

### **2.10.1 Morpeth Streetscape Policy**

The design approach suggested by this study is that of authenticity and unobtrusiveness – the retention and reconstruction of authentic historic elements wherever possible, supplemented by quality but unobtrusive new elements as required.

It encourages the use of a variety of designs, including the use of one-off and/or locally crafted pieces, with consistency achieved by a restricted palette of materials, rather than the selection of a few standard pieces. It also encourages designs that respond to the layout of a particular setting rather than a set layout applied throughout the town.

## 2.10.2 Road Surfaces

### Aim

To maintain the diversity and hierarchy of the road surfaces in Morpeth and to ensure no further loss of unformed gravel or grassed verge edges.

The streets within Morpeth have traditionally had unformed edges. Gravel shoulders to principle streets and bitumen running to grass swale drains on minor streets characterize the town, with the exception being Swan Street where bitumen runs to the sandstone gutter.

Sandstone kerb and guttering is located along the principal streets of Morpeth that include Swan, High and Tank Streets with parts of Northumberland, Robert and Close Streets also featuring sandstone kerb and guttering and stone swale drains.

Appendix 6 shows the location of these features in the Morpeth township.

### Requirements

#### Road Surfaces

Retain the existing mix of road surfaces (bitumen with gravel or grassed edges) that maintain the visual emphasis on the central section of the road.

Existing road surfaces that presently feature bitumen shall maintain a clearance to the outer edge of the gutter and shall not extend over the surface of the gutter stones.

Where there is existing bitumen extended across the full width of the road, maintenance and upgrading of these road shoulders should provide a contrast with the central bitumen section in colour by the use of brown aggregate or the like, if suitable materials are available.

#### Road Verges

Extend grassed verges, use dust suppressants or use gravel mixed with concrete as potential options to dust generation and erosion problems.

Maintain existing road shoulders of compacted gravel and open grassed verges. Consideration may be given to bitumen finished with a concrete strip with grassed verges (i.e. King Street Lorn and parking areas at the eastern end of Swan Street Morpeth) or permeable paving where cost effective (e.g. grass rings)



*Example of a grass shoulder in Morpeth*

## 2.10.3 Footpaths

### Aim

To ensure that the authentic, original footpath materials are retained and that standards are established for footpaths, specific to their location.

The footpaths within Morpeth take three forms; hard paving generally full width in the Commercial precinct of Swan Street, narrow paved paths with grass verges in adjoining streets to the Commercial precinct, and grass with small sections of formed paths in the remainder of the residential area.

Three distinct precincts are established in Morpeth and separate requirements for the construction and maintenance of foot paving exists for each. The map in Appendix 7 identifies each of the precincts.

There is diversity within the paving types in the Commercial precinct of Morpeth. The paving types include sandstone flagging, brick pavers, bitumen and concrete with sandstone flagging. This last type is typically located adjacent to original shopfronts, identifying it as an important characteristic of this commercial area.

### Requirements

#### All Footpaths

- Retain the existing diversity of type and location of footpaths. This identifies their hierarchy in the Morpeth streetscape.
- Footpaths to only be replaced when their condition requires reconstruction. When replacing footpaths either repair original, sympathetic surface; if not possible, reconstruct path to an earlier known form; or if not known, replace with new path using the Morpeth Footpath mix.
- Original sandstone flagging is to be retained in situ wherever possible. Minimal replacement work should only be undertaken where it will improve safety or rectify poor work.
- Bitumen is to be removed from sandstone where possible, as part of ongoing maintenance and restoration works.

- New sandstone flagging shall only be laid in areas where it can be shown to have previously existed.
- All new footpath paving shall consist of unadorned concrete made from a Morpeth Footpath Mix, except where noted. Details of this particular mix are included as Appendix 8.

#### Commercial Precinct Footpaths

- In Swan Street, full width footpaths are only to be constructed where the adjoining building presently supports an awning or verandah that extends fully across the width of the footpath.
- On the southern side of Swan Street where no awnings or verandahs exist across the footpath, paving shall be maintained to a central area of between 1500mm – 1800mm, with grass verges to either side of the central path.



