

THIS IS SECTION 8 FROM THE BERRIMA VILLAGE DCP

Section 1 Development within a Heritage Context

A1.1 Design Principles within a Heritage Context

A1.1.1 Introduction

Berrima is a Village of national significance. This is because of its largely intact rural Georgian character. It contains some fine public and private buildings, notable examples being the Court House, the Gaol and the Surveyor General Inn. Many of the buildings within the town date from the earliest settlement of the area and Council is only interested in new development which makes a positive contribution to the visual and functional amenity of the Village. Therefore, the design principles applying to all development within Berrima seek to protect the urban amenity of areas of high heritage value and enhance those areas of lower heritage value. Berrima Village also enjoys a number of significant views and vistas both to and from which contribute to the unique character of the Village and which are required to be protected in any new development.

A1.1.2 Why this Development Control Plan is necessary for Berrima

Berrima remains an iconic Village, within easy reach of Sydney. Berrima is not a ghost town. Its population is growing and it is subject to continuous development pressure from Sydney. The approach taken by this plan is to encourage the highest quality conservation and new infill work so as to best preserve and enhance the heritage character of Berrima.

The public spaces in Berrima include an absence of formed footpaths, kerb and guttering or solid fencing. The informal character of public spaces, including retaining space between buildings and retention of important views, is prescribed by this plan.

While in other localities, contemporary design experimentation may be acceptable, this is not so in Berrima's case. This plan seeks safe and respectful solutions to development proposals. This is because the visual character of Berrima cannot afford to have development or planning mistakes. This plan therefore deliberately sets out to avoid a "death by a thousand cuts" for Berrima, of small mistakes in development that would have a disastrous cumulative effect over time.

The plan requires that new infill buildings be **very** sympathetic to the original buildings that are in Berrima. There is a tradition of building compatible style buildings as infill development in Berrima, and this remains a strong expectation from the local Berrima community. And this is why this plan is seeking a highly visible level of earlier architectural features although in accordance with the requirements of the Australia ICOMOS Burra Charter¹, it should be possible upon closer examination to see where a building is new.

¹ "The Burra Charter is a set of best practice principles and procedures for heritage conservation. It was developed by Australia ICOMOS (International Council for Monuments and Sites), the Australian group of the international professional organisation for conservation." (NSW Heritage Office. 2002)

Commercial development of the recent past in Berrima has less clearly followed the Georgian style template, due to pressures to maximise site density and confusion about the extent of development controls.

This plan aims to remedy this threat to the heritage character of Berrima and ensure that any further commercial development has minimal impact on the Georgian townscape.

New commercial buildings shall repeat the cottage roof and building footprint scale that is evident in the original residential buildings. They shall not visually compete with the more important historic public or commercial buildings. Essentially the same traditional materials and proportions are prescribed for all new buildings and additions, whether commercial or residential.

Not surprisingly for an area of such historical significance, Berrima contains many buildings on the local council heritage list as well as the State Heritage Register of buildings of State heritage significance. In considering development applications, Council will give special consideration to all heritage items. This plan provides a summary of what is required, although the WLEP 2010 provides the framework of legal requirements.

A1.2 History and Heritage Context of Berrima Village

A1.2.1 History of Berrima

For many years the name had an ominous, sound in the ears of the criminal population of New South Wales. 'The Berrima Gaol', which is an important feature of the architecture of the little town, was dreaded by prisoners who had been known to break down and weep when sentenced to a term within its forbidding walls. It was called, with grim irony, "a model prison".

The site on which Berrima stands appears to have been chosen in 1830 by Major Mitchell, then Surveyor-General, and the main reason for the establishment of the town at that point was the fact that there was always a good supply of water available in the Wingecarribee River which flowed through it. At this period Mitchell was engaged in locating a new line of road to the south and the proposed highway would pass through the site of the town. In his Report in March 1830 Mitchell submitted that the beauty of the site was such as might induce interested persons to make their homes there, and it was suggested that if the colony prospered it might become a manufacturing town where the wool of Camden and Argyle might be made into cloth and the hides into leather. The surplus available after supplying local settlers might be conveyed to Gerringong and Kiama. It was intended (following the English idea) that Berrima might be the county town of Camden from which the administration of the country surrounding it could be carried on. These visions of the place as a manufacturing town and important administrative centre were never quite realised.



On 27 November 1830 instructions were issued to Surveyor Robert Hoddle to mark out the town and his plan was approved on 31 May 1831. The way was now open for the establishment of the new township.

The first lot in the town was marked out for James Atkinson of "Oldbury" in 1832. Settlement developed slowly at Berrima, probably because of the delay in completing the Southern Road, and also because the town lay on the fringe of settlement in the district. A newspaper writer in October 1835 said that the township of Berrima did not display any appearance of improvement owing probably to the slow progress made in the erection of the new gaol and Court House. Many allotments in the town had been sold, but few houses had been built. At this stage the streets had not been cleared and in 1837, £15 was spent on this work.

The Sydney Herald of 11th November 1839 there were more robberies in the Berrima district than in any other in the colony. Berrima had become a depot for all sorts of characters who liked to come and take possession of a piece of Government land and erect a bark hut without authority. There were at least fourteen of those huts close to the road at the entrance to the town.

In August 1840 traffic through the town was very great. Brickmakers and bricklayers were in demand as were boot and shoemakers. A surveyor was engaged in laying out more lots in Berrima in October 1840, as there was a demand for them. The Sydney Herald of 16 June 1842 informed its readers that upwards of 600 lots had been purchased and claimed that no attempt had been made to improve them. The writer said that the capital of Camden was, and had every probability of being, nothing more than a miserable, struggling Village, consisting of a few excellent homes, intermixed with slabbed and bark huts. The Census of 1841 recorded the population as 249 and there were thirty-seven houses finished and seven in course of erection. Ten years later the population was 192, an actual decrease, while there was no increase in the number of houses.

The town of Berrima was established eighteen years before it had a church in which its people might worship. Services were held in the Court House pending the erection of the church. Plans for the church were prepared by the eminent architect, Edmund Blacket and tenders called in December 1846. The foundation stone of the building was laid on 7 April 1847, by Bishop Broughton but it was two years before the church was opened for worship. Bishop Broughton consecrated the building on 9 June 1849, in the presence of a congregation of 150 persons.

In June 1838 the Rev. Fr. McEnroe applied for land on the south side of the Wingecarribee River on which to erect a Roman Catholic Church, a school and a clergyman's residence. However, in 1840 an application was made instead for the site on which the convict road-gang's stockade had been erected. This land was surveyed and granted for the erection of the church.

A Roman Catholic Mission was founded at Berrima on 18 October 1840, and the building of the first temporary church on the site of the stockade began. A subscription list for the erection of a church was opened in October 1840, but nine years passed before work began on the building. The structure was completed early in 1851.

Two historic buildings still stand in Berrima, the Court House and the gaol. The Estimates for 1833 provided the sum of £1,000 for the erection of a Court House, and tenders for the job were called in January 1834, again in September 1834 and again February 1836 after the first two builders failed to execute the work. The job was completed in June 1838, to the design of Mortimer Lewis, the Government Architect. In September 1839 it was reported that the Quarter Sessions would be held at Berrima in future instead of at Campbelltown and the first court was held in April 1840, although at that period the building had not been properly fitted up. In August 1840 a Clerk of Works was sent to superintend the fitting up of the new Court House. The work appears to have proceeded slowly, as the job was not finished until September 1841. The first Circuit Court was held in the building on 14 April 1841.

The erection of a gaol at Berrima was contemplated in 1832 and in 1834 tenders for the work were called. In July 1834 two coaches left Sydney carrying forty-one mechanics and labourers to be employed in the erection of the gaol. A news report in June 1836 said that only the foundation of the building had been laid. From a news item in June 1839 it is learned that the gaol consisted of a centre building from which diverged three radii, each containing fourteen cells. The centre building contained four rooms on the ground floor which were to be occupied by the keeper of the gaol, and in the basement storey there were a kitchen and apartments for the wardsmen. Eighteen of the cells were solitary, measuring six feet by four feet, covered with stone flags and had no light except that received through a small grate in the door. Twenty-four of the cells were termed open cells, and were fitted with a bed and had a window each; they measured six feet by seven. The gaol was completed in 1839 at a cost of £10,847.

Important additions were made to the prison between 1863 and 1868. The front wall was shifted out to give an additional thirty feet of space inside. The prison wings received another storey, thus doubling the accommodation.

