
APPENDIX 1 – Draft Heritage Provisions of Maitland LEP 1993**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979****MAITLAND LOCAL ENVIRONMENTAL PLAN 1993 (AMENDMENT No.)**

I, the Minister for Urban Affairs and Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder. (N99/00054/s69)

Minister for Urban Affairs and Planning

Sydney, 2000

1. *What is this plan called?*

This plan may be cited as Maitland Local Environmental Plan 1993 (Amendment No.).

2. *What are the aims of this plan?*

The aims of this plan are:

- (a) to update the heritage provisions contained in Maitland Local Environmental Plan 1993 in line with the standard provisions suggested by the Department of Urban Affairs and Planning, Heritage Office; and
- (b) to amend the Heritage Conservation Area boundaries shown on the heritage maps in Maitland Local Environmental Plan 1993 to reflect the full extent of the area of cultural significance; and
- (c) to amend the Heritage Item Schedules in Maitland Local Environmental Plan 1993 to include additional properties, to remove properties that are no longer considered to have heritage significance, and to include archaeological and potential archaeological sites.

3. Land to which this plan applies

This plan applies to land within the Maitland City local government area, being the land shown edged heavy black on the maps marked "Maitland Local Environmental Plan 1993" as amended by the maps marked as "Maitland Local Environmental Plan 1993 (Amendment No.) - Heritage Conservation". These maps are kept in the office of Maitland City Council.

4. How does this plan effect other environmental planning instruments?

This plan amends Maitland Local Environmental Plan 1993 in the manner set out in clause 5:

5. Amendment of Maitland Local Environmental Plan 1993

Maitland Local Environmental Plan 1993 is amended:

(a) by inserting in clause 31, in alphabetical order, the following definitions:

Archaeological site means a site identified in Column 1 of Schedule 5 by the words "archaeological site " and shown on the heritage map in the manner specified in Column 2 of the Schedule;

Conservation Management Plan means a document prepared in accordance with the provisions of the NSW Heritage Manual that establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained;

Environmental Heritage means those buildings, works, relics, trees or places that are of historic, scientific, cultural, social, archaeological, architectural, natural, moveable or aesthetic significance for the State;

Heritage Impact Statement means a statement demonstrating the significance of an item, a property or a relic, an assessment of the impact that the proposed development will have on that significance and the measures that are proposed to minimise that impact;

Potential archaeological site means a site identified in Column 1 of Schedule 5 by the words " potential archaeological site " and shown on the Heritage map in the manner specified in Column 2 of the Schedule.

(b) by omitting from clause 31 the definitions of "Demolish ", "Heritage conservation area ", "Heritage item ", "Heritage map ", "Heritage significance" and "Relic " and inserting instead the following definitions:

Demolish a heritage item or a building, work, relic, tree or place within a heritage conservation area means wholly or partly destroy, damage or dismantle the heritage item or the building, work, relic, tree or place;

Heritage conservation area means land described in Column 1 of Schedule 1, and shown on the Heritage map in the manner specified in Column 2 of that Schedule, and includes buildings, works, relics, trees and places situated on or within that land;

Heritage item means a building, work, relic, tree or place, a component of a building, work, relic, tree or place or a group of buildings, works, relics or trees which is described in Column 1 of Schedule 2 and shown by heavy black edging and hatching on the Heritage map and lettered in the manner specified opposite that description in Column 3 of that Schedule and includes all parts of the fabric, structure, fixtures and fittings of any such building, work, relic, tree or place or component that can be relocated;

Heritage map means the series of maps marked "Maitland Local Environmental Plan - Heritage Conservation", as amended by the maps (or, if any sheets of maps are specified, by the specified sheets of the maps) marked as follows:

Maitland Local Environmental Plan 1993 (Amendment No.)

