



# WARRANDYTE TOWNSHIP HERITAGE GUIDELINES PARTS 1 TO 7

## Part 5 - Infill Development in Commercial Areas



July 2007

## Elements of Heritage Significance

### Infill Development

- Semi-rural village where buildings are secondary to the landscape.
- Significant buildings are scattered throughout the precinct. They generally sit alone and are of weatherboard construction with pitched roofs that are generally clad in corrugated iron.
- Heritage elements as the visually dominant feature of significant properties and the heritage area.
- Traditional materials, colour schemes and detailing incorporated into buildings.
- Plentiful vacant spaces allowing public views to the river, treed slopes and into and across properties.
- A sense of space and the dominance of landscape in views between and across sites.
- Generous front and side set backs comprising grassed slopes and native and exotic vegetation with trees and medium height shrubs along property boundaries.
- Buildings sited and stepped down on hill slopes.
- Single lane and coarse driveways.
- Low, simple and visually permeable fencing.



**Yarra Street shops**



**The east entrance to the Warrandyte Township Heritage Precinct**



**View to the north of Yarra Street showing a shop which is low in form with a pitched roof allowing views to the treed valley and down to the river. The building steps down the slope rather than cutting into the embankment.**

### Operation

The guidelines are to be used in the preparation and assessment of a planning permit application under Heritage Overlay. The guidelines provide a series of heritage design objectives which must be met. Each design objective includes a set of design suggestions that provide guidance as to the how to achieve the objective.

# Warrandyte Township Heritage Guidelines Parts 1 to 7

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## Significant Views

### Objective 5.1

To ensure new buildings retain public views of significant buildings and do not adversely impact on streetscape.

### Design suggestions

- New buildings or fences should be sited to maintain public views of neighbouring significant buildings and the river and views of the streetscape.
- New buildings should not adversely impact the character of the heritage area.
- Important view termination points should be retained including bends in the road, landmark buildings and roadside features.



***The commercial area is a combination of buildings and landscape***

## Retain the Natural Topography

### Objective 5.2

To ensure new buildings reflect the natural topography.

### Design suggestions

- Avoid creating areas of flat land which alter the natural topography
- Minimise the nature and extent of cut and fill development.
- Step new buildings to reflect the natural topography.
- New infill development on the upslope side of the precinct, particularly on south side of Yarra Street, should balance the form, scale and mass of additions against the amount of required earthworks to ensure that the height and proportion of the addition reflects the character of the streetscape.

## Setback & Orientation

### Objective 5.3

To ensure views between buildings and across sites maintains a sense of space and the dominance of landscape.

### Design suggestions

- New infill buildings should retain the existing building line.
- Where adjoining or nearby buildings have recessed entryways, infill buildings should also retain this feature.
- Large setbacks in front of new development to provide for car parking should be avoided.

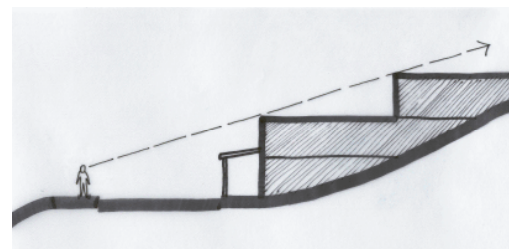
## Heights

### Objective 5.4

- To ensure new infill developments retain the visual dominance of the significant elements in the heritage area.

### Design suggestions

- New buildings should not dominate or overwhelm the streetscape.
- New buildings should respond to the height and proportions of existing buildings in the street.
- Upper storeys should be sited well back from the street façade.
- New infill buildings on the south side of the road should remain of single storey appearance when viewed from the street



***Additions should not dominate the streetscape. Where 3 or more levels are proposed, site lines are restricted to two storeys from the streetscape***

## Form, Scale & Massing

### Objective 5.5

To ensure that the form, scale and massing of new buildings do not adversely impact on the significance of the heritage precinct by dominating the streetscape.

### Design suggestions

- New buildings should be positioned and sized to ensure that the prominence of adjoining significant buildings in the precinct are retained.
- New buildings should not dominate the streetscape.
- Reduce the visual dominance of new infill buildings through careful design of the form and placement of upper storeys.
- Reduce the bulk of new infill buildings by breaking up the massing and providing more than one roof form.
- Strip shops with continuous roof lines should be avoided.