Up to 1866 the supervision exercised at Berrima was much the same as that in any other prison; then the treatment known as the "silent system" was introduced. The first nine months of a prisoner's sentence was passed in silence, and he was not allowed to speak to anyone, not even a warder, except in the way of business. During the first six months of the prison term, each man was allowed one hour's recreation per day in a narrow, fan-shaped yard.

All prisoners sentenced to five years or more served one-twelfth of their term in Berrima. The gaol became a name of terror among criminals and the fear of returning to it tended much to more orderly conduct on the part of prisoners in other prisons.

The first hotel licence issued in Berrima was for the Berrima Inn, kept by Bryan McMahan, and dates from 7 July 1834. In the following year the Surveyor-General inn was licensed. James Harper was the licensee, and the Harper family kept the hotel through three generations, finally parting with it in 1924. The business is carried on in the original building which was erected, probably, in 1834. The Surveyor-General is the oldest country hotel carried on in the building for which the licence was first issued. In 1838 Doyle opened the Royal Mail Coach Hotel. There were four inns in Berrima in 1841.

With the coming of the railway and the decline in the number of vehicles using the roads one after another of the hotels in Berrima closed their doors until only one remained: the Surveyor-General.

The railway damaged business in the town, as much road traffic ceased to pass through. It was noted in December 1871 that few teams had passed up or down. The newspaper commented, “Railway rates seem to have gained a victory.” The opening of the Yarrowa Brush country east of Bowral and Moss Vale favoured the development of those two towns to the detriment of Berrima.



Figure A8.1—Berrima Market Place in 1898 showing the Church of the Holy Trinity (rear, at left), the Post Office (at right) and the Surveyor General Inn (front, centre)

In 1896 a newspaper correspondent noted: “Our quiet old town is beginning to wake up.” It was noted too in December 1912 that “Berrima seems to have taken a new lease of life” and the town had many visitors. The establishment of a cement works in the locality and the opening up of coal deposits have provided employment for many people. The effects of these developments are reflected in housing and population figures. In the 1954 Census it is recorded that there were 212 occupied houses in Berrima and near it, while the population was 823.

Source: Jervis 1963. Pp 30-37.

A1.2.2 How Berrima retained its character

The Berrima District was first explored by Throsby, Hamilton Hume and others in 1817, and the Old Argyle Road running from Picton via Bargo to Bong Bong was

constructed in 1820. However, the steepness of the ascent over the Mittagong Range and the flooding of the river crossing at Bong Bong made the road unsatisfactory and a new crossing of the Wingecarribee River was found at what is now Berrima, by Surveyor General Thomas Mitchell in 1830. The town was subsequently laid out by Robert Hoddle—the designer of the Melbourne city centre grid—in 1831 and development began within two years.



Figure A8.2—Berrima in 1912 showing (from left) the Post Office, the Surveyor General Inn, Superintendent's House and Gaol

The Berrima Conservation Study prepared for the Heritage Council of New South Wales in 1979 describes Berrima as an important historic town in New South Wales.

“Much of the original Georgian architecture is still evident. The scale of the town, the generous expanse of the Market Place and surrounding low slung buildings, the subtle siting of the Gaol and Court House on higher ground, together with the mature landscape, all help contribute to the sense of historic character and place that is not readily matched elsewhere in the State.”

Berrima's early development was followed by a series of events that slowed Berrima's growth and preserved it as a Georgian village. The 1843 recession discouraged further land speculation. The 1850 gold rushes moved people to the gold mining towns. Development shifted to Mittagong, Bowral and Moss Vale when the railway bypassed Berrima in 1867.

Over the next hundred years, Berrima's development activity was only sporadic. Berrima's inns serviced the Great South Road, but one by one they closed leaving only the Surveyor General Inn. Berrima gaol was reopened during the First World War to house internees and German prisoners of war.

The cement works was opened in 1928 on the road to Moss Vale. A new housing settlement called New Berrima was established there and Berrima largely became abandoned and derelict.

A1.2.3 How Berrima has benefited from sympathetic development

Berrima rose from its slumber in the 1960s.

The Berrima District Historical Society formed in 1960 and the Berrima Village Trust formed in 1963, in part to protect and preserve the character of the Village. In response to community and council concern over the retention of the Village character, the newly established Heritage Council of NSW recommended to the Minister for Planning and Environment that Interim Conservation Orders (ICO) be gazetted in order to maintain the character of the Village, while a conservation study, funded by the Heritage Council, was undertaken.

Following completion of the Berrima Conservation Study and subsequent public exhibition in 1979, the ICO was extended to cover most of the Village area, until a Development Control Plan (DCP) could be adopted. The highway by-pass in 1989 removed all through-traffic and made Berrima a quiet and attractive residential area. Assisted by the 1989 Development Control Plan No. 14 for Berrima, this resulted in a large amount of sympathetic residential infill.

The provisions of the Berrima Visual Catchment Area (the current landscape conservation area) in the DCP maintained a rural setting for Berrima, and avoided the urban residential features (of development visible from the main roads) that appear in other parts of NSW.

A1.2.4 Berrima's Statement of Significance

Wingecarribee Shire's heritage inventory contains the following statement of significance for Berrima Village.

Berrima is significant as one of the few intact villages in the State which demonstrate the characteristics of nineteenth century town development from the period of convict settlement to the end of the Victorian era. Its original layout and town limits are largely intact and the surviving stock of residential, commercial and administrative buildings along with churches and major buildings associated with the Gaol, provide evidence of the role of Berrima as an early administrative centre and a town which served generations of travellers on the South Road. The town is also significant as a collection of largely intact early buildings which are predominantly Georgian in style, the value of which is reinforced by the high quality of the surrounding natural environment and plantings within the town. The heritage attributes of Berrima are recognised by visitors from all parts of Australia who enjoy the character and history of the town which has become a cultural tourism attraction.

A1.3 Understanding the Georgian style

Georgian style houses displayed symmetry, spatial separation, small-scale pitched roofs and traditional proportions for windows and doors. Australian additions to the style were verandahs and galvanised roofs. New residential development in Berrima has followed the Georgian style template in a dispersed Village. Berrima has benefited from this very sympathetic development.

Architects Apperly, Irving and Reynolds in *A pictorial guide to identifying Australian architecture* (1989) describe characteristics of the Georgian style as "a pleasantly human scale, rectangular and prismatic shapes, symmetrical facades, and well-trying

proportions”. The photo below of Breen’s Inn at Berrima was used to illustrate characteristics of the style.