Heritage significance means historic, scientific, social, cultural, archaeological, architectural, moveable, natural or aesthetic significance;

Relic means any deposit, object or material evidence (which may consist of human remains) relating to:

- (a) the use or settlement of land within the Maitland City Council area, not being Aboriginal habitation, which is more than 50 years old; or
 - (b) Aboriginal habitation of the Maitland City Council area whether before or after its occupation by persons of European extraction.
- (c) by omitting clauses 32, 33, 34, 35, 36, 37, 38 and 39 and by inserting instead the following clauses:

32. The objectives in relation to heritage

The objectives of this plan in relation to heritage are:

- (a) to conserve the environmental heritage and cultural significance of the Maitland City Council area; and
- (b) to conserve existing significant fabric, settings, relics, views and moveable objects associated with the heritage significance of heritage items and heritage conservation areas; and
- (c) to ensure that archaeological and potential archaeological sites are conserved; and
- (d) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings.

33. Protection of heritage items, heritage conservation areas and relics

1) The following development may be carried out only with development consent:

- (a) demolishing, moving or altering a heritage item, or an item of moveable heritage or a building, work, relic, tree or place within a heritage conservation area; or
- (b) altering a heritage item or a building, work, relic or place within a heritage conservation area by making structural or non-structural changes to its exterior including to the detail, fabric, finish or appearance; or
- (c) moving a relic, or excavating land for the purpose of discovering, exposing or moving a relic; or

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- (d) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area; or
 - (e) altering a heritage item by making structural changes to its interior.
- 2) Development consent is not required by this clause if:
- (a) the consent authority is satisfied that the proposed development:
 - (i) is of a minor nature or consists only of maintenance of the item or of a building, work, relic, tree or place within a heritage conservation area; and
 - (ii) would not adversely affect the heritage significance of the item or its setting or of the heritage conservation area concerned and, in the case of external alterations, would only have a minor visual impact when viewed from the street or any other public place; or
 - (iii) the proposed development involves the erection of a new grave or monument in a graveyard which is a heritage item, but does not involve demolishing or excavating an existing grave.
- 3) When determining a development application required by this clause, the consent authority:
- (a) may consider a heritage impact statement which includes an assessment of the matters identified in subclause (4); and
 - (b) may consider a conservation management plan.
- 4) When determining a development application required by this clause, the consent authority must take into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area. This is to include but is not limited to an assessment of:
- (a) for Heritage Items:
 - (i) the heritage significance of the item as part of the environmental heritage of Maitland;
 - (ii) the impact that the proposed development will have on the heritage significance of the item and its setting including any landscape or horticultural features;
 - (iii) the measures proposed to conserve the heritage significance of the item and its setting;
 - (iv) whether any archaeological site or potential archaeological site would be adversely affected by the development;
 - (v) the extent to which the carrying out of the proposed development would affect the form of an historic subdivision.
 - (b) for heritage conservation areas:
 - (i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance;
 - (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area;
 - (iii) the compatibility of the proposed development with nearby original building/s and the character of the heritage conservation area including consideration of the size, form, scale, orientation, setbacks, materials and detailing of the proposed development;
 - (iv) whether the proposed development, having regard to the form, height, scale and size, is compatible with the existing building;

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- (v) the measures proposed to conserve the significance of the heritage conservation area and its setting;
 - (vi) whether any identified landscape or horticultural features would be affected by the proposed development;
 - (vii) whether any archaeological site or potential archaeological site would be affected by the proposed development;
 - (viii) the extent to which the carrying out of the development in accordance with the consent would affect an historic subdivision pattern.
- 5) The consent authority shall not grant a consent required by this clause to the erection of a new building or the alteration of the exterior of an existing building, unless the consent authority has made an assessment of the building in terms of:
- (a) the height, scale and proportions;
 - (b) the overall form and massing, including pitch and form of the roof;
 - (c) the setting, including any building alignment affected;
 - (d) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the heritage item or in the existing building within the heritage conservation area;
 - (e) the style, size, proportion and position of the openings for windows and doors, and
 - (f) the compatibility of the proposed development with nearby existing building/s and the character of the heritage conservation area including consideration of the size, form, scale, orientation, setbacks, materials and detailing of the proposed development.