*Sandstone flagging of commercial footpaths*

#### Residential Precinct Footpaths

- Regarded grassed verges shall be maintained as the predominant footpath for residential streets, particularly in High Street.
- New footpaths may be provided where demand can be shown due to pedestrian volume (visible tracks), water problems, erosion or the interpretation of the heritage character. These footpaths shall be minimal in width and shall maintain grassed nature strips on their sides.

- Driveways should provide a minimal use of hard paving, consisting of unadorned concrete and paired wheel strips across the footpath area. Infill areas between wheel strips shall be confined to private property and shall consist of soft landscaping such as turf, grass rings or gravel.



*Residential footpath with grassed verges*

#### **Outskirts Precinct Footpaths**

- Paved footpaths may be provided where demand can be shown due to pedestrian volume, water problems, erosion and the interpretation of heritage character. These footpaths shall be minimal in width and shall only consist of compacted gravel surfaces.



*Compacted gravel footpath in Swan Street outskirts precinct.*

## 2.10.4 Kerb and Gutter

### Aim

To retain the historic pattern and remnants of sandstone drainage and swale drain systems in the Morpeth streetscape.

The sandstone drainage and swale drain system constitutes one of the most significant elements of the Morpeth streetscape due to its intact nature throughout the township. It remains uninterrupted in the principal streets of the town and sandstone swale drains are present in some secondary streets. The lack of formed drains in some areas, where grassed drains exist, is equally as significant. In more recently developed areas of the town, concrete kerb and guttering predominates.

Council has in recent years come under community pressure to alter and increase kerb and guttering in the town, to address drainage, driveway and amenity issues. These pressures have resulted in the introduction of a sandstone and concrete swale drain in some of the minor streets behind the Commercial precinct. This type of work is now considered to be inappropriate given the heritage significance of this element of the streetscape, as it can confuse old fabric with new and undermine the distinction of the road hierarchy.

### Requirements

- Retain all existing sandstone kerb and guttering and sandstone swale drains with appropriate maintenance programs.
- Avoid the replacement, damage or obscuring of in situ sandstone drainage systems.
- Maintain grass or bitumen swale drains in minor streets. No new kerb and guttering in minor streets.
- Stormwater outlets from buildings to stone kerbs should reuse existing pipes to minimise new outlets. Outlets should be contained within existing holes in the stone, without any visible PVC piping.
- Retain identification of archaeological evidence within kerb and guttering that allows interpretation, including verandah post bases, stormwater outlets and kerb crossing.

- New concrete kerb and guttering in Swan, High and James Streets is to consist of a wider kerb and gutter (indicative or traditional sandstone in scale and dimension) using the Morpeth Kerb and Gutter Mix concrete to maintain compatible texture and colour. Details of this mix are included in Appendix 8.



*Grassed swale drain in a minor street of Morpeth*



*Example of a sandstone swale drain*



*Residential stormwater outlet utilising an existing hole within the kerb and guttering.*

## 2.10.5 Kerb Crossings

### Aim

To preserve the intact nature of kerb and gutter within the Morpeth streetscape by providing for kerb crossing bridges in appropriate locations.

The intact nature of the kerb and gutter within the Morpeth streetscape limits the ability for kerb cutting or removal to provide access for vehicle and pedestrian ramps. The removal of existing stone kerb and gutter to provide at-grade crossings is inappropriate within Morpeth and consequently kerb-crossing bridges may be provided across existing stone kerb and gutter as an accessible path.

Kerb crossings shall only be considered where they are associated with established pedestrian footpaths and shall be limited in number to reduce the impact of the stone kerb and gutters.

### Requirements

- Kerb crossings should preferably consist of a bridge crossing (1200mm maximum width) with discreetly located culvert piping (no visible piping) to accommodate stormwater flows. The construction and alterations to any bridge crossings shall comply with the gradients specified in Australian Standard 1428.2 Design for Access and Mobility. An example of an appropriate design is shown in Appendix 9.
- No new kerb crossings for vehicles in areas of sandstone kerb and guttering, particularly along High, Swan and major cross streets. Access should be provided from rear lanes.