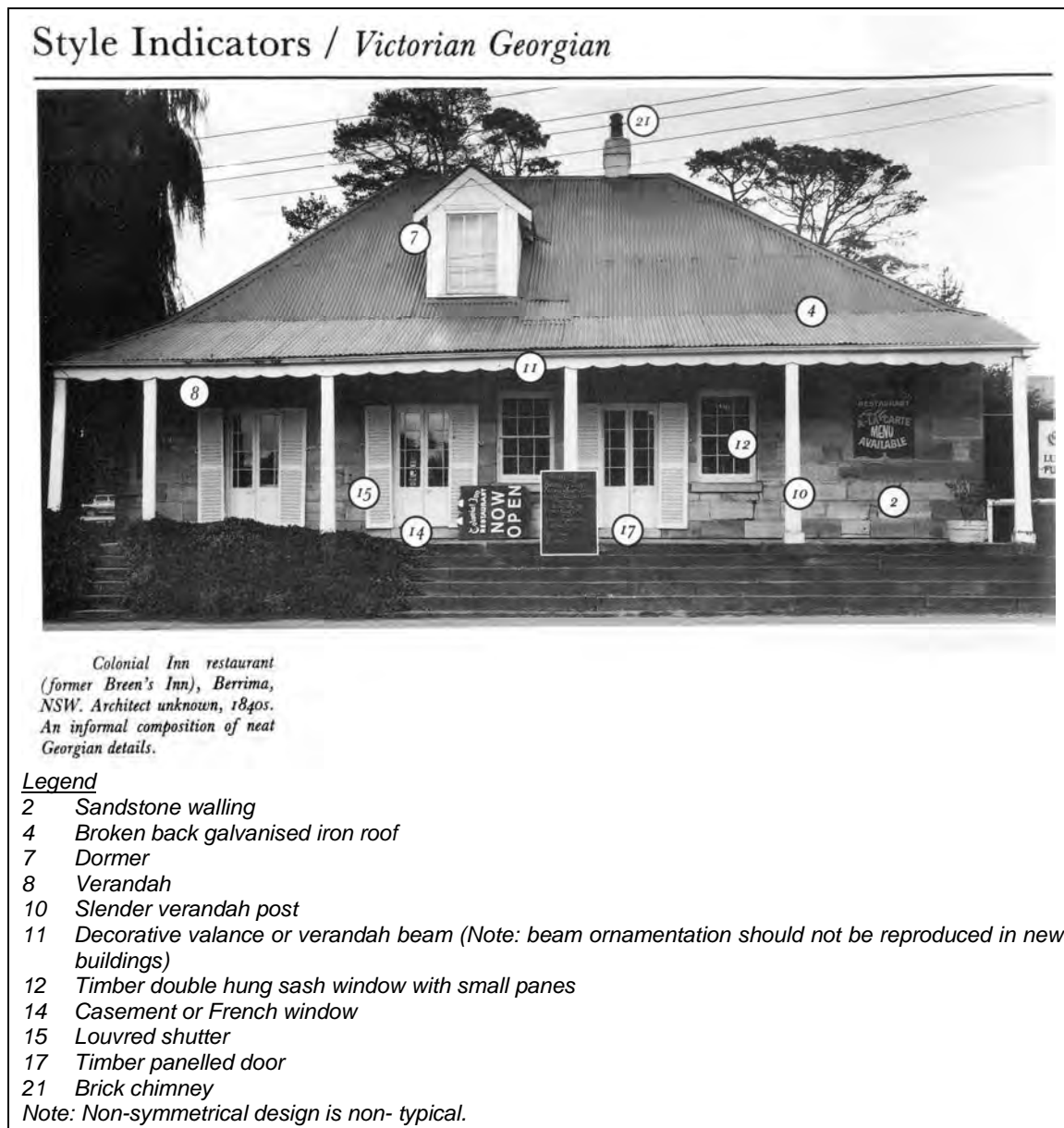


Figure A8.3—Elements of the Georgian style seen at Breen’s Inn, Berrima

Source: Apperley et al. 1989. P 44.

The architect Ian Stapleton has described the mid-nineteenth century cottage as “simple in style, like the house that a child draws, with a plain rectangular façade, a central front door and shuttered windows to either side, a hipped roof and verandah like a sun visor”. The drawings of early houses below (by Maisy Stapleton, reproduced from “Australian house styles”, 1997) show elements of the Georgian style that became traditional in Australia. New building work shall have regard to these elements.

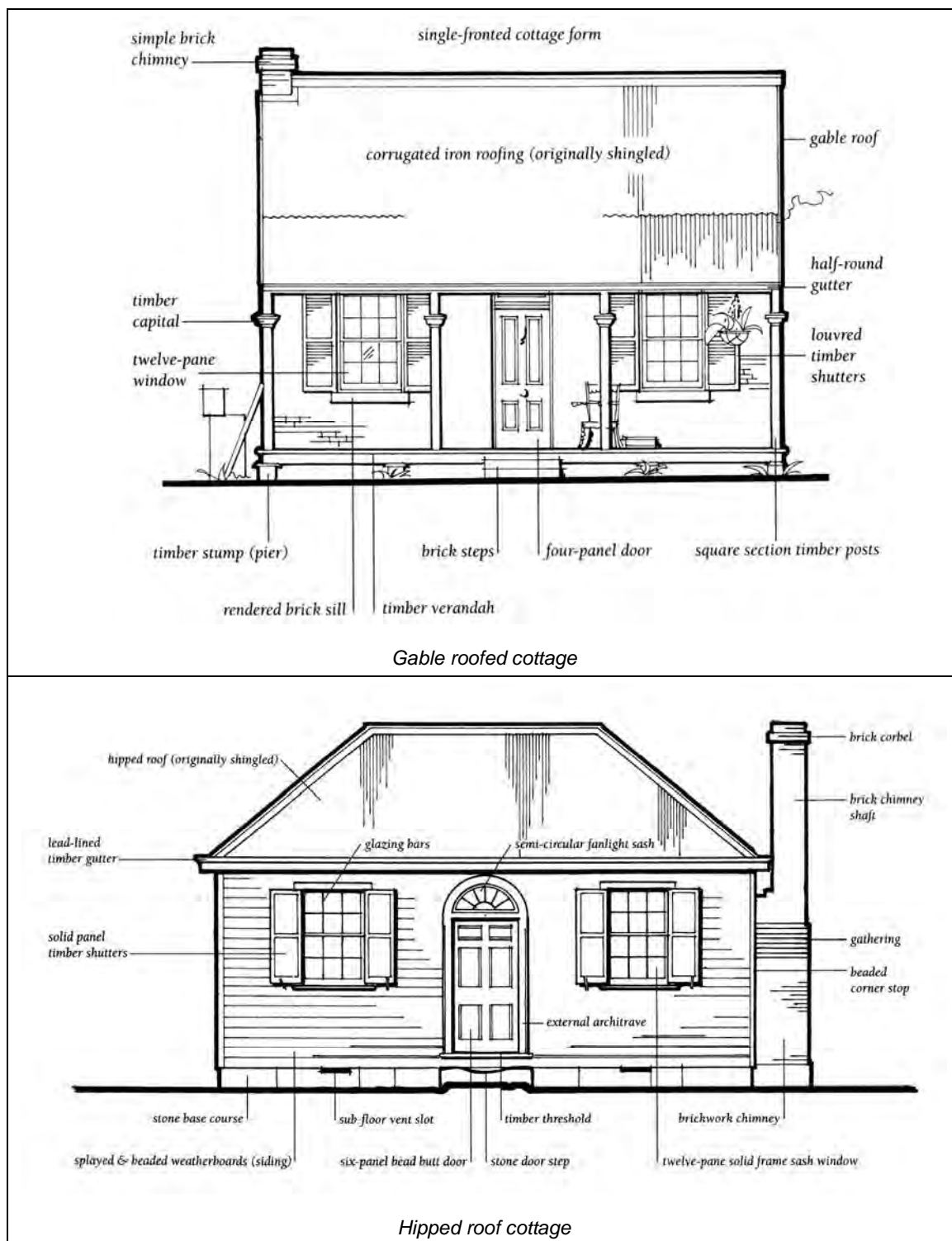


Figure A8.4—Elements of the Georgian style in gable roofed and hipped roof cottages

Source: Stapleton and Stapleton. 1997.