34. Notice of certain heritage development applications

The following development is identified as advertised development for the purposes of the Act:

- (a) the demolition of a heritage item, or of any significant feature of a heritage item or building, work, relic, tree or place in a heritage conservation area; or
- (b) the carrying out of development for which consent has been granted under clause 38 (Conservation Incentives)

35. Notice to the Heritage Council

Before granting development consent to the demolition of a heritage item identified in Column 2 of Schedule 2 as having State and Regional significance, the consent authority must notify the Heritage Council of its intention to do so and any comments received within 28 days after that notice is sent must be taken into account in the determination of the application for consent.

36. Development of known or potential archaeological sites

- 1) The consent authority may grant consent to the carrying out of development on an archaeological site that has Aboriginal heritage significance (such as a site that is the location of an Aboriginal place or a relic, within the meaning of the National Parks and Wildlife Act 1974) or a potential archaeological site that is reasonably likely to have Aboriginal heritage significance only if:

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- (a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located on the site, prepared in accordance with any guidelines for the time being notified to it by the Director-General of National Parks and Wildlife; and
 - (b) it has notified the Director- General and Mindaribba Local Aboriginal Land Council of its intention to do so and taken into consideration any comments received from the Director-General or Mindaribba Local Aboriginal Land Council within 28 days after the notice was sent.
- 2) The consent authority may grant consent to the carrying out of development on an archaeological site that has non-Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have non-Aboriginal heritage significance only if:
- (a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located on the site prepared in accordance with any guidelines for the time being notified to it by the Heritage Council; and
 - (b) it has notified the Heritage Council of its intention to do so and taken into consideration any comments received from the Heritage Council within 28 days after the notice was sent.
- 3) Subclause 2 does not apply if the proposed development does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any below-ground deposits would not be adversely affected by the proposed development.

37. Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites

- (i) The consent authority must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site, on its curtilage, setting and on any significant views of or from a heritage item or heritage conservation area, when determining an application for consent to carry out development on land in its vicinity.
- (ii) The consent authority may decline to grant consent until it has considered a Heritage Impact Statement that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item, heritage conservation area, archaeological site or potential archaeological site.

38. Conservation Incentives

The consent authority may grant consent to the use for any purpose, of a building that is a heritage item, or of the land on which the heritage item is erected, even though the use would otherwise not be allowed by this plan, if:

- (a) it is satisfied that the retention of the building or item depends on the granting of consent, and
- (b) the proposed use is in accordance with a Conservation Management Plan which has been approved by the Council, and

- (c) the granting of consent to the proposed use would ensure that all necessary conservation work identified in the Conservation Management Plan is carried out, and
 - (d) the proposed use would not adversely affect the heritage significance of the heritage item or its setting, and
 - (e) the proposed use would not significantly adversely affect the amenity of the surrounding area.
- (d) by inserting in Schedule 2 in appropriate order of suburb, street name and street number, the following matter:

APPENDIX 2 – Statutory Status of this Plan

Commencement

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979, and the Environmental Planning and Assessment Regulation, 1994.

The plan came into force on xx, xx, 1999, in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulation, 1994. The plan may only be amended or repealed in the manner provided for in Clauses 21 and 22 of the Regulation. Applicants should check with Council that they have the latest version of this plan.

Name of the Plan

This plan is called Maitland Development Control Plan No xx – Design and Conservation Guidelines. The plan consists of this written Statement and plans and appendices attached to this document.

The Parent Local Environmental Plan

This Development Control Plan conforms with the provisions of the Draft Maitland Local Environmental Plan 1993, which contains the legal planning controls for the development of land in the City of Maitland.

Land to Which the Plan Applies

This plan applies to all land in the City of Maitland under the provisions of Maitland Local Environmental Plan 1993. Certain provisions of the plan apply to the whole local government area, with other specific controls applying to particular Conservation Areas and Heritage Items within the local government area.