*Example of a new kerb bridge*

## 2.10.6 Street Furniture

### Aim

To maintain authentic street furniture in Morpeth, with new elements to be unobtrusive and high quality

Morpeth has a diversity of styles of street furniture that forms a neutral element within the streetscape. The items that have heritage significance include the street lamp outside the courthouse museum, the hitching posts and the cast iron horse troughs.

The major issue in regard to street furniture is the introduction of inappropriate pseudo-historic styles and/ or highly intrusive items such as wheelie-bins or telephone booths and the replacement or loss of the existing items of value.

### General Requirements

- Street furniture should remain as a neutral element in the streetscape.
- Designs that in some way interpret or draw upon the history of the town are encouraged.
- Locations for seats and table that can utilise existing or proposed sun and rain protection from trees or buildings are encouraged.
- While elements should be fairly regularly spaced out within any given area to minimise clutter, they should also be clustered in areas of specific demand.
- Items should not obscure historic details, including sandstone flagging or specific historic features of buildings, or important views, such as those along laneways or between buildings overlooking the river flats.
- Street furniture should preferably not be fixed to items of historic significance, including sandstone flagging. If fixing is required, it must cause minimal impact and be readily reversible. Stainless steel should be used for all fixings to historic stone or brickwork to prevent rust damaging the material.
- Public services (such as public telephones, ATMs) shall only be located within existing sheltered areas off main thoroughfares or internal to buildings and shall comply with AS 1428.2.

- The provision of street furniture shall provide for clear, safe and unobstructed access for people mobility restrictions in accordance with AS 1428.2.

### Location Specific Requirements

A number of different components and locations influence street furniture in Morpeth. The range and styles of street furniture reflects and enhances the character of the specific area.

### Formal Settings

These elements are to be located at the street frontage of public or formal buildings and should be positioned to respond to the symmetry or axis of the building's architecture. These buildings include;

- Courthouse
  - Post office
  - Railway station
  - School of Arts
  - Old bank on Swan Street
  - School
  - Police Station
- The design of these items should match the existing cast iron and timber benches at the courthouse. Timber used for seating should be oiled, with cast iron painted or left natural.



*Formal setting seat to match existing seating*

## Town Centre

These principles relate to the Commercial precinct but exclude formal buildings and shops with verandahs and awnings.

- Street furniture in the town centre should be a modern interpretation of traditional park design with wrought iron frames and timber slatted seats. Frames should be painted and timbers oiled.



*Park benches for the Town Centre*



*Picnic table settings for parks in Town Centre*



*Seating for the Town Centre*

## Shops

The location of street furniture for shops is on footpaths outside shops within the town centre, particularly where they are protected by a verandah or awning and the footpath is paved to the kerb.

Seating in this location may be privately owned or provided by Council.

- One private seat per shop is generally adequate, and additional seating should only be used for wide frontages or where the demand can be demonstrated.
- Private seats should be located immediately outside shops.
- For seating provided by shop owners, the use of original or one-off designs are encouraged to build on the unique character of the town, although a standard design is also acceptable.
- Original or one-off designs should be made of traditional materials (timber, metal or stone) and not be overly large or intrusive in design. Use of recycled and historic elements is encouraged, particularly where they originate in the town or interpret historic themes of the area. Overly ornate details, such as scrolled or shaped backs and arms are not appropriate. Items should be readily distinguishable as new.
- A simple example would be a timber bench made of hardwood or perhaps railway sleepers.
- Seating should appear as "loose furniture". Fixings should be readily reversible to allow removal in the future.
- Timber garden-type seats and benches are encouraged as a standard design.
- The existing metal/ timber and concrete/ timber seats in this location are to be removed.
- Consent may be necessary before the placement of new furniture on the footpath. Please contact Council to confirm.

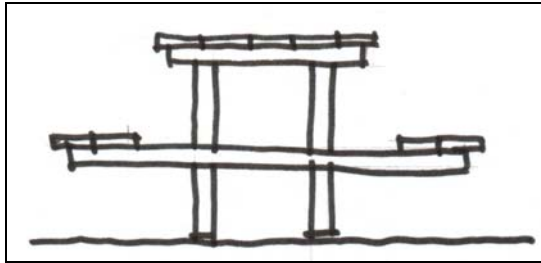
## Parks

Parks are located around the edges of the town and roadside reserve including;

- Queens Wharf

- (Morpeth Common)
- Fig Tree Hill
- Morpeth Wharf

A modern style of seating is proposed; using timber framed settings with a rugged design and oiled timbers.



