window openings, should be retained and used as guides for any infill development.
- C8 The characteristic ratio of solid:void above the ground level on the front facade is important. Smaller, vertically proportioned windows are not to be replaced with one large horizontally proportioned window.
- C9 Upper level recessed verandahs are not to be infilled. Where possible, they should be opened up.
- C10 Roller shutters detract from the appearance of shops and the amenity of footpaths, and are not permitted on the front facade. Security screens, gales and bars are to provide minimum 60% transparency.
- C11 Co-ordinated paint schemes for a whole building are encouraged. Colours are to be compatible with the style and character of the building and streetscape.

9.1 SUGGESTED DESIGN APPROACH

Vertical additions to shops with parapets are:

- a. not to interrupt a clear view of the skyline above the parapet when viewed from across the street or when viewed obliquely from the footpath; and
- b. are to have a simple roof form.

SECTION 10 – CORNER SHOPS

Background

The defining characteristics of a Corner Shop are as follows:

- 1880s-c. 1915;
- modest two storey buildings, very occasionally one storey attached;
- Many corner shops were stand-alone retail uses in residential or industrial areas. Some terminate a row of shops at a street intersection, or terminate a row of residential terrace houses and have the same domestic scale and floor to ceiling proportions;
- The upper floor was traditionally the shopkeeper's residence. Today the LGA has a mix of corner shops that retain a commercial function and those that have been converted to full residential use;
- Corner shops are built to both street boundaries and with an awning that wraps around the primary and part of the secondary street frontage. Some have a corner splay with the entry door set to the corner;
- Shop windows usually present to both frontages;
- Roofs may be parapet roofs or hipped and gabled in the same plane as the terrace row they terminate. The level of detailing varies, although it is comparatively modest compared to the larger corner hotel form; and
- Corner shops are rendered or in face brick, with corrugated metal suspended awnings.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. retain and enhance the original characteristics of corner shops; and
- b. maintain the potential for the upper floors of corner shops to be used for commercial or residential purposes and the ground floor to be used for retail purposes and commercial activity where permissible.

C2 Vertical additions are:

- a. not to interrupt a clear view of the skyline above the parapet when viewed from across the primary street or when viewed obliquely from the footpath;
- b. not to detract from the appearance of the building along the secondary street; and
- c. not to detract from the amenity of adjoining properties.

C3 Important elements of corner shops are to be retained and/or restored, including:

BUILDING TYPOLOGIES

- a. awnings and awning posts;
 - b. shopfront windows;
 - c. corner entries;
 - d. upper level verandahs, windows, doors and balustrade detailing;
 - e. chimneys); and
 - f. early painted signs.
- C4 The characteristic ratio of solid: void and the proportions of openings on both facades are to be retained and/or restored or reconstructed.
- C5 Smaller, vertically proportioned windows above the ground floor are not to be replaced with one large, horizontally proportioned window.
- C6 Large shopfront windows on the ground floor are not to be partially infilled or replaced with smaller openings, however translucent or frosted glass may be used for privacy.
- C7 Alterations to the rear wing of the building are to ensure that the visual dominance of the main (shop) part of the building is retained.
- C8 Alterations and additions to the rear of the building are to be comparatively simple in design and suit their function as 'back of house'
- C9 Roller shutters are not permitted and security screens, grilles and bars are to have a minimum of 60% transparency.

10.1 SUGGESTED DESIGN APPROACH

Corner shops

Additions to the rear or side of the building may be possible provided that the:

- a. building will be complementary to the form and architectural character of the corner shop;
- b. allow for the original building to be predominant; and
- c. junction of the old and new building at the main wall is articulated by a recess or other architectural treatment including colour, materials, form, moulding, setback, height etc.

SECTION 11 – CORNER HOTELS

Background

The defining characteristics of a Corner Hotel are as follows:

- 1880s – 1930s;
- two to three storeys;
- the buildings terminate street blocks and mark corners;
- the elements that distinguish them from corner shops is the larger scale and the weight given to the detail and finish of both facades;
- corner hotels have a more imposing presence than their neighbours because of their additional height, their often distinctive parapet profile and strongly modeled facades with ornate architectural features;
- awnings run the length of both street frontages to cover multiple entries to different ground floor spaces;
- pressed metal ceilings were an important feature of the awnings however few are left in the local government area;
- hotels were typically of rendered brick in the late C19 and early C20;
- Inter-war examples are often face brick above the awning with decorative mouldings above the more utilitarian ground floor, to the parapet and around the windows;
- Walls below awning level were commonly tiled; and
- traditional hotel signs and advertising have a character specific to this building type, including painted glass advertising for beer brands.

