

# Heritage (Swinger Hill Cluster Housing) Guidelines 2013 (No 1)

Disallowable instrument DI2013–34

made under the

*Heritage Act 2004 section 25 Guidelines about conserving heritage significance*

## EXPLANATORY STATEMENT

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Section 25 of the *Heritage Act 2004* enables the Heritage Council to make guidelines in relation to the conservation of the heritage significance of places or object.

The Council has made the Heritage Guidelines which provide a consistent and accessible set of requirements to protect and manage historic heritage places as part of the Swinger Hill Cluster Housing. The Guidelines will directly affect the advice given by the Heritage Council to the ACT Planning and Land Authority about the impact of development applications on heritage significance, particularly in relation to ways of avoiding or minimising the effect of a development on the heritage significance of a place. They also affect the making of Heritage Orders, the making of Heritage Agreements, and the giving of Heritage Directions.

The Swinger Hill Cluster Housing heritage guidelines are structured in five parts:

Part 1 provides a set of Heritage Guidelines for the conservation of the original road hierarchy, subdivision layout and the public places within the precinct

Part 2 provides a set of Heritage Guidelines for conserving the unity of the cluster form and its architectural character. It provides guidance for proposed changes such as alterations and additions, use of building materials, colours and for issues which may arise concerning maintenance.

Part 3 provides a set of Heritage Guidelines for conserving the streetscape values of the cluster form. The emphasis is on car access and accommodation, the garden wall linkages between individual townhouses and landscape accents including trees on leased land.

Part 4 provides a set of Heritage Guidelines for conserving the historical integrity of the precinct whilst allowing for the incorporation of elements of new technology.

Part 5 provides a set of Heritage Guidelines for demolition of places. Its objective is to retain original dwellings.