

Refer also to the relevant Planning Scheme – including the State Planning Policy Framework, the Local Planning Policy Framework, and applicable Zones and Overlays (particularly the Heritage Overlay).

5.1 Objectives

To ensure that new buildings enhance the character and appearance of the Heritage Place

To ensure that new buildings do not adversely affect the significance, character or appearance of the Area Heritage Overlay (HO)

To ensure that Contributory Elements retain their prominence in the Heritage Place and are not dominated by new buildings

To allow for reasonable change within Heritage Places and Area HOs, while ensuring that all other heritage objectives are met

5.2 Rationale

New buildings should not undermine the significance or detract from the prominence and character of adjoining and nearby Contributory Elements and the area covered by the Area HO. New buildings should reinforce the existing spatial and visual characteristics of a Heritage Place.

Either contemporary or conservative design approaches may be appropriate. The design of new buildings should have close regard to context and reflect the relationships between nearby Contributory Elements and the streetscape. Design that closely imitates, replicates or mimics historic styles is discouraged because it can distort an understanding of the development of an area, and hence the significance of a Heritage Place.

New buildings designed in a conservative manner should not misrepresent the historical Form of a Heritage Place. They should be clearly distinguishable as new buildings.

New buildings present an opportunity for innovative new development within a Heritage Place.

Appropriate development guidelines can ensure that new buildings enhance the character and appearance of the Heritage Place covered by the Area HO and that the significance of a Heritage Place is not adversely affected by the new works.

The use of an existing, intrusive, Non-contributory element as a model for new works could diminish the prominence of Contributory Elements to the Heritage Place.

5.3 Matters for Consideration

In assessing the appropriate Form for new buildings which are visible from the public realm, consideration should be given to whether:

- **the height, bulk, setbacks, roof Form, facade pattern, finishing materials and the rhythm of open spaces respect or would negatively impact upon the prominence of the adjoining and adjacent Contributory Elements, including the impact from adjacent streets;**
- **the new building would diminish the prominence of landmark buildings which are Contributory Elements in the Area HO, such as places of worship, town halls and schools, etc.;**
- **on close inspection, the use of traditional details would confuse an understanding of the significance of the Heritage Place in an Area HO; and**
- **the use of traditional details is associated with Reconstruction of an earlier Contributory Element.**



5.4 Development Guidelines

The following guidelines and examples are intended to assist when a new building in an Area HO is being considered. They are based on some common settings, but will not be appropriate for every situation. Heritage Places should be approached on a case by case basis and there is no 'one-size-fits-all' answer to development. Use the Statement of Significance to inform decisions.

It is acknowledged that there may be other ways to achieve the objectives. Where alternative methods are proposed, the planning permit application should be accompanied by a written explanation that shows how the objectives will be achieved.

5.4.1 Design of New Buildings

While both contemporary and conservative design approaches are appropriate, Forms and materials that detract from nearby Contributory Elements should be avoided. In addition, Non-contributory Elements and Atypical Elements should not be used as the reference point for new works.

The design of new buildings should not detract from the Form and materials of nearby Contributory Elements within the Area HO. New buildings should be positioned and sized to ensure that the prominence of adjoining Contributory Elements in the Area HO are retained.

The use of simple shapes of similar scale, proportions and materials is appropriate. However, the use of traditional details should not confuse an understanding of the historical development, and hence the significance of the Heritage Place. In some cases traditional details might be appropriate, such as where a component to a group is missing, e.g. the Reconstruction of a demolished house in a terrace row. Otherwise, traditional details on a new building are not appropriate - on close inspection new buildings should be distinguishable as new.

It may not be necessary to restrict the Form of a new building where it is not visible from the public realm and the works would not dominate the Heritage Place.

5.4.2 Setback of New Buildings

To enhance Contributory Elements and ensure that development does not adversely affect the significance of a Heritage Place:

For **front setbacks**

- Adopt a setback no less than that for any adjoining Contributory Elements, e.g. verandahs should be set back to match adjoining verandah setbacks and building facades should be set back to match adjoining front walls.
- Avoid setbacks which are substantially greater than for adjoining Contributory Elements.
- Avoid setbacks associated with Atypical Elements.
- Where the site does not adjoin Contributory Elements, adopt the setback common for Contributory Elements in the street block.
- Where parts of the development are proposed to be taller than the front facade height (see 5.4.3 below), increase the front setback of the taller parts:
 - in higher density settings, a minimum of 5m from the facade; and
 - in suburban settings, a minimum of 9m from the facade.
- In low density settings, avoid structures which have parts of walls that are taller than the facade height.