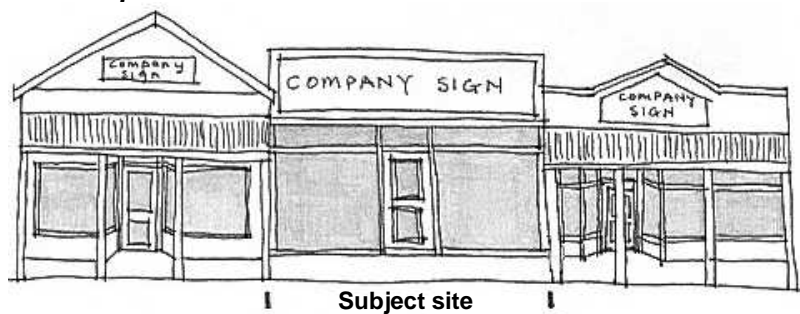
**Community Centre, Yarra Street**

***The bulk of the Community Centre has been broken up by the verandah and openings.***

- Infill buildings which are larger in width than surrounding buildings can reduce their bulk by breaking long walls into bays and by arranging openings in the wall so that their size and shape reflect the openings of nearby buildings.
- Upper storeys should be set back from the street and/or broken up in form.
- A mix of hip and gable roof forms in line with the overall existing character of the commercial area should be retained.



***Substantially larger buildings which dominate the streetscape are to be avoided***



***The above diagram shows a bad example of an infill commercial building in the Warrandyte Township streetscape (centre). The floor to ceiling glazing does not reflect the existing patterning and therefore dominates the streetscape. The dominance of this building in the streetscape is compounded by the absence of a verandah, the large area of signage and non recessed entry.***

***The buildings either side of the subject site show possible appropriate infill shop configurations. They have appropriate forms, pattern of openings, provide recessed entries and have sympathetic verandahs and parapets.***

## Verandahs

### Objective 5.6

To ensure verandahs compliment the character of the streetscape and heritage area.

### Design suggestions

- New verandahs should respect the height and form of neighbouring existing verandahs.
- New verandahs should be contemporary and not replicate the historic verandahs.



*A row of shops in Yarra Street*

## Detailing

### Objective 5.7

To ensure that design details including external paint colours, signs and other elements are sympathetic to the streetscape.

### Design suggestions

- Standard building designs for commercial franchise businesses should be modified to respect the significance of the streetscape.
- Designs for new buildings should use contemporary details that are sympathetic with the heritage buildings and avoid replication of historic detail from adjacent heritage commercial buildings.
- Parapets can be shaped, but should be done so in a contemporary and simplified manner.
- Corporate signage should meet the heritage signage guidelines. It should be appropriate in placement, scale and colours and should not dominate the streetscape.

## Exterior Painting

### Objective 5.8

To ensure colour schemes for new buildings relate to the character of the streetscape and heritage area.

### Design suggestions.

- Colour schemes should be chosen so that they do not dominate the streetscape.
- Avoid bright colours which dominate their setting.
- Large areas should be painted in colours appropriate to Warrandyte. The highlighting of facias, gutters, door and window frames should expand upon these colours.
- Corporate signage should be carefully placed.

## Glazing

### Objective 5.9

To ensure that glazing visible from the street does not dominate the streetscape.

### Design suggestions

- Glazing on the ground floor of infill buildings should retain the window heights and reflect the articulation of significant buildings.
- Large areas of glazing should be broken up by use of glazing bars.
- Infill buildings should have a solid plinth with glazing above.
- Large areas of glazing on upper storey additions should be avoided where it dominates the streetscape.
- Bands of windows should be avoided where they do not reflect the patterning of contributory heritage buildings.
- Avoid the use of tinted or reflective glass.
- Large areas of unrelieved solid walls should be avoided.

## Design Excellence

### Objective 5.10

To encourage good contemporary design for infill development that strives for excellence and achieves high aesthetic values.

### Design suggestions

- Infill development should be of architectural, aesthetic and visual interest.
- New buildings should be recognisable as a product of its time
- The direct copying of decorative historic elements onto new buildings should be avoided.

## Roads, Paths & Views

### Objective 5.11

To ensure that retaining walls, pathways and roads are retained and new development contributes to the existing character.

### Design suggestions

- Retain the existing road and pathway alignment.
- Maintain and repair when necessary the existing stone retaining walls and steps.
- Retain important view termination points including the bends in the road, landmark buildings and roadside features like stone walls.
- If retaining walls are required they should be constructed of stone and should be similar in appearance to existing retaining walls that are characteristic of the area.



*Retaining walls, pathways, fences contribute to the significance of Warrandyte Township*



*Glimpses of buildings and the surrounding landscape around the curves of Yarra Street.*

*The important curve in the road gives special views and glimpses of the township*

## Landscaping & Vegetation

### Objective 5.12

To ensure existing planting is retained and new planting contributes to existing character.

