



## **General Considerations for Development within Heritage Conservation Areas**

Developments involving either heritage listed items or properties located within the Queanbeyan Heritage Conservation Area are required to comply with Part 4 (Heritage and Conservation) of the *Queanbeyan Development Control Plan 2012* as well as the *Queanbeyan Local Environment Plan 2012*.

The DCP provides guidance on making changes to all buildings within the conservation area, not just those that are individually listed. Council also has a heritage advisory service to assist **owners** when they are considering making changes to their building, and there is a small grant program that can assist with certain work.

The following is general advice to some frequently asked questions, however owners should seek individual detailed advice from Council prior to any works proceeding:

### ***Can I knock it down?***

The DCP discourages demolition of places within the Conservation Area. Demolition requires approval from Council and all such proposals are sent to the Queanbeyan Heritage Advisory Committee for comment. Controls for demolition can be found in Part 4 of the DCP at page 39.

### ***Can I do extensions?***

Yes. Many buildings in the Conservation Area have been extended. The aim is to do this in a way that does not have an adverse visual impact on the building or streetscape. Extensions to the rear sometimes adopt a modern architectural style that if done well sits harmoniously with the parent building.

### ***Can I do work inside the place?***

Yes. Heritage controls mostly apply to the exterior of the building and from a heritage perspective Council is not concerned with internal changes unless they are likely to have a significant impact on a noted heritage interior.

### ***Can I replace the windows or doors?***

Replacement of windows or doors should generally replace 'like for like', that is any window or door to be replaced should be similar in terms of size, design and style with the existing window or door. It may be necessary to obtain 'Minor Works' approval from Council, although there is no charge and such approval is usually fairly fast.

***Can I replace fencing?***

Existing fencing can be replaced. Front fencing, in particular should replace 'like for like' and the front fence should be of a low height and be able to be seen through. Front fences and fences forward of the building line should not exceed 1.2m in height. It will be necessary to obtain a 'Minor Works' approval from Council to replace any fence, although there is no charge for this approval and it can be issued in a short period of time (see <https://www.qprc.nsw.gov.au/Building-Development/Heritage>).

***What about garages?***

The DCP notes that *Large double garages close to the street are not appropriate for heritage buildings or conservation areas*. Refer to Part 4 of the DCP at pages 10, 11 and 12.

***Can I add a second storey?***

The DCP does not support second storey additions.

Heritage Clauses in QLEP2012 can be found at

<https://legislation.nsw.gov.au/#/view/EPI/2012/576/part5/cl5.10>

The Queanbeyan DCP 2012 – Part 4 Heritage and Conservation can be found at

<https://www.qprc.nsw.gov.au/files/assets/public/building-and-development/planning-docs/dcps/qbyn/part-4-heritage-and-conservation-queanbeyan-development-control-plan-2012.pdf>