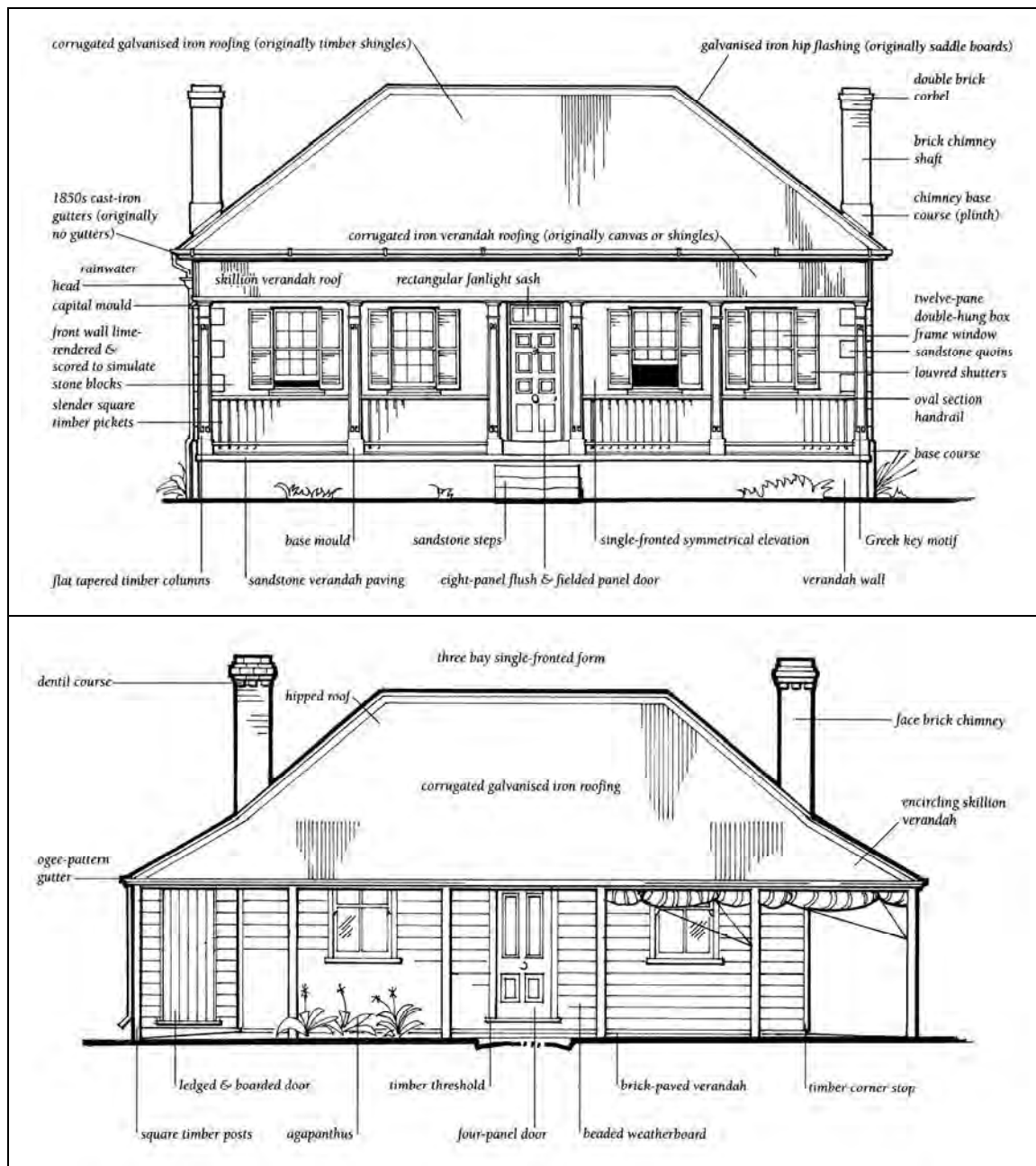


Figure A8.5—Elements of the Georgian style used in Australian cottages

Source: Stapleton and Stapleton. 1997.

A1.4 Heritage Conservation Areas and Heritage Items

Berrima contains two heritage conservation areas: a heritage conservation area—general that encompasses the Village itself and a heritage conservation area—landscape that captures the Village’s visual catchment area. Both are shown on map A4.5.

In addition to the two conservation areas, there are a number of individual heritage items within the Village of Berrima. These are listed in Schedule 5 of the WLEP 2010 and shown

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on the heritage maps that accompany WLEP 2010. The location of the heritage items are also shown on Map A8.1.

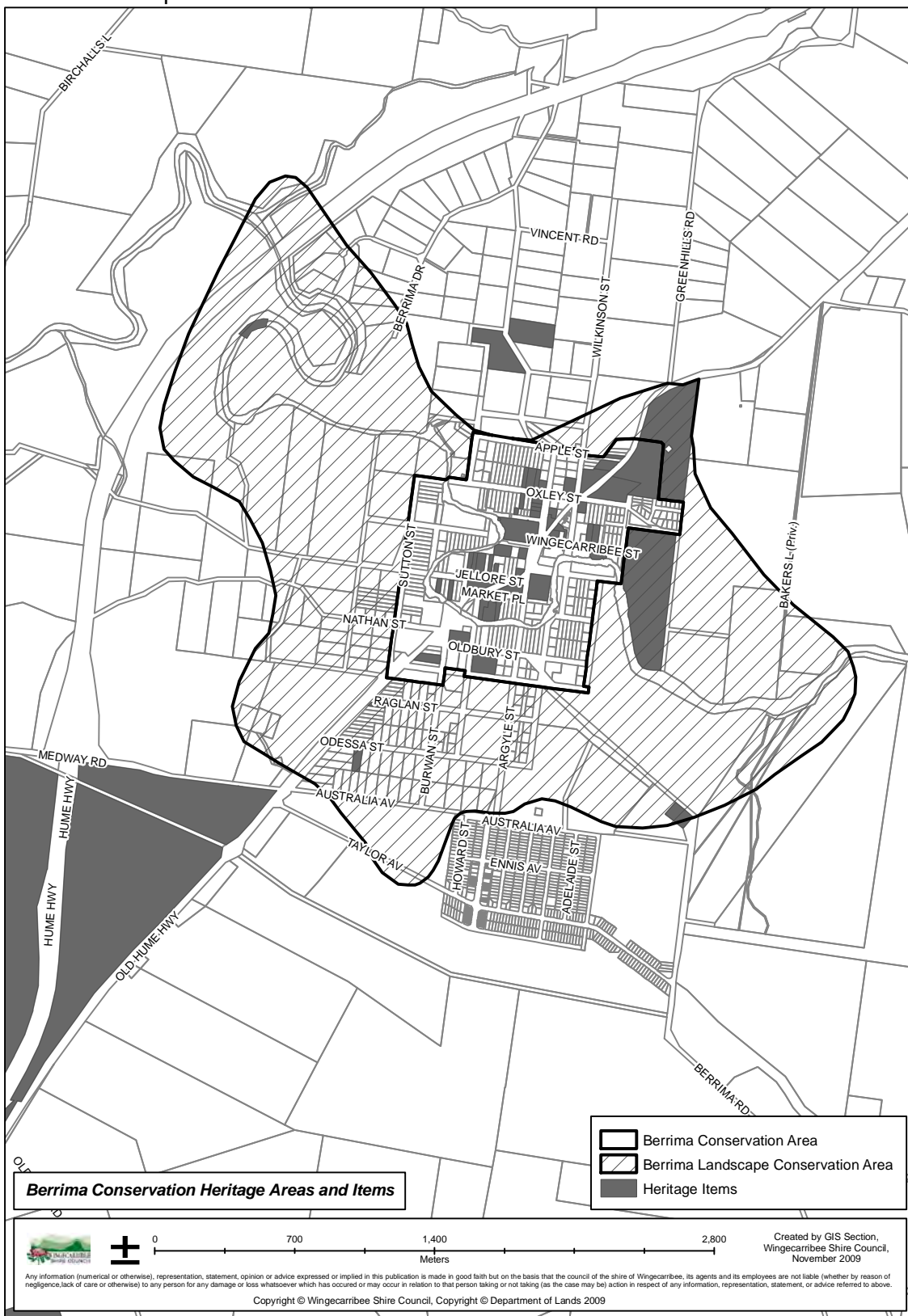


Figure A8.6—Berrima Heritage Conservation Areas and Heritage Items

Note: Applicants should not rely on the printed version of this or any other map in this document for current zoning or other planning information, but should consult the Wingecarribee LEP 2010 maps on Council's website, www.wsc.nsw.gov.au.

This DCP covers the Berrima Heritage Conservation Area and the residential and recreation zoned land north of Apple Street (which is technically within the Berrima Landscape Conservation Area but has been included in this DCP for consistency due to its part residential and part public recreation zoning).

Note: Refer to the Rural Small Holdings DCP (Zones RU4 and E4) and the Rural Lands DCP (other Rural and Environmental Protection Zones) for specific controls applying to the Berrima Landscape Conservation Area.

A1.4.1 The Berrima Market Place Conservation Management Strategy

When planning any development within the Market Place, reference shall be made to the Berrima Market Place Conservation Management Strategy available on request from Council.

A1.5 Principles of Minimum Acceptable Design

As stated in Section A4.1, Council is only interested in development which makes a positive contribution to the urban amenity of Berrima. In both the commercial and residential areas of the Village there are sections of high heritage value where new development, including renovations, must be sympathetic to the Georgian style of the town plan and essential Georgian style elements.

However, new development in areas of lesser heritage value may provide more opportunity for innovative design, but such design must demonstrate, in the opinion of Council, a positive contribution to the streetscape and urban amenity of the Village. If considered appropriate, Council may request an independent architectural assessment of the design proposal.

A1.6 Subdivision Pattern and Land Use

The township of Berrima was originally envisaged as an administrative centre, the "country town" of Camden. The site was chosen by the Surveyor-General, Major Mitchell, in 1830, and on 27 November 1830 instructions were issued to Surveyor Robert Hoddle to mark out the town, a plan of which, prepared in Mitchell's office, was forwarded. At an early opportunity Hoddle proceeded to carry out his instructions and on 24 November 1830 he records the laying out of the Government reserves and a number of allotments. His plan was submitted to the Governor for approval in January 1831. Some doubt as to whether the line of road which passed through the town was satisfactory delayed a decision concerning the site, but on 28 March 1831 His Excellency approved of it. Hoddle's plan of the town was approved by the Governor, Sir Ralph Darling, on 31 May 1831.

The Georgian town plan was based on English ideals, with the market place as the Village core and a grid pattern layout of streets and allotments. In the case of Berrima, Surveyor

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Robert Hoddle planned the open, central Market Place overlooked by the site for the Church of England on the hill (Emery, 2008).