Status of the Plan

The status of a Development Control Plan

under the Environmental Planning and Assessment Act 1979 is that it is a matter Council is obliged to consider in the determination of a development application (Section 79C).

Application of the Plan

Council shall take the provisions of this plan into consideration in determining applications for development (subdivision and building) in the area covered by the plan.

Compliance with the provisions of this plan does not necessarily imply that Council will consent to an application. Council must consider the full range of matters listed under Section 79C of the Environmental Planning and Assessment Act, 1979, relevant building legislation (Building Code of Australia) and other relevant State Government legislation, for example the Threatened Species Conservation Act 1995. Each application will be considered on its merits.

Council may consent to an application which departs from the provisions of this plan. Where applications seek to depart from the provisions of this plan, they should be accompanied by a written justification.

Relationship with other Plans

Where there is an inconsistency between this plan and any environmental planning instrument, the provisions of the environmental planning instrument shall prevail. An environmental planning instrument includes a State Environmental Planning Policy, a Regional Environmental Plan and a Local Environmental Plan.

Where there is an inconsistency between this plan and any future similar Development Control Plan, the provisions of the later plan shall prevail.

APPENDIX 3 – Heritage Terms and Definitions

Aboriginal Significance. An item is of Aboriginal Significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation means modification of a heritage item to suit a proposed, compatible use.

Aesthetic Significance means an item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Approval includes an authority or consent or a permission.

Archaeological Assessment means a study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological Site means a site identified in Schedule 5 of Maitland LEP 1993 by the words “archaeological site” and shown on the heritage map in the manner specified in Column 3 of the Schedule.

Archival and Photographic Record means measured drawings, written descriptions and photographs sufficient to provide a clear understanding of the heritage significance of a building, work, relic, tree or place and its context.

Australia ICOMOS is the national committee of the International Council on Monuments and Sites.

Australian Heritage Committee (AHC) is an independent statutory authority which is responsible to the Commonwealth Minister for the Environment. It administers the AHC Act and maintains the Register of the National Estate.

Building in a Conservation Area or Component of a Conservation Area means a building, work, or place in a Conservation Area which is not a listed heritage item.

Burra Charter (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Change of Building Use means a change of use of a building from a use that the Building Code of Australia recognises as appropriate to one class of building to a use that the Building Code of Australia recognises as appropriate to a different class of building.

Compatible Use means a use for a heritage item which involves no change to its culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact.

Conjectural Reconstruction means alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter’s conservation principles.

Consent Authority. Under the Environmental Planning and Assessment Act, 1979, the local council, public authority (which includes the Director-General of the Department of Urban Affairs and Planning) or Minister with the function to approve or refuse a development application. Under the Heritage Act 1977 it is more generally defined as the person or body with whose approval an act, matter or thing may or may not be done.

Conservation means all the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Area or Heritage Conservation Area * means land described in Column 1 of Schedule 1 of Maitland LEP 1993, and shown on the heritage map in the manner specified in Column 2 of that Schedule, and includes buildings, works, relics, trees and places situated on or within that land.

Conservation Management Plan * means a document prepared in accordance with the provisions of the NSW Heritage Manual. It should establish the heritage significance of the item, place or heritage conservation area and should identify conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Conservation Policy means a proposal to conserve a heritage item arising out of the opportunities and constraints presented by the Statement of Heritage Significance and other considerations.

Cultural Landscapes means those areas of the landscape which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural Significance is a term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977. (see also Heritage Significance)

Curtilage is the geographical area that provides the physical context for an item, in which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

DA refers to Development Application.

DCP means Development Control Plan.

Demolish or Demolition * means wholly or partly destroy, damage or dismantle the heritage item or building, works, relics and places situated on or within that land.

Development Application (DA) is an application under the Environmental Planning and Assessment Act 1979 for consent or permission to carry out development.