For **side setbacks**

- Adopt the side setbacks which are common within the Heritage Place covered by the Area HO, e.g. where zero side setbacks are common, consider alignment at the property boundary; where there is a clear rhythm of open side setbacks, match this; and where open space on all sides is a key characteristic, adopt similar side setbacks.
- On either corner or open sites, adopt setbacks to the side street which are consistent with corner setbacks within the Heritage Place covered by the Area HO, and which would not diminish the prominence of adjoining Contributory Elements.

For **rear open space**

- Where open space in rear yards on corner sites is important, retain the open rear Form of corner development.
- Set back new buildings so that rear open space is aligned with that of adjoining properties.
- Where rear open space is a feature of the Heritage Place covered by the Area HO as noted in the Statement of Significance, align the rear of new buildings with adjoining properties.

5.4.3 Facade Height of New Buildings

To ensure that development does not adversely affect the significance of a Heritage Place:

- adopt a facade height consistent with adjoining contributory buildings (see figure 1 for higher density settings and figure 2 for suburban settings);
- where the site adjoins atypically tall contributory building/s, use the common facade height for Contributory Elements in the street as the reference point;

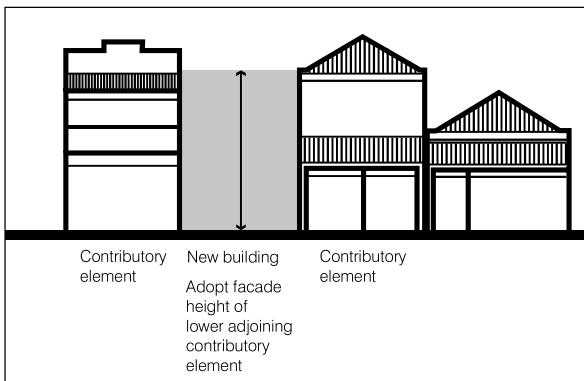


Figure 1: Facade height where a new building adjoins Contributory Element in a higher density setting

- avoid facade heights substantially lower than the common facade height for Contributory Elements;
- on corner sites have regard to adjoining Contributory Elements in both streets;

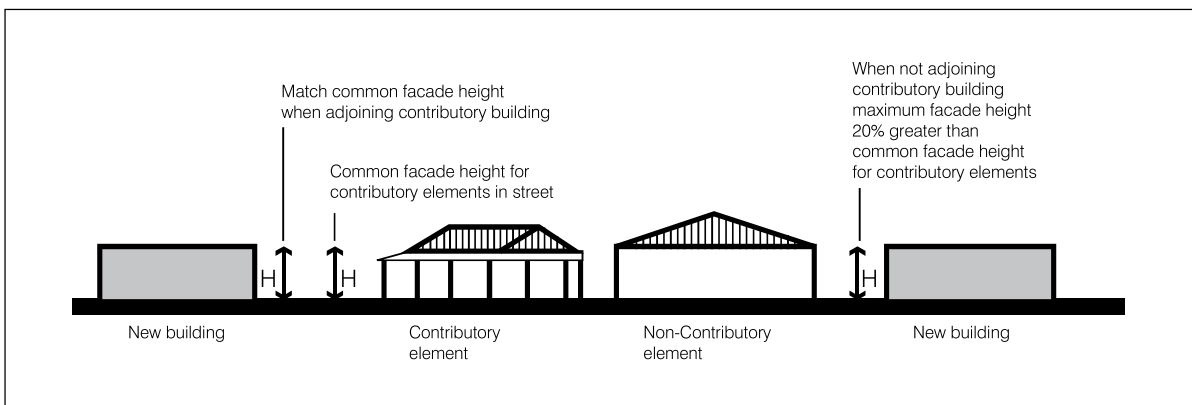


Figure 2: Facade heights for new buildings in a suburban setting

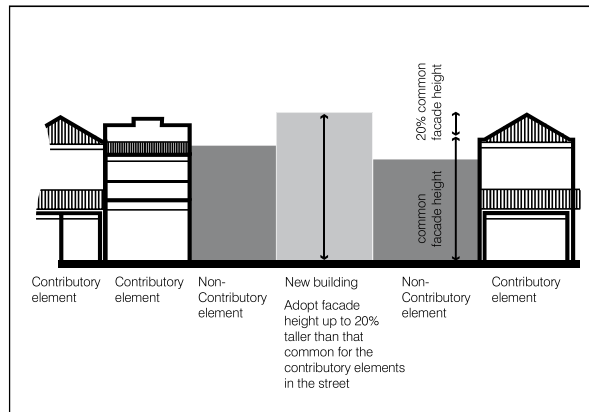


Figure 3: Facade height where a new building adjoins Non-contributory Elements in a higher density setting

- on corner sites and open situations, the overall new building height should not dominate adjoining Contributory Elements when viewed from the footpath directly opposite in both streets or from the open situation e.g. adjoining parks; and
- where sites do not adjoin Contributory Elements, adopt a facade height consistent with, or up to 20% greater than, the common facade height of Contributory Elements in the street block (see figure 3).