*Profile of example of picnic setting for Park areas*



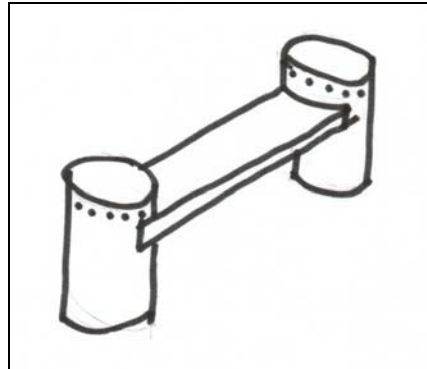
*Low scale square bench example for Parks*

### Natural Areas

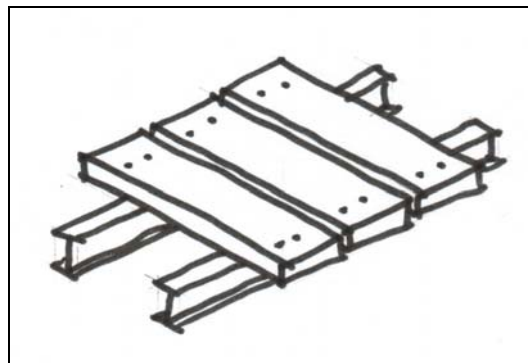
Natural areas in Morpeth principally include the riverbanks between Robert and Tank Streets but also include;

- Queens Wharf
  - The area below Illalaung Park
  - Land adjacent to Morpeth Wharf
  - (Morpeth Common) around the pond
  - The avenue leading to Closebourne adjacent to the water tower
- Original and one-off designs are proposed for natural areas. Use of recycled and historic elements is encouraged. Items should be rugged to require minimal maintenance and withstand the effects of flooding. The seats should be informal in design and be located to respond to views of the river, sandstone cuttings or other natural or historic features.

- Designs might include, for example, the use of railway sleepers or rails, heavy hardwood timbers similar to jetty construction, or sandstone blocks. They need not be complex structures.



*"Wharf seat"- example of simple seating drawing on history of Morpeth*



*Seating made from rail tracks and sleepers also draws on the heritage of development in Morpeth*

Shelters to picnic settings – should be large enough to provide adequate protection from sun and rain. Within parks, provision of larger shelter shed to house several tables and barbecues is encouraged. Simple structures of hardwood timber framing and galvanised corrugated iron gable roofs are appropriate.



*Simple structure to house picnic settings*

## Bins

- Bins should be evenly distributed throughout the commercial area, though with greater capacity around waste-generating places such as takeaway food shops and the parks.
- Bins within parks should be set back and not immediately adjacent to the street.
- All freestanding and post-supported wheelie bins should be removed from the town centre.
- Existing and new bin enclosures should be located where they;
  - Are not immediately in front of an historic building
  - Do not obscure any historic details such as sandstone flagging
  - Do not obstruct views along laneways or between buildings
  - Otherwise impede appreciation of the historic character of the town
  - Can be preferably setback from the kerb
- Shopkeepers are also encouraged to provide their own bins for use by customers, inside their own premises.
- Bin enclosures of metal and timber design to match the existing structures are recommended. Timber should be oiled and metal painted dark grey. Grouped enclosures in parks are appropriate.

## Marker Posts

- Marker posts include bollards, directional signs and posts and should only be used where appropriate to enclose and identify hazards.
- Original posts should be retained in situ.
- Reconstruction of missing historic bollards is appropriate but their replication and widespread use throughout the town is not.
- White painted, round log posts are recommended within road reserves.
- Marker posts on footpaths should be white painted, square timber posts.
- Where continuous barriers are required, white painted post and rail-type hitching rails are appropriate.

- Black metal bollards with ball tops and chains may be used to enclose items such as culverts.