Development Approval is approval by the consent authority to carry out work on an item or place, usually subject to certain conditions including the need for a building application to be submitted.

Development Control Plan (DCP) is a plan prepared by a local council to provide more detailed development controls and guidelines to accompany a local environmental plan. Often used for heritage conservation areas.

Environmental Planning and Assessment Act 1979 (EP&A Act) is the statutory framework within which State Government and local government guide and control land use and development.

EPA Act or **the Act** means the Environmental Planning and Assessment Act, 1979.

Façade is the elevation of a building facing the street.

Heritage Act 1977 is that statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Council is the New South Wales Government's heritage advisory body established under the Heritage Act. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage Fabric is all the physical material of an item, including surroundings and contents which contribute to its heritage significance.

Heritage Impact Statement * identifies the significance of the item, property or relic; assesses the impact that the proposed work will have on this significance and identifies the measures which are proposed to minimise this impact.

The Heritage Impact Statement is prepared in accordance with the provisions of the NSW Heritage Manual and its companion documents.

Heritage Item * means a building, work, relic, tree or place or a group of buildings, works, relics or trees which is described in Column 1 of Schedule 2 of Maitland LEP 1993 and shown by heavy edging and hatching on the Heritage Map and lettered in the manner specified opposite that description in Column 3 of that Schedule.

Heritage Map * means the series of maps marked "Maitland Local Environmental Plan – Heritage Conservation" marked as:

Maitland Local Environmental Plan 1993 (Amendment No.).

Heritage Office is the State Government agency responsible for providing policy advice to the Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters

Heritage Precinct is an area or part of an area which is of heritage significance. (see also heritage conservation area)

Heritage Significance * means historic, scientific, social, cultural, archaeological, architectural, moveable, natural or aesthetic significance for past, present or future generations.

Historic Houses Trust is the State Government instrumentality responsible for maintaining and managing house museums.

Historical Significance. An item having this value is significant because of the importance of its relationship to the evolving pattern of our cultural history.

Integrity. A Heritage Item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

Maitland LEP or the LEP means Maitland Local Environmental Plan, 1993.

Measured Drawing is a technical or architectural record of a heritage item to scale, analysing the heritage significance of the fabric (for example, dates of construction and materials).

National Parks and Wildlife Act 1974 (NPW Act) This is the statutory framework for the care, control and management of natural areas and Aboriginal relics in New South Wales.

National Parks and Wildlife Service (NPWS) An organisation which administers the NPW Act. It acquires and manages national parks in New South Wales.

National Trust of Australia (NSW). A community organisation which maintains a register of heritage items and provides advice on heritage issues. The trust also owns and manages heritage properties throughout the state and the SH Ervin Gallery in Sydney. (see Heritage Contacts in the NSW Heritage Manual)

Natural Heritage Significance means natural areas and items (as opposed to cultural items) may have natural heritage significance for their evolutionary, aesthetic, technical/research and social values. The National Parks and Wildlife Service should be consulted regarding items of natural heritage significance.

NSW Heritage Manual comprises a series of publications explaining the three (3) steps of the NSW Heritage Management System and how they can be applied.

Place means a site, area or landscape or group of works, together with associated structures, contents and surrounds.

Potential Archaeological Site * means a site identified in Schedule 5 of Maitland LEP 1993 by the words "potential archaeological site" and shown on the heritage map in the manner specified in Column 3 of the Schedule.

Proponent means the person or organisation who proposes building or development activity at a site or to a heritage item. The proponent is usually the owner of the site or item.

Reconstruction means returning a building or work as nearly as possible to a known earlier state and is distinguished by the introduction of materials (old or new) into the fabric.

Regional Significance items of heritage significance which are fine examples, or rare, at the regional community level.

Register of the National Estate. The register kept by the Australian Heritage Commission listing those places of natural, Aboriginal or historical significance which are part of Australia's heritage.