The well preserved, uncompleted nature of the Georgian town plan is the result of Berrima's chequered history. When Berrima's plan was initially gazetted in 1831, it was intended to be the regional administrative centre. It was one of the first examples of auctioned real estate, experiencing a land speculation boom in the late 1830s. It was during this short phase of development that most of the historic buildings of Berrima were built. Berrima is important in displaying the Georgian style, which was prevalent in Australia from 1788 until at least the middle of the nineteenth century.

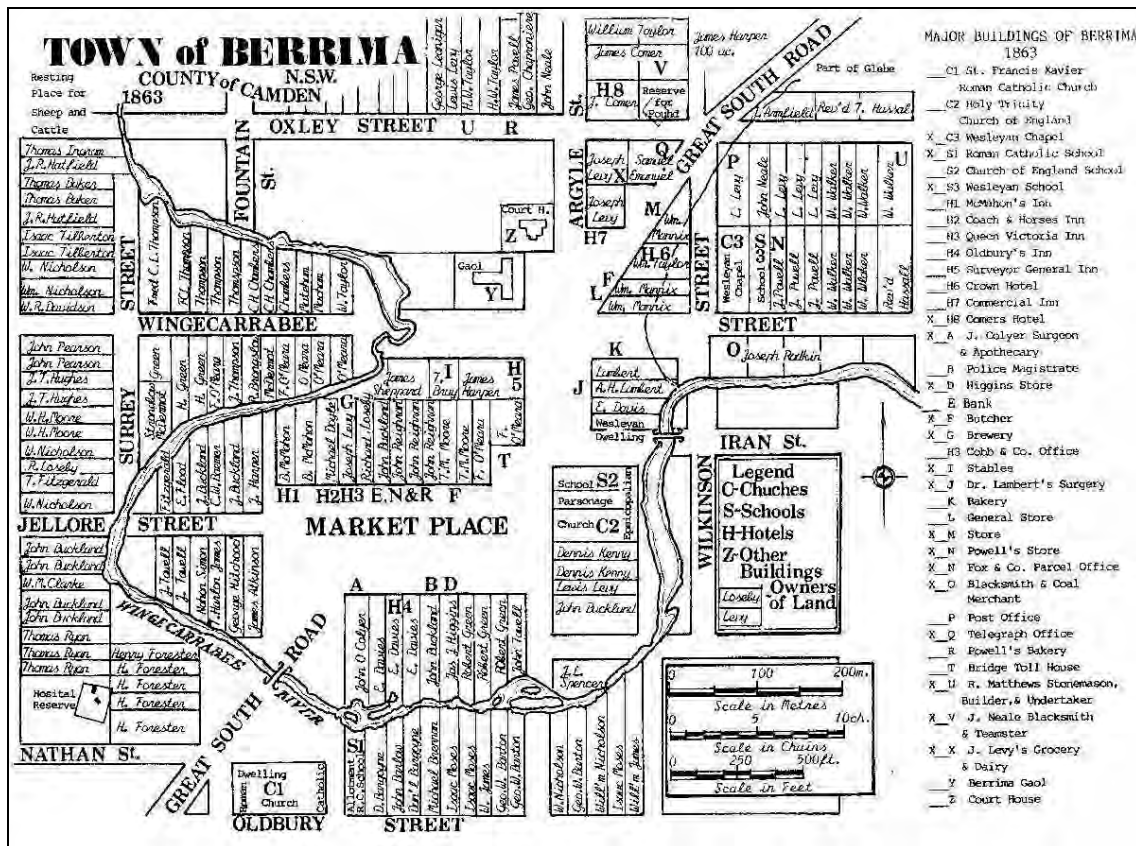


Figure A8.7—Plan of the central area of Berrima Village showing ownership in 1863

A1.6.1 Objectives

- To conserve the existing original road hierarchy and layout, pedestrian circulation patterns and subdivision layout.
- To preserve the existing land use pattern which reflect the mix of land uses of the early town.
- To retain the aesthetic and historic appeal of a rural Village.
- To retain unformed road reserves, particularly those that intersect the Wingecarribee River, as informal habitat corridors.

A1.6.2 Controls

- (a) Blocks shall retain the visual characteristics of the original development when viewed from the street or adjacent public domain e.g. a single detached building.
- (b) No kerb, gutter, street drain or culvert shall be installed, unless its location is approved by council’s heritage adviser and is designed in sandstone to an approved heritage detail.



Figure A8.8—Examples of stone kerbs, drains and culverts

- (c) Roads shall retain their current alignments and widths.
- (d) Unformed roads shall not be built upon and shall remain unformed.
- (e) Gravel roads shall not be asphalt sealed but may be resealed with “Jugiong” gravel (brown in colour).

- (f) Previously asphalt sealed roads may be asphalt re-sealed but shall not be kerbed and guttered.
- (g) New traffic calming and other road and traffic control devices shall be minimised so as to retain existing street character, and if proposed, shall be designed to an approved heritage detail. Raised humps or islands shall be avoided.
- (h) Original footpath alignments and widths shall be retained. Unsealed paths shall not be sealed.
- (i) Maintain existing land use in the Conservation Area shown on Figure A8.9.
- (j) Take opportunities to demolish, redevelop and provide infill development on land identified for potential future development on Figure A8.9.

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Figure A8.9—Existing and Potential Land Use of the Berrima Heritage Conservation Area

A1.7 Views and Vistas

Key views and vistas, whether along streets, or angled across properties or corner blocks, collectively contribute to the quality of the built environment. This is particularly the case in Wingecarribee Shire where towns and villages are located within significant landscape environments. Council requires that all new development, including alterations and additions to existing development, addresses the protection of existing views and vistas as identified in the Site Analysis Report.

A1.7.1 Objective

- (a) To protect existing views corridors within the Berrima Conservation Area.
- (b) To protect views of prominent buildings.
- (c) To retain the visual character of Berrima by retaining open spaces.

A1.7.2 Controls

- (a) No building is to be erected on land identified by hatching on Figure A8.11 (marked in legend “land not to be built on”).
- (b) No building is to be erected which would intrude or block important views identified by arrows on Figure A8.11 (marked in legend “views to be retained”).
- (c) No development is to take place on the ridgelines that will, in the opinion of Council, have a detrimental impact on the rural bushland setting of Berrima or of any listed heritage item.

A1.8 New Street Furniture and Utility Services

A1.8.1 Objective

To ensure that the design of new street furniture and utility services is sympathetic to the historic character of the conservation area.

A1.8.2 Controls

- (a) Traffic lights shall not be permitted in the Berrima Landscape Conservation Area.
- (b) The design, scale and location of new or replacement street signs and footpath lighting shall complement the design, scale and location of the pre-1900 period and the streetscape character. The standard designs below should be used for bollards, seats, street lights and garbage bins.
- (c) The design and location of new fire hydrants, road lighting or any other new street furniture should complement the streetscape character.
- (d) Traffic signage shall be kept to an essential minimum.
- (e) Existing installation of inappropriate traffic control measures e.g. “Armco” guard railing and excessive traffic signage should be removed, where practicable.

- (f) New street furniture or utility services should not require the removal or detrimental pruning of trees within verges, parkland and reserves.
- (g) New utility services should be incorporated along existing overhead routes or be routed underground in a manner that does not impact on built or major landscape elements.
- (h) Existing installations of overhead utility services within verges or forward of average building lines should progressively be removed, where practicable.



Figure A8.10—Standard designs to be used for bollards, seats, street lights and garbage bins