## Street Lights

- It is appropriate to reconstruct streetlights to match existing lights at original locations, with ceiling mounted fittings under verandahs or awning outside commercial buildings.
- Simple modern light fittings mounted on existing electricity poles or buildings, or if required on specifically installed timber poles, may be used to light parks and other parts of Swan Street.
- Widespread replication and use of historic lights is not appropriate. Reconstruction of missing historic lights is appropriate.

## Other items

- Barbecues – the existing barbecues are to be rendered and re-tiled in a more unobtrusive scheme, with the tiling possibly replaced by polished concrete or terrazzo. New barbecues are to be constructed to this design.
- Drinking fountains – the cast iron drinking fountain at the courthouse is to be retained, with new drinking fountains to be unobtrusive, modern stainless steel design similar to other existing drinking fountains.
- Telephone Boxes – old painted timber telephone boxes within the town centre are to be refurbished and reused where appropriate. Modern telephone boxes may be used outside the town centre but should be finished with a dark paint. Shopkeepers should be encouraged to provide public telephones within their premises.

## Outdoor Dining

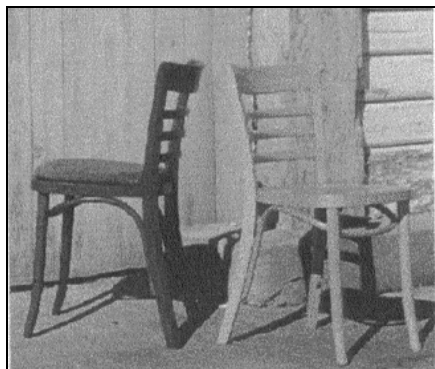
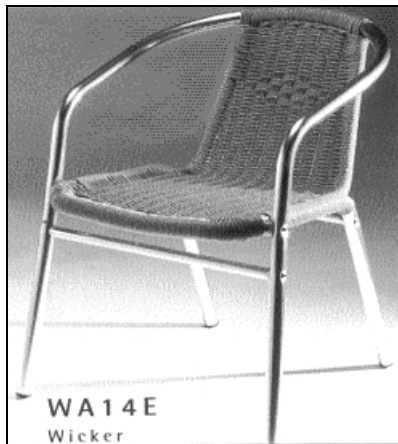
These provisions apply to all outdoor dining settings, including those on verandahs, courtyards and laneways.

- Settings shall be located so as to relate directly to the establishment to which they belong. They must not obstruct free pedestrian movement along the footpath.

- The design of outdoor dining furniture should be either a classic traditional style or a modern unobtrusive style.
- Materials should be traditional; such as timber, wicker, metal or stone, though modern forms such as aluminium or stainless steel, timber veneers and synthetic wickers may be suitable.
- Metal components may be polished however highly reflective surfaces should be minimised.
- The use of tablecloths is discouraged to minimise clutter.
- Plastic furniture is not appropriate.
- Original and one-off designs are also acceptable provided they use traditional materials (timber, metal or stone).



*Examples of appropriate tables for Outdoor Dining*



*Examples of appropriate chairs for Outdoor Dining*

### **Umbrellas and Canvas Blinds**

- The use of umbrellas on footpaths outside shops where verandahs or awnings are not present or are setback from the kerb is appropriate. Their use under verandahs and awnings is discouraged.
- Umbrellas must be canvas and timber market type of a neutral, unobtrusive colour and preferably set in the middle or at the edge of tables to minimise clutter rather than be freestanding between tables.
- Umbrellas should not contain any advertising logos except for the name of the business plus/ or one (1) product that is a core product of the business or is supplied to the public, subject to a merits based assessment and approval of the style, colour and location of the business name and/ or product name.
- Traditional canvas drop blinds fixed to the verandah or awning edge are historically appropriate. The same design principles apply as for umbrellas.

### **Barriers**

- Barriers are most appropriate in visually defining an area, rather than physical barriers and are more suitable around large areas of permanent outdoor dining.
- Barriers should not create visual clutter or potential trip hazards.
- Barriers are discouraged in Morpeth, but where necessary should be constructed of traditional materials and removed when not in use.
- No advertising logos are permitted on barriers, except for the name of the business.

## 2.10.7 Interpretational Signage

### Aim

To provide for public signage that allows interpretation and information of historical buildings and places, in a visible and accessible location that is discrete and relevant.

