



WARRANDYTE TOWNSHIP HERITAGE GUIDELINES PARTS 1 TO 7

Part 2 - Alterations & Additions to Contributory Properties in Residential Areas



July 2007

Elements of Heritage Significance

Alterations and additions

- 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

Index	Page No.
Introduction	1
Elements of Heritage Significance	1
Operation	1
Guidelines	3
Returning your Building to an Earlier Appearance	3
Significant Views of Your Property	4
Retain the Natural Topography	4
Changes to Visible Facades	4
Additions	5
Side Additions	5
Porticos & Design Elements	5
Setbacks	5
Upper Storey Additions	6
Openings	6
Materials	6
Distinguishing Old from New	7
Exterior Painting	7
Design Excellence	7
Carports & Garages	7
Landscaping & Vegetation	8
Driveways	8
Fences	8
Side & Rear Fences	9
Exterior Paint Colour Chart	10
Table 1 – List of Contributory Properties	11
Warrandyte Township Heritage Precinct	12
Heritage Contacts & Reference Documents	13

Returning your Building to an Earlier Appearance

Objective 2.1

To ensure buildings are restored to an earlier appearance accurately.

Design suggestions

- Original elements or details should only be reinstated if there is enough evidence to do so accurately.
- The same proportions of elements and quality of materials should be used as the original.
- The original paint scheme of a building should be used.
- Where an earlier/original paint scheme cannot be determined, a paint scheme appropriate to the age of the building should be used.
- The combination and placement of colours should enhance the stylistic features of the building and its presentation in the streetscape.



A heritage residence on the south side of Yarra Street



A residence nestled behind landscaping in Brackenbury Street

Significant Views of Your Property

Objective 2.2

To ensure alterations retain the public view of a property and do not adversely impact on the streetscape.

Design suggestions

- Alterations should maintain public views of the building, its setbacks, fences, landscaping, driveways, kerbs and trees.
- Alterations should maintain the same relationship with adjacent properties.
- Alterations should be sympathetic to the streetscape.
- Alterations should not adversely impact the understanding and character of a heritage area.

Retain the Natural Topography

Objective 2.3

To ensure new additions reflect the natural topography.

Design suggestions

- Avoid creating areas of flat land which alter the natural topography
- Avoid development on natural ridge lines.
- Minimise the nature and extent of cut and fill development.
- Step new additions to reflect the natural topography.
- 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.

Changes to Visible Facades

Objective 2.4

To ensure changes respect the original design, construction and appearance of a property.

Design suggestions

- Changes to openings (windows and doors) and detailing (eg. balustrades) that can be viewed by the public should be consistent with the original appearance of the property.
- Avoid changes that will result in the original design and construction of the property being obscured.
- Alterations to elevations that are not visible from the street or public views or where change has already occurred may be appropriate.



View to the treed gully from Brackenbury Street through the rear of a significant residential property



Views to the rear and sides of residential properties from the river path

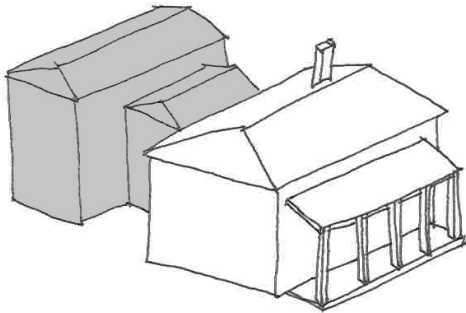
Additions

Objective 2.5

To ensure additions retain the visual dominance of the significant elements of the property and the significant aspects of the heritage area.

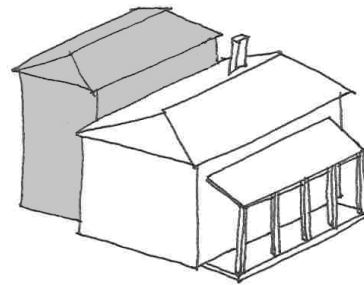
Design suggestions

- An addition should not overwhelm the form of the existing building and should not dominate the streetscape.
- Alterations should be recessive to the significant building and streetscape.