Relic * means any deposit, object or material evidence (which may consist of human remains) relating to:

- (a) the use or settlement of land within the Maitland City Council area, not being
- (b) Aboriginal habitation, which is more than 50 years old; or
- (c) Aboriginal habitation of the Maitland City Council area commencing before and/or continuing after its occupation by persons of European extraction.

Restoration means returning the existing fabric of a building or work to a known earlier state by removing accretions or by reassembling existing components without the introduction of new materials.

Subdivision means development defined in Section 4B of the Environmental Planning and Assessment Act, but **includes** amalgamation or consolidation of lots.

Social Significance. Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State Significance means items of heritage significance which are fine examples, or rare, at a state community level.

Statement of Heritage Significance means a statement usually in prose form which summarises why a heritage time or area is of importance to present and future generations.

Statutory means those matters which occur as a result of an Act of Parliament (for example, statutory instruments such as environmental planning instruments) and thus have legal force.

Technical/Research Significance. Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Vicinity when used in reference to land near a heritage item or conservation area means land that has a physical relationship, such as adjoining or adjacent land, or a visual relationship with that item or Conservation Area.

** A number of these definitions are taken from the 1996 NSW Heritage Manual, published by the NSW Heritage Office.*

APPENDIX 4 – Architectural Terms

Architrave – Moulded trim around a doorway or window.¹

Balustor – A member supporting a handrail or coping. A series of balusters is called a balustrade.¹

Bargeboard – A sloping board fixed to the end of a gable roof to conceal the roof construction.¹

Batten – a small piece of timber, usually rectangular in form.¹

Bay – A compartment of a building such as the space between columns or buttresses. Sometimes a bay projects beyond the wall alignment.¹

Bearing Wall – A wall giving vertical support to loads applied from above.¹

Bond – The method of overlapping bricks or masonry blocks to bind them together in a wall. Two of the commonest bonds are English bond where courses of headers (brick ends) alternate with courses of stretchers (brick sides) , and Flemish bond, where headers and stretchers alternate in each course.¹

Bracket – A support, often angled, curved or decorated for a horizontal member.¹

Bullnose – Used to describe the external shape when a material has been curved through ninety degrees such as a corrugated iron roof.²

Capping – A building element which caps or rests on top of another.²

Casement – A window sash hinged on one of its vertical edges so as to open inwards or outwards like a door.¹

Cornice – A projecting decorative feature along the top of an external or internal wall.¹

Chamfer – A surface made by cutting across the point at which two right-angled surfaces of a piece of timber or stone meet.²

Dormer – A vertical window with its own roof and side walls projecting from a larger sloping roof.

Eaves – The lower edge of a roof.

Face Brickwork – unpainted brickwork of good quality.

Finial – an ornament, usually spiky crowning a gable.¹

Flashing – sheets of flexible material such as lead to prevent water access between horizontal and vertical elements on a building.²

Frieze – A continuous band of decoration around the top of a building or wall, and a panel of decoration under the edge of a verandah.¹

Gable – The upper, triangular portion of an external wall at the end of a pitched roof. ¹

Hip – A projecting inclined edge on a roof extending from the ridge to the eaves and having a slope on each side. ²

Joinery – the timber fittings and fixtures of a house. ²

Joist – A member directly supporting a floor, roof or ceiling. ²

Moulding – An ornamental contour given to stone, timber, or other material. ²

Ogee – Shape resembling the letter “S” in profile.

Palisade – A fence of vertical pointed wooden stakes or metal rods. ²

Parapet – A wall built up higher than the eaves line of a roof. ²

Pediment – a decorative feature edging the gable. ¹

Pilaster – a shallow pier attached to or part of a wall. ¹

Pitch – the inclination of a sloping roof to the horizontal. ¹

Proportion – the relationship of the size of parts of a building to each and to the whole. ¹

Render – A coating of mortar or stucco applied to the surface of a masonry wall. ²

Ridge – the line at which two intersecting planes of a roof meet. ²

Roughcast – a rendering of rough material usually containing pebbles or coarse gravel to form an irregular surface.