### Design suggestions

- New buildings should be designed to retain significant existing planting that contributes to the character of the area.
- New planting should retain the character of the property.

## Car Parking

### Objective 5.13

To ensure that car parking has minimal impact on the streetscape.

### Design suggestions

- Location of new car parking areas in the front setback of buildings should be avoided.
- New car parking area should be located to the rear of existing buildings.



*Commercial properties at the east end of Yarra Street*

*Car parking provided in front of these shops detracts from the traditional line of commercial property frontages.*

## Fences

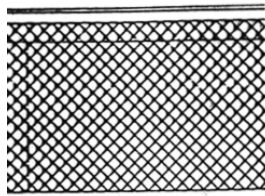
### Objective 5.14

To ensure new and replacement fences are sympathetic to the heritage values of the township.

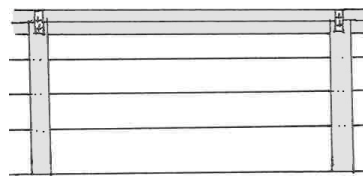
### Design suggestions

- New fences should be consistent with the heights, the relation of solid to opening and materials consistent with other fences in the street.
- Replacement fences may be constructed to the same height as the existing fence, but must not be higher than the existing fence (where the existing height is greater than 1.2 metres).
- New and/or replacement fences located at the front of a property should be visually permeable.
- New fences should not replicate historical detailing. Individual details may be incorporated.
- Simple picket fences, post and rail or post and wire fences are preferred.
- Elaborate fences that are inconsistent with the streetscape are not preferred.
- Solid fences, brick fences and pine log fences are inappropriate.
- No fences should be constructed over 1200mm in height.
- Fence colours should be consistent with the style of the dwelling and be in keeping with the streetscape.
- A permeable fence may be appropriate in combination with hedging or other planting adjacent to the fence where there is a need for privacy.

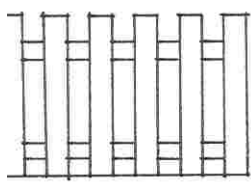
### Appropriate fence types for Warrandyte Township



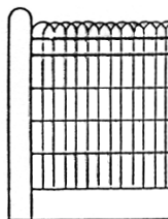
**Chain wire with timber rail and plinth**



**Post and wire**



**Simple timber pickets**



**Wire with timber post and plinth**



**Post and rail**



## Side & Rear Fences

### Objective 5.15

To ensure new or replacement fences, where visible in public views, should be sympathetic to the heritage character of the township.

### Design suggestions

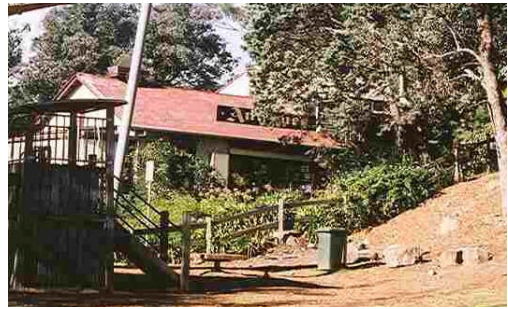
- New or replacement fences, where visible in public views, should be sympathetic to the heritage character of the township.
- New or replacement fences that will be visible in public views from the rear, side or front of a property should be low in height (no higher than 1.2 metres) and visually permeable.



***Pathway and property fencing in the centre of the Township***

***The above photograph shows that permeable fences to properties and the adjoining pathway in the Township allow landscaping and views between properties to dominate.***

- Side and rear fences which are visible in public views should generally be constructed in accordance with the requirements for front fences as outlined above.



***A good example of a side fence in the commercial area of Warrandyte***

***The low permeable fence between this public playground and an adjacent commercial building retains views across the landscape.***

## Exterior Paint Colour Chart

Colour schemes for infill development in commercial areas, should be selected so that they do not dominate the streetscape. The following exterior paint colour chart provides some examples of colours that may be considered for external painting schemes.

The primary palette is based on natural features and materials present in Warrandyte and are suitable for large areas such as walls. The secondary palette expands on these colours and provides a degree of flexibility. These colours are suitable for highlighting particular elements of a building such as fascias, gutters, doors and window frames.

Note that these colours are a guide only. Reference numbers from the Pantone (PMS) and Dulux colour systems have been provided for easy reference and might not match each other exactly.