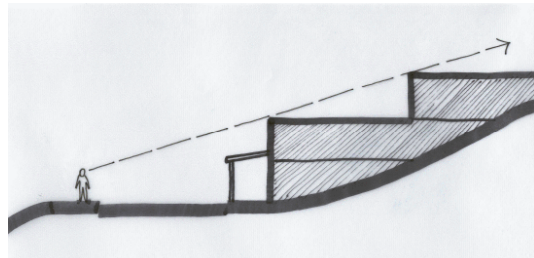


Creating a link between the old and new

- Major additions of a size comparable to or greater than the existing building should be designed and located as a distinct visual entity.
- Screen visible additions that extend beyond the side lines of the existing buildings.



Setting the addition behind the main ridge line of the existing house



Additions should not dominate the streetscape. Set upper storey additions back from the street façade. Where 3 or more levels are proposed, site lines are restricted to two storeys from the streetscape.

Porticos & Design Elements

Objective 2.7

To avoid the introduction and imposition of inappropriate design elements.

Design suggestions

- Porticos, porte cochés and other design elements should integrate with the overall design of the building and should be sympathetic to its heritage.

Side Additions

Objective 2.6

To minimise the impact of side additions on the existing building.

Design suggestions

- Visible additions that extend beyond the side lines of an existing building should be set behind the existing building.

Setbacks

Objective 2.8

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

Design suggestions

- Setback buildings to provide for landscaping and the inclusion of canopy trees.
- Setback sides, front and rear of properties to maintain a sense of space and to respect the dominance of the landscape.

Upper Storey Additions

Objective 2.9

To ensure upper storey additions do not dominate the existing building and have minimal visible impact from the street.

Design suggestions

- Upper storey additions must be sited well back from the street façade and be subservient to the existing building.
- Upper storey additions should respond to the height and number of storeys of adjacent buildings.
- Ensure minimal visibility from the street by designing upper storey additions within the building envelope determined by sight lines from the street.
- Site upper storey additions behind the ridgeline of the main roof form of the existing building.
- Ensure retention of the roof form of the significant building.
- Setback upper storey additions from the side walls of existing buildings.

Openings

Objective 2.10

To ensure openings visible from the street are consistent with existing openings.

Design suggestions

- The window openings for additions and alterations visible from the street should have similar proportions to the existing significant windows.
- Openings should be consistent with the style of the building and constructed of similar materials.
- Avoid the use of reflective or tinted glass.
- Ensure the detailing of new openings is simpler than that of the existing building.
- Avoid the use of aluminium frames.

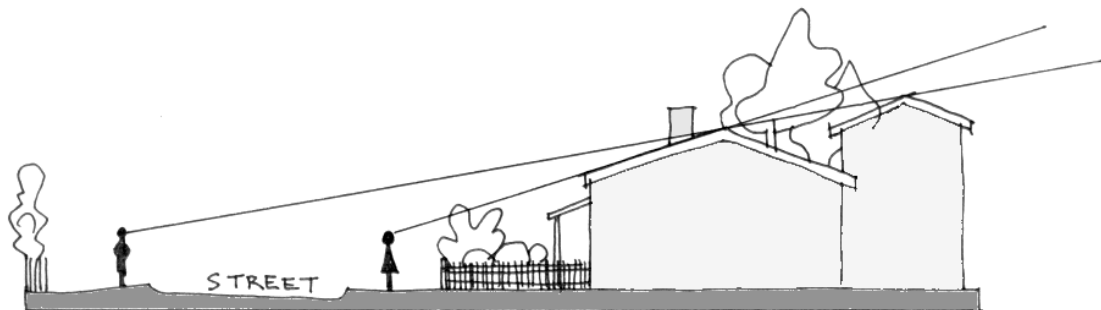
Materials

Objective 2.11

To ensure materials and finishes are sympathetic to the existing building.

Design suggestions

- Materials and finishes should be of muted tones.
- Avoid reflective materials, particularly Zincolume finishes.
- Ensure materials and finishes compliment and integrate with the existing building materials.



Sight lines drawn to determine visibility of the rear addition from the street

Distinguishing Old from New

Objective 2.12

To ensure new works are distinguished from the existing property.

Design suggestions

- Avoid replication of heritage elements.
- Detailing of the addition should be simple

Exterior Painting

Objective 2.13

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

Design suggestions

- Colour schemes for heritage buildings should relate to the period and style of construction and the character of the streetscape and heritage area.
- Colour schemes for additions should be chosen to ensure the existing significant building remains the dominant element in streetscape views.
- Previously unpainted finishes such as face brickwork or stone should not be painted.
- Colour schemes for contributory buildings in residential areas, should be selected so that they do not dominate the streetscape.
- Large areas should be painted in colours appropriate to Warrandyte. The highlighting of fascias, gutters, doors and window frames should expand upon these colours.