Information signage includes rout markers for historic tracks and trails (generally incorporated into footpath paving), and informational signage related to the nature and operation of public or community buildings or places.

### Requirements

- Interpretational signage shall be confined to historical buildings and places. These signs shall only be erected where their placement will be easily visible and accessible and where they will not obstruct significant view corridors or established pedestrian routes.
- Signage shall be confined to a single nameplate for historic buildings, mounted on the wall of the buildings such that the mounting does not damage the fabric of the building. Alternatively, the signage may be fixed to a grounded post.
- All signage should comply with Australian Standard *AS 1428.2* for people with a vision impairment and be located at a level for common viewing.
- Signage that is obsolete or no longer fulfills its purpose should be removed.

## 2.10.8 Repairs and Maintenance

### Aim

To ensure the retention of historic stone elements within the Morpeth streetscape, by encouraging appropriate conservation and maintenance methods.

### Requirements

#### General

- Traditional materials and techniques should be used in repair work. Modern materials and techniques should only be used where substantial conservation benefits would be achieved.
- A cautious approach should be taken when working on existing sandstone kerb and guttering or swale drains, so that as little change as possible is made.
- New work should be readily identifiable as “new” and additions to stone items should be reversible, without damage being caused to the stone.

### Kerb and gutter

- Any gutters, drains or drainage works should be cleaned out by hand and reconstructed where necessary for the adequate operation of the works. Street cleaning machines should not be used for the cleaning of gutters.
- All areas to be reconstructed should be chalk marked, photographically recorded and re-laid in the original configuration and construction details.
- Relaying of kerb and guttering should preferably be undertaken on a porous bed of sand/ gravel mix with stones dry laid to avoid the use of mortar between the joints. Bed depths and finalized designs should be identified through site-specific geotechnical investigations and liaison with suitably qualified heritage consultants. The location and depth of services and traffic loads should be considered.
- Double edged stone kerb and gutter should be maintained in the current configuration.
- An audit of archaeological evidence within stone kerb and guttering should be undertaken in Swan Street, prior to any relaying of stone or major repair works. A suitably qualified consultant should undertake the audit.

### Stone flagging

- Where stone flagging has been covered by bitumen and requires maintenance, the flagstones should be cleaned and re-laid, and further stones found to replace those that are badly damaged.
- Repair of existing flagging should be contained to minimal stone replacement work, undertaken only to improve safety or rectify areas of poor work. As much original fabric as possible should be retained in situ even though it may not be in as good condition or look as good aesthetically.

- Replacement of deteriorated stone with synthetic stones is inappropriate for large areas, but may be used for small damaged sections. Should a stone require replacement, the deteriorated section should be cut back to sound stone, and cut to a regular shape to enable a new block to be inserted. This process however introduces a new material and should only be used where no other alternative is available.



*Example of bitumen extending over the sandstone kerb and guttering*

## 2.11 Bolwarra Character Statement

### 2.11.1 General

Unlike Lorn and Morpeth the village of Bolwarra has changed markedly since the flood of 1955, because of substantial infill rebuilding. While like Morpeth, the limits of development of Bolwarra were determined by its siting on a hilltop above an anticipated flood line, the infill development which has occurred since 1955 has resulted in a less uniform visual quality of development than is evident in Morpeth and Lorn. The pattern of subdivision, as determined in 1847, remains evident but the new start which the flood provided has meant that the distinctive timber cladding theme of the pre 1950s has been dispensed with. In addition, denser settlement, on smaller lots is evident along Paterson Road, Victoria Street and Canna Street and also in the post 1970s streets within the old Victorian area of the village.

Nevertheless, Bolwarra has well defined edges being well elevated above the flood plain. Like Morpeth it is characterised by predominantly residential development behind one "main commercial street". Unlike Morpeth this street is the only through street and it does not have former district centre visual status. It is a quaint thoroughfare with a small grouping of neighbourhood shops at its northern entrance.

The urban setting starts and stops abruptly at the northern and southern inclines to the town, each approach being a narrow carriageway through open rural landscape.

In the south the town edge is marked by magnificent trees, including a large Bunyah Pine. In the north, an attractive bend in the road marks the entrance to the town.