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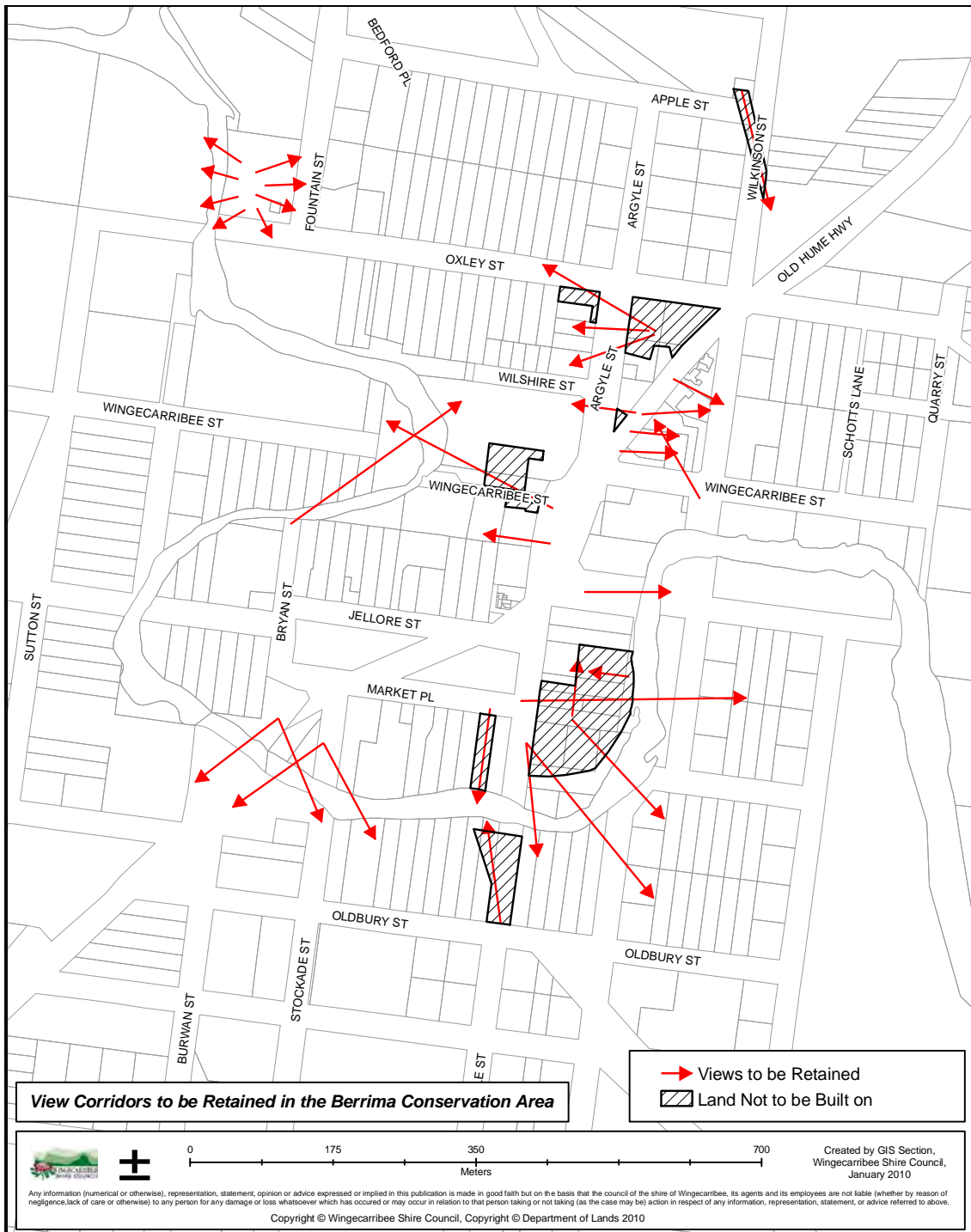


Figure A8.11—View Corridors to be retained in the Berrima Conservation Area

A1.9 Alterations to and Restoration of Heritage Items and Draft Heritage Items

Heritage Items are identified in Schedule 5 of WLEP 2010 and applicants are directed to this Schedule and to the provisions of clause 5.10 of the LEP regarding Heritage Conservation in general. Draft heritage items are those that are proposed heritage items contained within a draft amendment to WLEP 2010 that has been on formal public exhibition in accordance with the provisions of section 57 of the Environmental Planning and Assessment Act 1979.

A1.9.1 Objectives

- (a) To retain heritage values of heritage listed items.
- (b) To protect the heritage significance of Berrima as a predominantly Georgian village.
- (c) To protect the heritage significance of draft heritage items.

A1.9.2 Controls

- (a) Development applications on properties containing listed heritage items or draft heritage items shall be referred to the Council Heritage Adviser for comment prior to lodgement of the development application.
- (b) Development applications on a property on the NSW State Heritage Register or National Heritage Register items shall be referred to the NSW Heritage Council for comment prior to lodgement of the Development Application. The NSW Heritage Council is the approval authority for such applications. Details of any comments provided shall be included in the statement of environmental effects submitted with the development application to Council.
- (c) Development applications on properties containing listed heritage items or draft heritage items shall contain a Heritage Impact Statement (or Heritage Conservation Strategy or Heritage Conservation Plan as requested by Council).
- (d) All development applications containing listed heritage items or draft heritage items should be notified by Council to Council's Heritage Advisory Working Group and the Berrima Residents Association for comment.
- (e) In considering whether to grant consent to a development proposal on properties containing listed heritage items or draft heritage items, Council must be satisfied that the proposal:
 - (i) Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new.
 - (ii) Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance.
 - (iii) Minimises the modification to original door or window openings, spacings and proportions.

- (iv) Removes any unsympathetic building elements, additions or accretions, including awnings on commercial buildings.
 - (v) Reinstates the original façades and architectural elements. (The original existence of such elements must be demonstrated by empirical research which shall be included as part of the development application.)
 - (vi) Retains natural surface finishes, or applies colour schemes for external painting which reflect the Georgian (or other relevant) period. Cladding with modern finishes is not permitted.
 - (vii) Ensures building additions are sympathetic to the item and its setting in terms of setback; scale; building design and form; materials; proportion and spacing of openings; shopfront/awning treatment etc, and achieve a subtle contrast between old and new.
 - (viii) Encourages the siting and design of public on-street infrastructure, in such a way so as to maintain the significance of nearby items of heritage.
 - (ix) Ensures important elements of garden and landscape are identified and protected.
- (f) Where subdivision is proposed, ensure that an appropriate curtilage area is identified and retained.

A1.10 Development in the vicinity of Heritage Items

A1.10.1 Objective

To retain heritage values of listed heritage items and draft heritage items by ensuring that development in the vicinity is sympathetic with the heritage values of individual items and to the Berrima Village heritage conservation area.

A1.10.2 Controls

- (a) Development applications on properties containing or adjoining locally listed items or draft heritage items shall be referred to Council's Heritage Adviser for comment prior to lodgement of the Development Application.
- (b) Development applications adjoining or in the vicinity of a property on the NSW State Heritage Register or National Heritage Register items shall be referred to the NSW Heritage Council for comment prior to lodgement of the Development Application. Details of any comments provided shall be included in the statement of environmental effects submitted with the development application to Council.
- (c) Development applications on properties adjoining listed heritage items or draft heritage items shall contain a Heritage Impact Statement (or Heritage Conservation Strategy or Heritage Conservation Plan as requested by Council).
- (d) Development applications on properties in the vicinity of any heritage listed item or draft heritage item, including within sight of and adjacent to any

heritage item or draft heritage item, should be referred to Council's Heritage Adviser for comment.

Note: Development applications adjoining or in the vicinity of a property on the NSW State Heritage Register or National Heritage Register items should be referred to the NSW Heritage Council for comment prior to lodgement of the Development Application.

- (e) All development applications on properties in the vicinity of any listed heritage item or draft heritage item should be notified by Council to Council's Heritage Advisory Working Group and the Berrima Residents Association for comment.
- (f) Surrounding development density shall be taken into consideration. For both commercial and residential development, the existing roof size, spacing, height, proportion and pitch in nearby allotments is to be the guide to acceptable development density, i.e. the site should not be considered in isolation, and should have the same proportion of buildings to open land as other allotments in the area. Attention to sufficient deep soil landscaped area is also important, rather than just minimum private open space requirements.
- (g) In considering whether to grant consent to a development proposal in the vicinity of a heritage item or draft heritage item, Council must be satisfied that the proposal:
 - (i) remains compatible with the average height, bulk and scale of buildings located on adjoining or nearby land and be adequately set back to ensure that heritage items and other significant buildings in the streetscape are not dominated by new or infill development.
 - (ii) has the same proportion of buildings to open land as surrounding contributory development.
 - (iii) seeks unification with existing built forms on adjoining or nearby land, by ensuring respect for and compatibility with architectural elements including:
 - A. the existing building line,
 - B. brickwork styles,
 - C. parapet style and rhythm,
 - D. window and door opening dimensions, proportions and spacing,
 - E. fenestration treatment,
 - F. roof size, spacing, height, proportion and pitch,
 - G. materials and finishes,
 - H. Density of surrounding development
 - I. Amount of deep soil landscaping.

A1.11 Alterations and New Development on Other Sites in the Berrima Heritage Conservation Area

New development or alterations to non-heritage listed buildings within a heritage conservation area does not have to replicate the existing built form, but it should be compatible with the existing streetscape in terms of materials, textures and colours. Modern materials can be used in a traditional streetscape provided their proportions and details are harmonious within the surrounding context so as to provide a unifying element.

Council may consider a unique architectural solution, provided the applicant can demonstrate the appropriateness of the development in the context of surrounding heritage buildings. Council may request an independent architectural assessment of the design proposal.