Design Excellence

Objective 2.14

To ensure additions and alterations strive for excellence and achieve high aesthetic values.

Design suggestions

- Alterations and additions should be designed to achieve high levels of functionality.
- Alterations and additions should be of architectural, aesthetic and visual interest.
- Incorporate the strengths of contemporary design in alterations and additions.

Carports & Garages

Objective 2.15

To ensure carports and garages are sympathetic to the existing building.

Design suggestions

- Location of carports/garages in the front setback of dwellings should be avoided.
- Locate parking at the rear or side of properties.
- Carport/garages at the side of a building should be setback from the front facade by at least two metres.
- Avoid attaching the carport/garage to the dwelling and ensure that it appears as a separate visual entity.
- Continuing an existing wall or roofline without a break or change of materials to form a garage is not acceptable.
- The carport/garage should be of a simple design, be of a smaller scale than the dwelling and should not contain elaborate ornamentation.
- Avoid decorative details that imitate the building
- Double garages should be avoided.
- Use plain tilt up timber faced doors.



Significant residences at the east end of the precinct

The carport to the residence on the left (above), although well designed should be located away from the front setback as it obstructs views across the property.

Landscaping & Vegetation

Objective 2.16

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

Design suggestions

- Maintain shrubs and trees along the front property boundary and grassed slopes.
- New planting should retain the character of the property.
- Alterations should be designed to retain significant existing planting that contributes to the character of the area.



Angled driveways and dominant landscaping to residential properties in Brackenbury Street

Driveways

Objective 2.17

To ensure driveways respect natural slopes and do not visually dominate the streetscape.

Design suggestions

- Driveways should be a single lane with a gravel type finish.
- Avoid more than one crossover to an individual property.
- Driveways in Brackenbury Street and Yarra Street should angle off the main road.
- The pattern of service lanes off the main road should be retained.
- Avoid clearing in the creation of a driveway.

Fences

Objective 2.18

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

Design suggestions

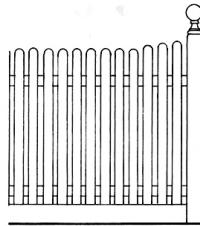
- Original and worn looking fences are preferable to brand new replicas.
- Recreated fences should be accurate and of the same proportions and quality of materials as the original fence.
- New fences should be appropriate to the style of the heritage dwelling.
- New fences should be consistent with the 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).
- Replacement fences located at the front of a property should be visually permeable.

Fences (cont)

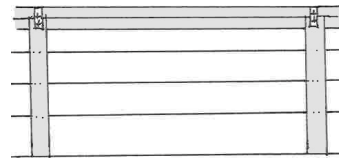
- New fences should not replicate historical detailing. Individual details may be incorporated.
- Simple picket fences, post and rail or post and wire fences are preferred.
- Elaborate fences that are inconsistent with the streetscape are not preferred.
- Solid fences, brick fences and pine log fences 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.



Post and rail fence



Simple picket fence



Post and wire

Side & Rear Fences

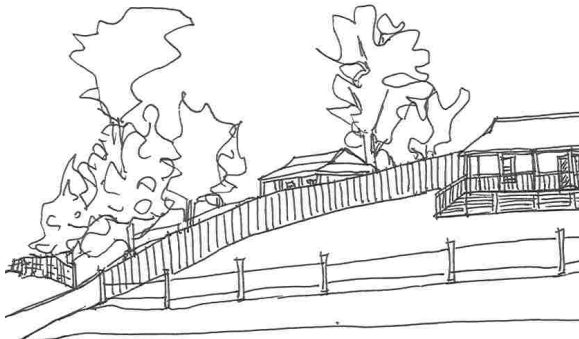
Objective 2.19

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 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.

- 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.



Bad example of a side fence

This example of a bad side fence shows that if a tall solid fence extends to the front of the property important views to the significant property are obscured and the landscape views which are characteristic of Warrandyte Township are obstructed.