## 2.11.2 Landscape and Streetscape

In general all buildings are set within a mature, well wooded landscape and there are many small undulations in the landscape on the edges of the town providing an infinite number of views into and out of the town.

In the more established southern sector, buildings are generally well concealed behind deep landscaping and informal fences and street verges. Recent development is much more urban and visually evident, within kerb and guttered streets. The town edges are informally defined. An obelisk is located at the intersection of Westbourne and Addison Roads.

## 2.11.3 Buildings

The most obvious buildings are the residential and commercial buildings on the main thoroughfare, which are generally of smaller scale and sophistication than those off the main road, built between the late 19th century and 1950.

There are few particular reference landmark buildings other than for the vast residences (and former Mill) which determine the intimate scale and visual quality of the secondary streets. This quality is not mirrored in recent residential development. The southern Bunya Pine, main thoroughfare plantings and northern barn have significant streetscape scale and presence.

## **2.12 Bolwarra Conservation Area – Statement of Significance**

The historic significance of Bolwarra can be traced to the surviving buildings and gardens of the late nineteenth century which record the original subdivision of “gentleman’s houses”.

These qualities give the area historic significance for the locality.

The same remnant plantings and surviving estate development are of aesthetic significance. Many of the later but undistinguished houses are set in attractive gardens complimenting the character of the earlier development.

## 2.13 Bolwarra – Conservation Policies

### *What to Keep:*

- Well defined edges of the Conservation Area due to floodplain;
- Predominating single detached residential character;
- Neighbourhood character of shopping precinct;
- Existing form of road approaches to the town;
- Existing density of development.
- Buildings and outbuildings associated with agricultural landuse.
- Landmark trees, including the large Bunyah Pine at the town's entrance.

### *What to Encourage:*

- **Single detached residential dwellings;**
- **Consistent scale and form of residential development, predominately single storey.**

### *What to Avoid:*

- Medium density development and detached dual occupancy – which are appropriate because of their scale, design, size of allotment, etc;
- Re-subdivision of larger allotments to allow new dwellings in rear or front yards;
- Large garages and carports on the street frontage, and details on them which mimic those on the dwelling.

---

## 2.14 Lorn – Character Statement

### 2.14.1 General

The visual character of Lorn presents an image of a well-cared-for turn-of-the-century, residential settlement in which the different periods of architecture are integrated by the consistency of the introduced landscape. The immediate visual impression is of an essentially residential precinct of single and double storey Victorian houses and early 20th century character, with clearly-defined edges. The village appears as “an urban island in the flood plain”, contained by a series of levee banks.

The uniquely different feature of Lorn, as compared with its neighbours, is the high quality of design and execution of its Federation and Californian Bungalow periods housing stock.

Unlike Morpeth, Lorn is arranged on an irregular grid and in addition, because of the high levee banks, does not afford views from the village to the river and countryside beyond.

Lorn is significant for its continuity of use as a garden suburb of Maitland, and is the best example of the garden suburb ideal in the Hunter Region.

## 2.14.2 Landscape and Streetscape

Lorn's local landscape is thus much more typical of an urban, than of a semi-rural setting and the quality of the buildings provides an insight into the turn-of-the-century affluence of its residents. For this reason, there is an evident consistency of landscape between public and private spaces.

Mature formal street planting is evident throughout the area with good private landscaping as well. Species include native pines, palms, jacarandas and eucalypts. Special townscape features include picket fences, stone and brick walls, iron railings and hedges. Generally periods and styles are mixed throughout the area. There are, however, few modern or out of character intrusions.

The streets are generally wide. Some are kerbed and guttered but most have narrow pavements with gravel shoulders. Most streets also have concrete footpaths with grass verges.

Belmore Road is characterised by consistent quality fences, consistent building lines and reduced and detailed single storey masonry dwellings immediately across before Belmore Bridge, but with a lack of notable street tree plantings until after Warrane Street intersection. After Nillo Street heading North East, Belmore Road is characterised by mature English trees and Jacarandas. The street plantings combined with quality kerb and guttering, wide grass verges and the subtle bends in the road contribute to its visual consistency. The trees in front of Nillo School are listed on Council's Significant Tree Register.