Stucco – A thin decorative finish composed traditionally of lime, sand, and other ingredients applied to external masonry facades. ¹

Tuckpointing – The application of a narrow strip of mortar over the face of the joints in brickwork to give the appearance of precision and regularity. ¹

¹ *A Pictorial Guide to Identifying Australian Architecture* – R Apperly, R Irving, P Reynolds, Angus and Robinson, 1989

² *The City of Adelaide Planning and Design Guidelines*, 1995

APPENDIX 5 – Heritage References

A number of heritage reference books are available at, or through bookshops and local libraries. Maitland Council's Heritage Officer can also advise you on studies of particular areas within the Maitland region.

MAITLAND AREA STUDIES

A History of the Landscape at Bolwarra 1801—1983, H Abrahams, 1984

Bourke Street Historical Study, C Hunter 1999

Central Maitland, A Study of its Historic Buildings and Townscape, Bergsteiner, McInnes and Rigby Pty Ltd, 1977

High Street Study Maitland NSW – An Architectural Assessment of the Commercial Buildings of High Street, T Shellshear, 1987

Lorn Conservation Planning Study, Wayne Perry and Associates, 1985

Maitland Heritage Survey Review Study Report, Thematic History and Inventory Listing, B McDonald and Associates, 1994

Morpeth Conservation Planning Study, M Walker and G Browne, 1982

USEFUL HERITAGE REFERENCES

A History of Australian Gardening Books and a Bibliography 1806-1950, University of Canberra, 1986

A Pictorial Guide to Identifying Australian Architecture, R Apperly, R Irving and P Reynolds – Angus and Robinson, Sydney 1989

Australian Cottages, R Moore, S Burke & R Joyce, 1989

Australian Houses of the 20's and 30's, P Chuffley, 1989

Australia's Home, R Boyd Melbourne University Press, Melbourne 1952

Californian Bungalow in Australia, G Butler, 1992

Caring for Old Houses, I Evans, The Flannel Flower Press, 1989

Colour Schemes for Old Australian Houses, I Evans, Flannel Flower Press, 1984

Decorative Plasterwork: Repair and Restoration, W D Stagg & R Masters, 1986

Getting the Details Right: Restoring Australian Houses, 1890's – 1920's, Department of Planning, Sydney 1989

Great Gardens of Australia, H Tanner Macmillan, 1976

Historic Gardens in Australia – Guidelines for the Preparation of Conservation Plans, Australian Garden History Society, 1983

How to Restore the Old Aussie House, I Stapleton, Flannel Flower Press, Sydney 1983

Infill: Guidelines for the Design of Infill Buildings, Heritage Council and Royal Australian Institute of Architects, 1988

NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning, 1996

Restoring Old Australian Houses and Buildings: An Architectural Guide, P Cox and H Tanner, 1975

The Australian House, The Flannel Flower Press, Sydney 1983

The Complete Australian Old House Catalogue, The Flannel Flower Press, Yeronga, 1990

The Federation House: A Restoration Guide, I Evans, Flannel Flower Press, Sydney, 1986

The Federation House: Australia's Own Style, H Fraser & R Joyce, 1986

The History and Design of the Australian House, R Irving, 1985

The Illustrated Burra Charter, P Marquis – Kyle and Meredith Walker, 1996

The Maintenance of Heritage Assets Manual, Department of Planning and NSW Heritage Office, 1994

Towards the Dawn: Federation Architecture in Australia 1890-1915, T Howells and M Nicholson, 1989

BIBLIOGRAPHY

Archaeological Assessments – Heritage Office, Department of Urban Affairs and Planning, 1996

The City of Adelaide Planning and Design Guidelines, 1995

Conservation Areas – Heritage Office and Department of Urban Affairs and Planning, 1996

NSW Heritage Manual – Heritage Office and Department of Urban Affairs and Planning, 1996

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