Exterior Paint Colour Chart

Colour schemes for contributory buildings in residential 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



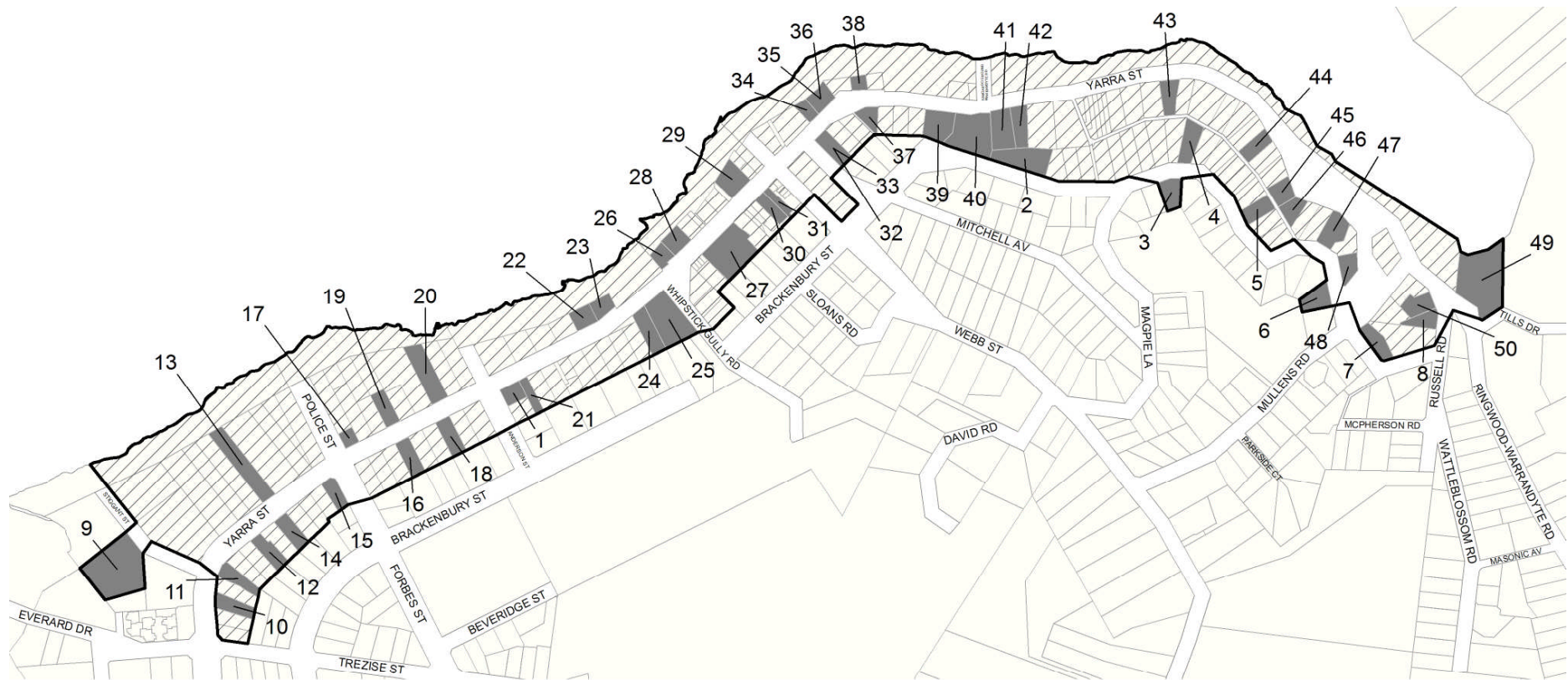
Secondary palette

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

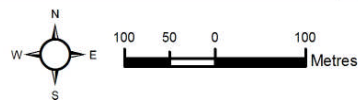
The following table details each of the heritage places that have been identified as being of 'contributory' significance within the Warrandyte Township Heritage Precinct. All of the listed heritage places are shown on the following map. The Map No. in the table corresponds with the number shown on the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



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.

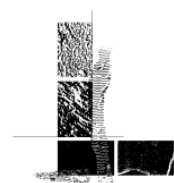
Prepared for

Manningham City Council

by

HLCD Pty Ltd

ABN 63 083 840 724 email: hlcd@hlcd.com.au
28 Drummond St Carlton VIC 3053 ph 03 9654 4801 fax 03 9654 4803



HLCD