5.4.4 Rear Portions of New Buildings

For sites where a portion of the proposed development is to be taller than the facade height:

- consider the level of concealment that is appropriate within a Heritage Place;
- avoid the overall new building height, including the roof, dominating any adjoining Contributory Elements, the Contributory Elements in the streetscape and the area covered by the Area HO;
- increase the front setback for parts of walls which are taller than the facade height;
- assess the visibility of the development within the Heritage Place, and from viewing points 1.7m above natural ground level on the opposite footpath, from directly in front and from a position aligned with the boundary two allotments away on either side; and
- on corner sites, assess the visibility of taller parts from both streets (see figure 4).

5.4.5 New Buildings and Laneways

For sites abutting contributory lanes and open public spaces the following guideline should be considered.

- New buildings should not dominate lanes and adjoining public spaces noted as Contributory Elements in the Statement of Significance, and the built components of Contributory Elements within them e.g. stables, toilets and outbuildings, etc.

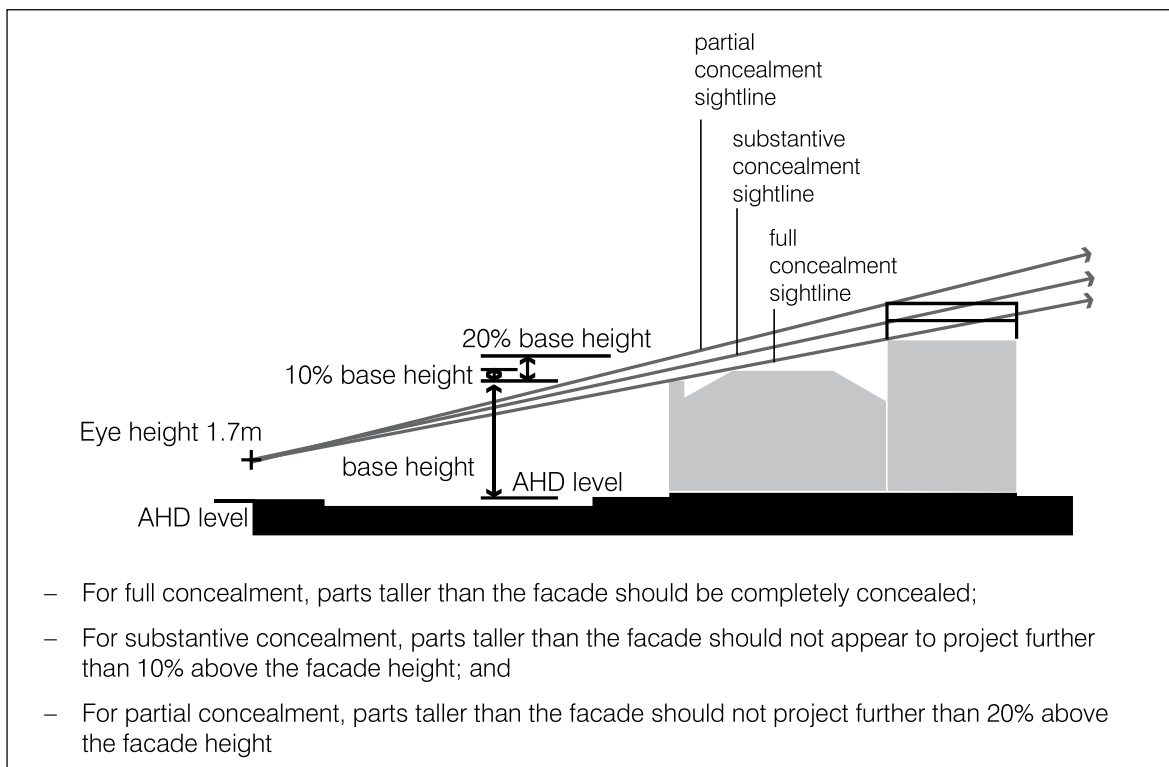


Figure 4: Techniques which can be applied when considering the appropriate height for rear portions of new buildings

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