Objectives

O1 To facilitate development that is compatible with this Building Typology.

Controls

C1 Development shall:

- a. maintain the important role of corner hotels as 'place markers' that assist in establishment of place identity;
- b. retain the massing and scale, facade modulation and proportion of openings;
- c. maintain the prominence of the parapet on the skyline; and
- d. contribute positively to the public domain and to pedestrian amenity.

C2 Traditional signs and beer brand advertising are to be retained.

C3 The importance of corner hotels in the streetscape is to be reinforced by maintaining the architectural character and detailing of both facades.

BUILDING TYPOLOGIES

- C4 External design elements including:
- a. pressed metal and patterned awning soffits;
 - b. balconies and verandahs;
 - c. doors and windows;
 - d. wall tiles;
 - e. traditional signs applied (hotel name) or painted (beer advertising); and
 - f. decorative render and joinery are to be retained, restored and/or reconstructed
- C5 Internal design elements are, where possible to be retained, restored and/or reconstructed and may include:
- a. bars;
 - b. ceiling details;
 - c. tiles;
 - d. fittings and joinery;
 - e. original stairway details;
 - f. light fittings.
- C6 Brick, render and tiles are not to be painted over.
- C7 Alterations that open up original rooms to create larger spaces should retain significant interior features that reflect the original layout for example ceilings, bulkheads, fireplaces and joinery.
- C8 New verandahs extending over awnings may be permitted where they previously existed.
- C9 Original external openings are not to be blocked up or the glazing details altered to enclose gambling areas.

11.1 SUGGESTED DESIGN APPROACH

Corner hotels vary considerably in their relationship to sites and the actual building design. Specific examples of design approaches would be largely hypothetical and may have limited application. Applicants, architects and designers are encouraged to take careful note of the objectives and guidelines when seeking to alter or add to a hotel building.

SECTION 12 – WAREHOUSES AND FACTORIES

Background

The defining characteristics of a Warehouse or Factory are as follows:

- 1880s – 1930s;
- two to five storeys with high floor to ceiling heights and an open floor plan giving one very large space;
- warehouses and factories are large, simple rectangular buildings that are often built to the lot boundary. They are of face brick with regularly spaced, recessed, 'punched' openings and little ornamentation;
- façade decoration is generally limited to brick detailing around windows; and
- roofs are either flat or near flat and concealed behind simple, horizontal parapets or have a distinctive sawtooth pattern or large gables.

Objectives

O2 To facilitate development that is compatible with this Building Typology.

Controls

- C1 Development shall:
- a. ensure that alterations and additions to a warehouse or factory do not compromise their structural integrity;
 - b. retain the significant fabric and building elements;
 - a. contribute to the streetscape and character of the municipality; and
 - b. maintain the contribution that warehouses make to area character through their characteristic form, massing, scale and proportions.
- C2 The scale and form of the factory or warehouse is to be retained.
- C3 Lightweight balconies, canopies and sun shading devices may be affixed to the facades so long as there is a clear distinction between the original fabric and the contemporary addition and they don't detract from the original industrial character of the building.
- C4 The robust masonry form of the building is to remain visually dominant.
- C5 The rhythm of openings is to be respected. Two smaller openings may be combined where there is no removal of original significant elements.
- C6 Existing painted signs that contribute to the buildings significance and to the streetscape character are to be retained.
- C7 Vertical additions are only possible for flat roofed buildings which are well set back behind a parapet and with a horizontal profile in keeping with the simple building form and strong parapet line.

BUILDING TYPOLOGIES

- C8 Decorative roof elements that undermine the strong horizontal parapet line are strongly discouraged.
- C9 Contemporary additions should be distinguishable from the original fabric.
- C10 Sawtooth roof profiles must not be altered.

12.1 SUGGESTED DESIGN APPROACH

New openings respect the rhythm and horizontal datum lines of existing openings in the building; their width is equal to two windows + the space between them. The overall solidity of the building is reinforced as there is still a high proportion of solid wall to openings. Wider window openings may be adapted as recessed balconies

An additional 'penthouse' level set well back from the parapet can preserve the effect of solid masonry mass of the building and provide a unique form of residential accommodation with generous terraces.

Lightweight balconies may be added to the sides and rear of a warehouse building when it is adapted for residential or commercial uses so long as the overall form of the building is dominant and its important structural and façade elements can be readily seen.

A Juliet balcony may be introduced where there were openings for moving goods.