### Primary palette



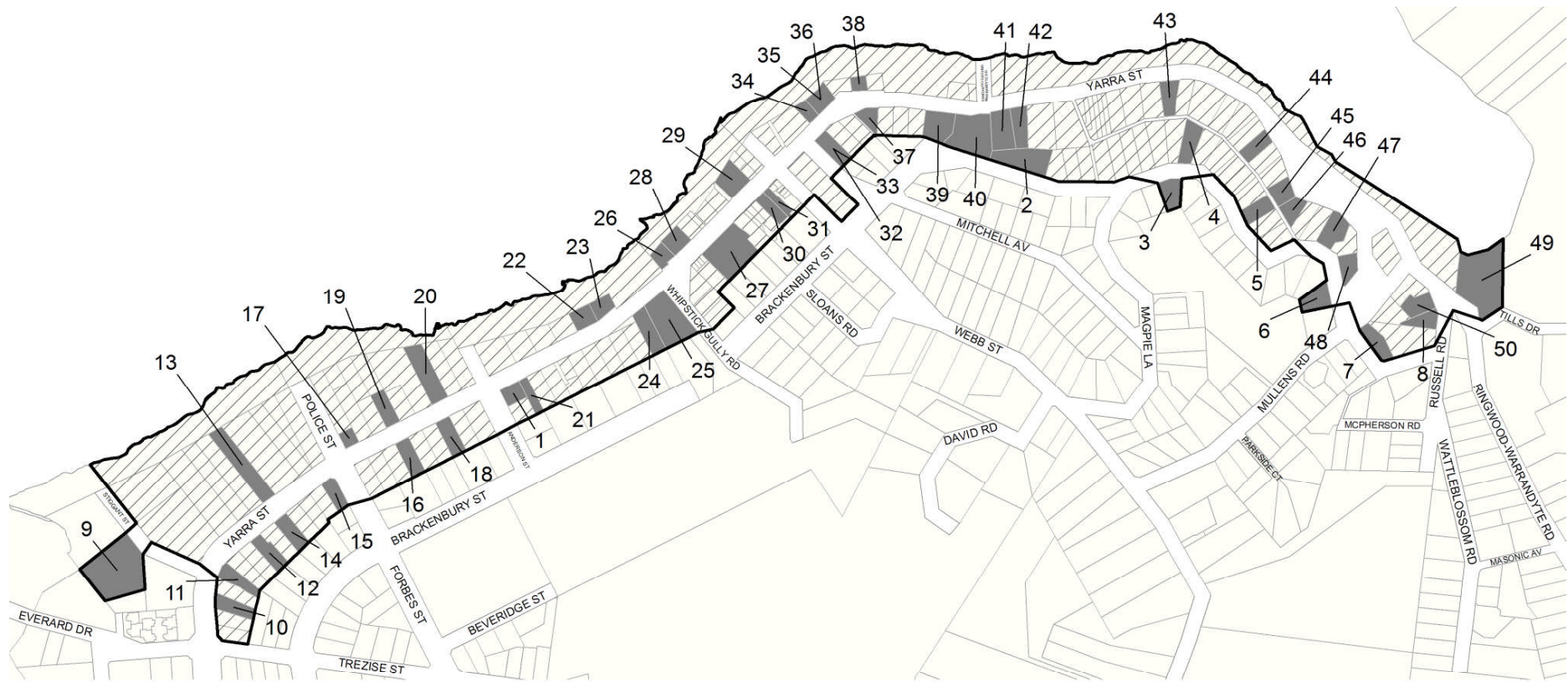
### Secondary palette

**Table 1 - List of Contributory Places within the Warrandyte Township Heritage Precinct**

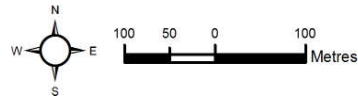
The following table details each of the heritage places that have been identified as being of 'contributory' significance within the Warrandyte Township Heritage Precinct. All of the listed heritage places are shown on the following map. The Map No. in the table corresponds with the number shown on the map of the Warrandyte Township Heritage Precinct.