With the exception of Roxburgh Street with its magnificent street trees and Queen Street south of Allen Street the majority of the secondary streets have undistinguished landscapes/streetscapes. However the informal roll-over kerbing provides a distinctive character, as do the generally wide grass verges and the consistent wide verandahs in Allen Street.

### 2.14.3 Buildings

In Belmore Road, the older, grander buildings tend to occur north east of Nillo Street (and this tends to be borne out by the relative proportion of identified heritage items). These buildings occupy larger lots than are evident elsewhere.

The opposite progression is true of Melrose Street moving North East from Brisbane Street where initially late 19th century weatherboards are evident up to Nillo Street, but thereafter the street is characterised by late Federation/Californian Bungalow dwellings on mid-sized lots.

Off Belmore Road, dwellings are generally of Federation or Californian Bungalow style and of quality construction and detail, of consistent setbacks and highly detailed. This is especially notable in Roxburgh Street which is characterised by chimneys and tiled roofs, bay windows, fine fences and interesting variations in scale of building elements. There are quality dwellings throughout Allan Street and Queen Street, but lower quality more recent (1940s - 1950s plus) buildings on the eastern and Northwestern edges of the township.

Conservation management within Conservation Areas depends on an understanding of the determining elements of the area's character. In Lorn's case, there are more buildings and streetscape elements which determine its character, than is indicated by the number of heritage items identified on "Heritage Items" Map 9 within the Maps accompanying Maitland's LEP.

In Belmore Road, the character of the streetscape immediately east of Belmore Bridge has a great deal to do with the quality of stucco and timber detailing evident on the California Bungalow dwelling between the Bridge and Brisbane Street. The detail evident on the shop further along, on the eastern side of Belmore Road, clearly reflects an awareness of the quality of this "reference" detail.



*Lorn is distinctive for its high quality of residential buildings.*

## 2.15 Lorn – Statement of Significance

The area is of historical significance as probably the best example in the region of the garden suburb ideal. Lorn has an excellent collection of residential architecture dating from the late Victorian period, the Federation period and the Inter-Wars period. It records the historic expansion of Maitland's residential development onto the flats across the river.

The social significance of the suburb is preserved in an urban form and building content still functioning as a garden suburb of greater Maitland and deriving meaning from its continuity of usage.

The aesthetic significance of Lorn is derived from the many excellent examples of residential architecture styles of the late Victorian period, Federation period and the Inter-wars period, supported by many other later impressive but contributory buildings of compatible scale and form; wide streets and civic tree planting; and well established gardens.

The urban edge is well defined by river levees and open agricultural land contributing to its identity as a cohesive townscape.

## 2.16 Lorn – Conservation Policies

### *What to Keep:*

- Contain spread of commercial uses to existing extent.
- Narrow carriageways lined with informal grass verges and plantings or gravel shoulders.
- Distinct built edge boundary with rural surrounds.
- Lorn's predominantly single storey street frontage. Roof conversions should be located to the rear of the existing house.

### *What to Encourage:*

- **Strictly limited building heights and setbacks, especially along Belmore Road.**
- Careful consideration of fencing
- Reference to the 1985 Lorn Conservation Planning Study which provides a list of recommended exotic and Australian species for private and public gardens
- Where required, kerbs constructed using a roll-over profile rather than the upright profile.
- Maintain existing subdivisional character in any future subdivision of land in Lorn.
- Infill development which does not modify the historic character of Lorn.
- Roof form and pitches which emulate those of the existing house in the case of additions, and in new development borrow the main characteristics without necessarily creating a replica of particular styles in the street.
- Location of new garages behind the rear building line as detached structures.

### *What to Avoid:*

- Removal of any healthy plantings
- Use of high saturation/intense colours
- Loss or compromise of all heritage items and contributory reference buildings (as previously described) and landscape elements.
- Upright kerb and guttering.
- Use of modern profile steel sheeting, concrete tiles and high glazed or variegated coloured terracotta tiles.
- Use of textured red, white and modern patterned bricks, and concrete blockwork (painted or unpainted)
- Complete cladding of walls with plain panels such as fibro.