A1.11.1 Objective

To ensure that development within the Berrima heritage conservation area is sympathetic to the Georgian style and heritage significance of the Berrima Village.

A1.11.2 Controls

- (a) For properties that contain contributory buildings and/or gardens the following performance controls apply:
 - (i) Retain the qualities and details which form the stylistic character of the building/place, and organise alterations/additions so as not to compromise such character.
 - (ii) Where practicable discourage the introduction of 'replacement building elements' that are unsympathetic to the style of the building.
- (b) For properties that are non contributory buildings/places the following performance controls apply:
 - (i) Restrain the visual prominence of non contributory buildings by subtle painting/materials/finishes.
 - (ii) Redevelopment of non contributory buildings shall respect scale, form and pattern of other development in the locality.
 - (iii) Enhance landscaping with a thematic use of plant species and styles (i.e. identify common local plant varieties, use of hedges etc.).
- (c) For new buildings on vacant properties OR sites to be wholly redeveloped the following performance controls apply:
 - (i) Avoid large scale monolithic buildings and achieve small scale and discreet built forms.
 - (ii) Respect the visual prominence and scale of existing items of heritage, contributory buildings and the streetscape generally by means of selective planning for setback, height, architectural design, materials and colours.
 - (iii) Retain sunlight penetration to footpaths and other public spaces.
 - (iv) Avoid mock heritage building styles and fenestration.

- (v) Enhance landscaping with a thematic use of plant species and styles (i.e. identify common local plant varieties, use of hedges etc.).

A1.12 Unity of Built Form

A1.12.1 Objectives

- (a) To conserve the unity of built form within the streetscape by ensuring that all buildings and their additions reflect and complement the scale, form, and materials of the original Georgian style cottages of the conservation area.
- (b) To minimise the visual impact of future commercial development by the articulation of external walls and roofs into small-scale units.

A1.12.2 Controls

- (a) Two-storey development is not permitted. Single storey development predominates in the vicinity, sometimes with an attic incorporated within the roof line. No building shall exceed one storey plus pitched roof with dormer windows (often referred to as one and a half storeys).
- (b) The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original building (or in the case of a new development the nearest heritage listed dwelling).
- (c) The height from natural ground to the eaves of any new building shall not exceed 3.6m.
- (d) Additions shall have a finished floor level not in excess of 600mm above natural ground level.
- (e) The roof form, roof pitch, wall and roof materials, eaves overhang and height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the conservation area.
- (f) The form of any roof projection or opening, where permitted, shall complement the original roof form and architectural character of the original dwelling or nearest original dwelling.

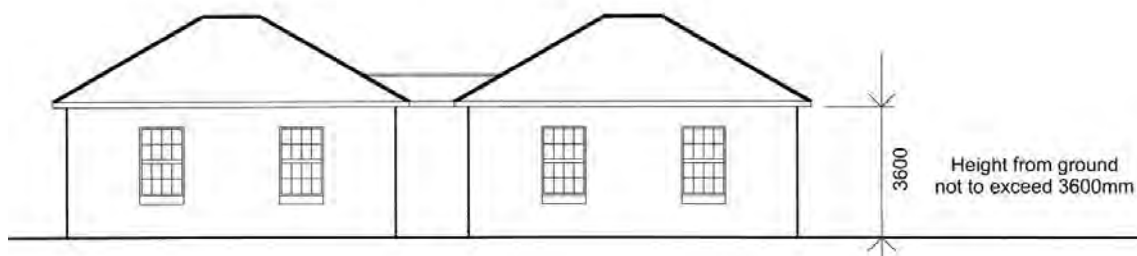


Figure A8.12—Height of buildings is not to exceed 3600mm from natural ground to eaves

- (g) Buildings may include attics provided they are contained within the roofline and do not have the appearance of a second storey form the exterior.
- (h) Alterations and additions shall be sited to retain the visual characteristics of the original development when viewed from the street of adjacent public domain i.e. single detached building.
- (i) Buildings may include below ground basements provided they are not apparent from the exterior.
- (j) Buildings should follow natural ground levels and should step to follow natural topography, without above ground platforms or banks. As a concession for sloping sites, a maximum cut of one metre may be considered.

A1.13 Form and Scale

A1.13.1 Objective

To maintain the Georgian cottage form and scale as the dominant built form in the conservation area.

A1.13.2 Controls

- (a) External alterations and additions shall only be permitted to the front of a building where:
 - (i) the alterations or additions will reinstate the original façade and details thereof, and/or,
 - (ii) the alteration is to a previous unsympathetic addition and will enhance the streetscape character.
- (b) The enclosure of original unenclosed front porches or verandahs shall not be permitted.
- (c) The original roof shall not be replaced with an alternate form.
- (d) For blocks with two street frontages or a front boundary adjoining a public reserve or pedestrian way, additions to one side elevation may occur with a reduced setback provided the apparent form of the original building is retained.
- (e) Additions to buildings shall be designed to minimise disturbance to the form of the building. Wall articulation and roof form should complement the building. Roof forms larger than the original roof should not be added. Wherever appropriate, additions should be built as separate structures (pavilions) compatible in form with the existing, connected by a covered way. Separation between the original building and addition shall be sufficient to clearly visually discern the original from the addition and provide minimal disturbance of original fabric. The building scale of extensions shall appear to be of lesser scale than the original, with a lower ridge height than existing, unless adopting the pavilion model.
- (f) The restoration of any enclosed porches and verandahs to their original open design shall be encouraged.

- (g) The restoration of non-original roofs to their original form shall be encouraged.



Figure A8.13—Successful additions retain the original cottage roof form

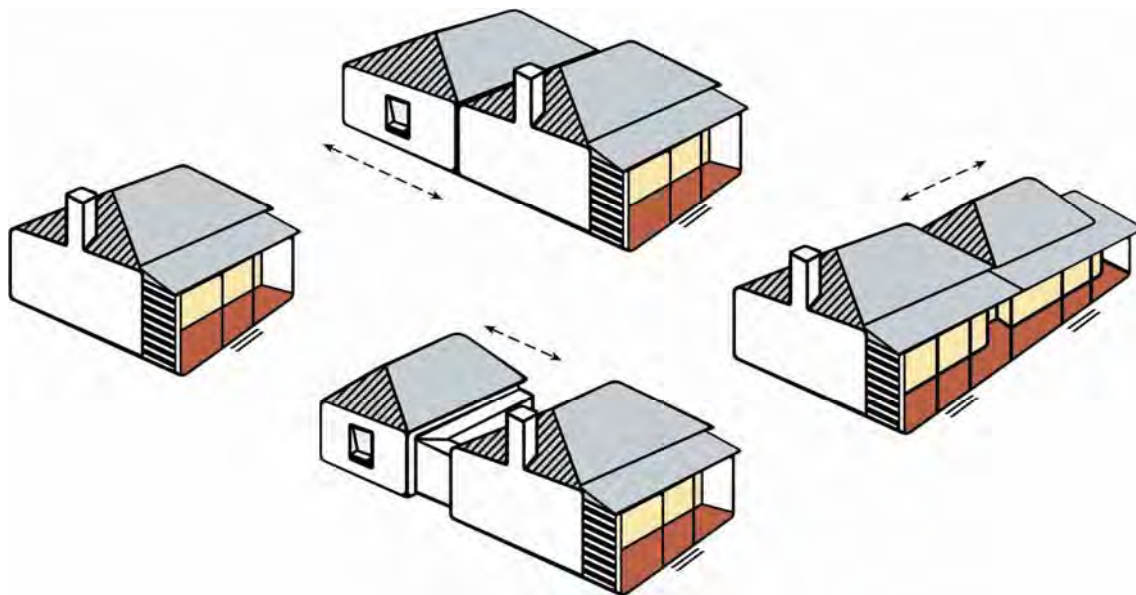


Figure A8.14—Additions shall minimise disturbance to the roof form of the building.

A1.14 Setbacks

A1.14.1 Objective

To ensure that setbacks reflect setbacks typical of the Georgian period.

A1.14.2 Control

- (h) Side setbacks for new buildings shall be not less than 1.5 metres.

A1.15 Architectural Treatments

A1.15.1 Objectives

- (a) To ensure that all new building work is consistent with the architectural and streetscape character of the conservation area.
- (b) To minimise the visual impact of future commercial development by using the same exterior materials and architectural treatments as Georgian period residential development.