Map No.	Street No.	Street Name	Heritage Place	HO No.
1	1/3	Anderson Street	House - (formally 76 Yarra St)	HO191
2	119	Brackenbury Street	House	HO191
3	130	Brackenbury Street	House	HO191
4	139	Brackenbury Street	House	HO191
5	151	Brackenbury Street	House	HO21
6	152	Brackenbury Street	House	HO191
7	32	Mullens Road	House	HO191
8	2	Russell Road	Cottage	HO191
9	5-7	Stiggant Street	St Stephen's Anglican Church	HO157
10	32	Yarra Street	Cottage	HO191
11	36-38	Yarra Street	Former Shop and residence	HO193
12	44	Yarra Street	House	HO191
13	45-55	Yarra Street	Brick veneer building	HO191
14	48	Yarra Street	House	HO191
15	56	Yarra Street	House	HO191
16	64	Yarra Street	House	HO191
17	65	Yarra Street	House	HO191
18	70	Yarra Street	Cottage	HO191
19	71	Yarra Street	House	HO194
20	77	Yarra Street	3 Oak Trees	HO191
21	78	Yarra Street	House	HO191
22	93	Yarra Street	Former Warrandyte Dairy	HO191
23	95	Yarra Street	Cottage	HO191
24	96	Yarra Street	House	HO191
25	98	Yarra Street	House with	HO191
26	103	Yarra Street	Former Gospel Chapel	HO191

Map No.	Street No.	Street Name	Heritage Place	HO No.
27	110-136	Yarra Street	Grand Hotel	HO195
28	111-117	Yarra Street	Former Warrandyte Post Office	HO191
29	141	Yarra Street	The Diary Tree	HO196
30	152-156	Yarra Street	Shop	HO191
31	158	Yarra Street	Former Butcher	HO191
32	180-186	Yarra Street	Mechanics Institute	HO197
33	180-186	Yarra Street (rear)	Former Warrandyte Fire Station	HO198
34	183-187	Yarra Street	Shop	HO191
35	189	Yarra Street	Shop	HO191
36	193-197	Yarra Street	Bakery	HO191
37	204	Yarra Street	House	HO191
38	207	Yarra Street	Shop	HO191
39	212	Yarra Street	House	HO191
40	216-218	Yarra Street	War Memorial	HO191
41	220-230	Yarra Street	House	HO191
42	232-236	Yarra Street	Former Wine Hall	HO199
43	286	Yarra Street	House	HO191
44	300	Yarra Street	Alexa Goyder's House	HO200
45	306	Yarra Street	House	HO191
46	308	Yarra Street	Remains of South Caledonia Mine	HO191
47	314	Yarra Street	House - (formally 161 Brackenbury St)	HO22
48	318	Yarra Street	House	HO23
49	321	Yarra Street	Stonehouse	HO165
50	322	Yarra Street	Cottage	HO191



### Warrandyte Township Heritage Precinct



- Contributory Places
- Extent of Warrandyte Heritage Precinct
- Non-contributory Places
- 1..50 Heritage Places (refer to Table 1)

## Heritage Contacts and Reference Documents

Information about the requirements of the Manningham Planning Scheme and planning applications relating to the Warrandyte Township Heritage Precinct is available by contacting Council's Statutory Planning Department on 9840 9495 or Council's Heritage Planner on 9840 9129.

Further technical advice is available, and appointments for Council's Heritage Advisory Service can be made by contacting Council's Economic and Environmental Planning Unit on 9840 9362. It is strongly encouraged that applicants talk to the Council's Heritage Advisor at pre-application stage to discuss appropriate options for change.

Other heritage contacts and Council reference documents which may be of assistance are listed below.

### Heritage Contacts

Heritage Victoria  
Department of Planning & Community  
Development  
Level 7, 8 Nicholson St,  
East Melbourne VIC 3002  
Ph: 9637 9475

National Trust of Australia  
Tasma Terrace, 4 Parliament Place,  
East Melbourne VIC 3002  
Ph: 9654 4711

Australian Heritage Council  
Department of the Environment &  
Heritage  
GPO Box 787,  
Canberra ACT 2601  
Ph: (02) 6274 1111

Warrandyte Historical Society  
111 Yarra Street,  
Warrandyte VIC 3113  
Ph: 9844 4176

### Council Reference Documents

- *City of Doncaster and Templestowe Heritage Study*, Context Pty Ltd 1991;
- *City of Doncaster and Templestowe Heritage Study Additional Sites Recommendations*, Richard Peterson 1993;
- *Doncaster & Templestowe Heritage Study Additional Historical Research*, Carlotta Kellaway 1994;
- *Warrandyte Signage Strategy*, David Lancashire Design, 2005;
- *Warrandyte Urban Design Framework*, Urban Initiatives 2005
- *Warrandyte River Reserve Management Plan*, Manningham City Council (2005).
- *Warrandyte Township Precinct Citation & Plan*, Context Pty Ltd, 2006.

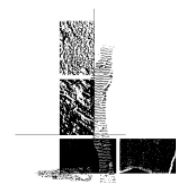
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