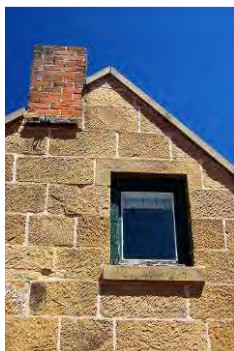
A1.15.2 Controls—General

- (i) Alterations and additions that will be visible from the street or adjacent public domain shall match the original details, materials and finishes for key elements including roofing and ridge capping; gutters and downpipes; fascias and eaves; wall finishes and decorative treatments; windows including fenestration patterns; entrance doors; and verandah joinery.
- (j) Details, materials and finishes at locations not visible to the adjacent public domain should complement the original.
- (k) All buildings are to reproduce Georgian dwelling proportions externally. The basic single storey dwelling was two or four rooms with a central hall, with symmetrically placed timber windows, topped by a hipped roof at a pitch of approximately 30 degrees. Windows were not usually built at the ends of the house and a verandah was sometimes later added. An upper level, if one existed, was an attic space housed within the roofline, except for dormer window projections.



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Figure A8.15—Georgian building proportion examples

A1.15.3 Controls—Wall Cladding

- (a) External wall cladding materials shall only be stone (stone colour, mortar and coursing to be similar to original), timber weatherboard, rendered masonry (painted in flat paint finishes or integrally coloured renders in earthy tones), pise, corrugated galvanised metal, timber slabs of traditional appearance, or brick (subject to subclause (b) below). No other wall cladding materials shall be permitted.
- (b) Where proposed, brick may only be permitted subject to Council approval of the colour, style and location of the building. Generally, buildings

fronting the street and adjacent to or visible from significant heritage items or streetscapes shall not be permitted to be externally faced in brick.

- (c) Chimneys may be face brick.
- (d) Imitation timber weatherboards (“reconstituted” wood weatherboards, fibrous cement weatherboards and the like) to external walls of buildings shall not be permitted.

A1.15.4 Controls—Roofs

- (a) Roof cladding shall be corrugated profile steel in galvanised finish or timber shingles. No other roof cladding materials shall be permitted.
- (b) Gutters and downpipes shall be galvanised finish. Gutters may be traditional half-round, ogee or quad profiles. Downpipes shall be round profile.
- (c) Roof elements such as skylights, solar hot water heaters, air-conditioners and telecommunications masts or dishes shall be sited to minimise visibility from the street or adjacent public domain. In the case of heritage buildings, these roof elements shall not be visible from the street or adjacent public domain.
- (d) Roofs are to reproduce Georgian period detailing. Roofs to be pitched 30 to 40 degrees. The use of recycled corrugated iron with traditional screws is encouraged. Hip, ridge and barge board caps to be roll-cap. Hipped roofs to predominate over gabled roofs.

A1.15.5 Control—Chimneys

- (a) Chimneys visible from the street or adjacent public domain shall be retained.
- (b) New chimneys visible from the street or public domain shall match the original proportions, finishes and capping detail. Chimneys were built of un-rendered brick or stone and were characterised by a 150mm corbel at the top of the chimney, with an arched cowl or chimney pot.





Figure A8.16—Chimney examples

A1.15.6 Control—Windows

- (a) Windows to reproduce Georgian period detailing. Windows were vertically proportioned. A typical window was 12-paned timber double-hung, with each pane measuring 8 x 10 or 10 x 12 inches. Each window had a double sash with 6 panes in each sash. Window heads were flat arched.





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Figure A8.17—Window examples

A1.15.7 Control—Doors

- (b) Doors to reproduce Georgian period detailing. Doors were made of solid timber and were centrally placed in the front of the building. Typically, they were 7 feet high, 3-4 feet wide, and generally 2 inches thick. The principal entrance door had either six or four solid panels. Some panelled doors were infilled (except for a bead pattern) prior to the 1860s. Secondary doors (say to outbuildings) were usually vertical boarded. French doors often each had two vertical glazed panels above a solid bottom panel. Bottom panels were solid timber with expressed stiles in a square or “gunstock” pattern.



Figure A8.18—Door examples and details

A1.15.8 Control—Shutters

- (c) Shutters to reproduce Georgian period detailing, be of timber construction and operable. A typical shutter was a minimum of 45 mm thick and detailed to match traditional construction of the period.





Figure A8.19—Shutter examples

A1.15.9 Control—Dormer Windows

- (a) Dormers to reproduce Georgian period detailing. The front of a dormer window was a 12-pane sash window no larger than other windows in the building, with flat pilasters on either side of the window frame to support the gable or pediment. Some dormers had scalloped barge boards. Not many dormers were used and in-plane skylights to attics are preferable to dormers in most instances.



A1.15.10 Control—Verandahs

- (a) Verandahs to reproduce Georgian period detailing. Skillion or hip roofed verandahs were common. Bull-nose verandahs tended to appear a century later and are not encouraged. Verandahs were most commonly supported by 4 posts, or any even number of posts, although some verandahs had five posts. Posts were either timber or cast iron. Round columns are not encouraged. Sides of verandahs were usually closed in to the line of the roof. Decorative verandah brackets, valances, and lacework became more common only after 1870 and are not encouraged.





Figure A8.22—Verandah examples

A1.16 Fences

A1.16.1 Objective

To establish unified fence patterns including heights, locations and materials appropriate to Berrima.

A1.16.2 Controls

- (a) Except hedges, all fencing in front of the main elevation of the house must be able to be seen through (i.e. not a solid wall). Fence types shall only be one of the following and consistent with the style of building being fenced: woven wire with steel posts and rails in timber sizes, wire with timber strainer posts, mesh with timber strainer posts, timber post and rail, timber picket or timber paling.
- (b) All front fences and boundary fences to the road shall be constructed to a maximum height of 1200 mm above natural ground level.
- (c) All existing and future front boundary hedges shall be maintained at a maximum height of 1200 mm above natural ground level.

- (d) Fencing along boundaries to public open spaces, where installed, shall be either of wire or wire mesh utilising timber straining posts or of timber post and rail design to a maximum height of 1400 mm. Hedges, trees and shrubs may be planted for privacy.
- (e) Internal boundary fences including those between lots, where installed, shall match the fencing along boundaries to public open spaces OR be stone or timber paling construction to a maximum height of 1600 mm not extending forward of the building line. Neighbours may plant hedges, trees or shrubs in addition to or instead of fencing.
- (f) Hollow section metal picket and metal sheet fencing shall not be permitted.
- (g) Pedestrian gates or driveway pillars forward of the building line shall only be permitted where they are integrated with hedge planting and are less than 1200mm in height above natural ground level.
- (h) Reconstruction of known original fences using traditional technology and materials is encouraged. The style, detail and materials of fences shall be consistent with the period of the building.
- (i) The colour of fencing shall be selected from the palette of acceptable colours in [Figure A8.25](#) White coloured fencing is generally not acceptable, particularly outside the residential zoned area.
- (j) Wire shall be galvanised finish or painted in a dark or black colour.



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Figure A.23—Fence and gate type examples

A1.17 Outbuildings

A1.17.1 Objective

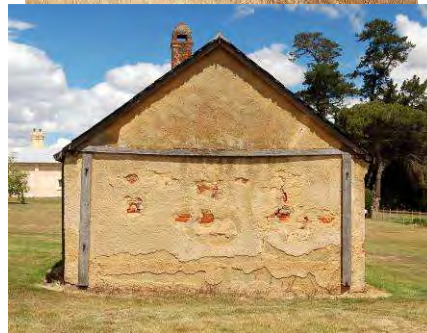
To retain the historical pattern of outbuildings (including garages, stables, sheds, workshops and studios) sited in the rear of the block, where they are not visually prominent in the streetscape.

A1.17.2 Controls

- (a) Outbuildings shall be detached from the dwelling.
- (b) Outbuildings shall be located to the rear of the property, behind the rear wall of the dwelling.
- (c) The outbuilding shall be smaller than the main building.
- (d) Outbuildings should reproduce Georgian period detailing, as shown on Figure A8.24.



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Figure A8.24—Traditional outbuilding examples

A1.18 Colour Palette

A1.18.1 Objectives

- (a) Encourage the appropriate use of colour in all development in the Berrima heritage conservation area.
- (b) Encourage the adoption of an exterior colour scheme which complements the existing streetscape.

A1.18.2 Development Controls

- (a) Colours for all development shall match or closely resemble the palette of colours indicated in Figure A8.25.
- (b) A detailed exterior colour scheme must be presented to allow Council to assess the proposed colours against the existing streetscape.



Figure A8.25—Palette of acceptable colours

(Source: Pascal Heritage Colour Chart c. 1980)

Notes: Creams to be used for walls. Dark colours for timber joinery only. Close equivalents from other manufacturer's colour ranges may be considered. French Grey was an interior colour only.