



WARRANDYTE TOWNSHIP HERITAGE GUIDELINES PARTS 1 TO 7

Part 6 - Infill Development in Residential 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 6.1

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

Design suggestions

- New buildings should be sited to maintain public views of neighbouring significant buildings.
- New buildings should maintain the same relationship with adjacent properties including setbacks, spacing between buildings, fences, landscaping, driveways, kerbs, and trees.
- 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.



Residential streetscape on Brackenbury Street

These photographs show the dominance of the natural environment in the streetscape views of residential areas.

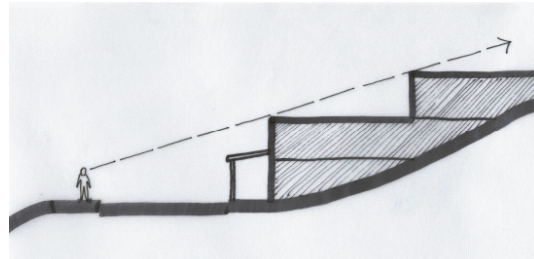
Retain the Natural Topography

Objective 6.2

To ensure new buildings 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 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.



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



Residential streetscape at the west end of Yarra Street

Setbacks

Objective 6.3

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.

Form, Massing & Bulk

Objective 6.4

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

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.
- Use of pitched roof forms for the addition.



Residential streetscape at the east end of Yarra Street backing onto Brackenbury Street at the top of the slope

Attached Buildings

Objective 6.5

To retain a sense of space and the dominance of landscape in views between and across the site.

Design suggestions

- Attached buildings on adjoining sites should be avoided.
- Where attached buildings are proposed, separate roof forms and different setbacks are to be incorporated into the design.

Heights

Objective 6.6

To ensure new infill buildings do not dominate the streetscape.

Design suggestions

- New infill buildings should not overwhelm the streetscape
- New buildings should respond to the height and proportions of existing buildings in the street.



This photograph shows non contributory properties where buildings step down the site and appear as single storey from Brackenbury Street views.

Openings

Objective 6.7

To ensure openings visible from the street are consistent with those of neighboring contributory buildings.

Design suggestions

- Openings (windows and doors) for new infill buildings visible from the street should have similar proportions to surrounding heritage buildings and should not dominate the streetscape.
- Large areas of glass and/or blank walls visible from the street should be avoided.

Materials

Objective 6.8

To ensure materials and finishes are sympathetic to the streetscape.

Design suggestions

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

Verandahs

Objective 6.9

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

Design suggestions

- New verandahs should be contemporary and not replicate the historic verandahs.

Colours and Finishes

Objective 6.10

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 fascias, gutters, door and window frames should expand upon these colours.

Carports & Garages

Objective 6.11

To ensure carports and garages are sympathetic to the streetscape.

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.

Porticos & Design Elements

Objective 6.12

To avoid the introduction and imposition of inappropriate design elements.

Design suggestions

- Porticos, porte corches and other design elements should integrate with the overall design of the building.

Design Excellence

Objective 6.13

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.



The residential area at the west end of Yarra Street

Driveways

Objective 6.15

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.



Angled driveways in Brackenbury Street

Fences

Objective 6.16

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

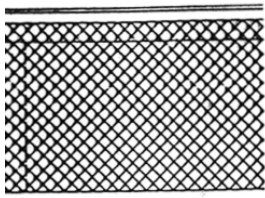
Design suggestions

- 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.

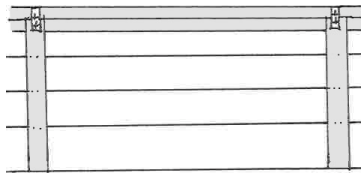
Fences (cont)

- 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.

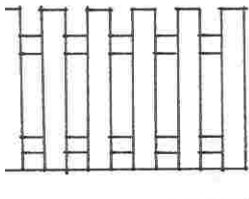
Appropriate fence types for Warrandyte Township



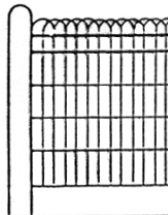
Chain wire with timber rail and plinth



Post and wire



Simple timber pickets



Wire with timber post and plinth



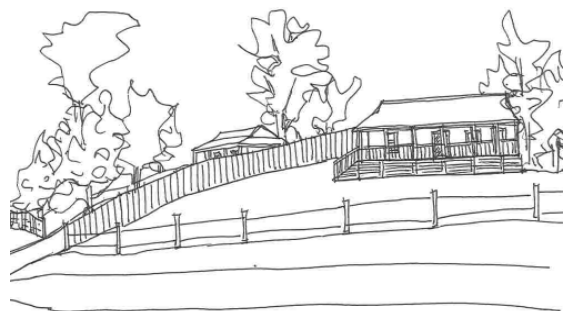
Side & Rear Fences

Objective 6.17

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.
- 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.

Landscaping & Vegetation

Objective 6.18

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



The residential area at the west end of Yarra Street

This photograph demonstrates that landscaping is commonly the dominant feature in the front setbacks of residential properties and the residences are often not visible from the street due to high vegetation along the front fence line.

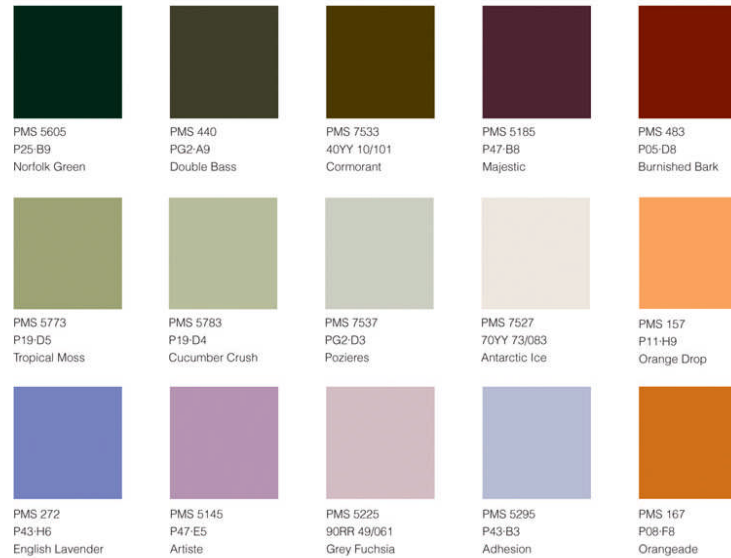
Exterior Paint Colour Chart

Colour schemes for infill development 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



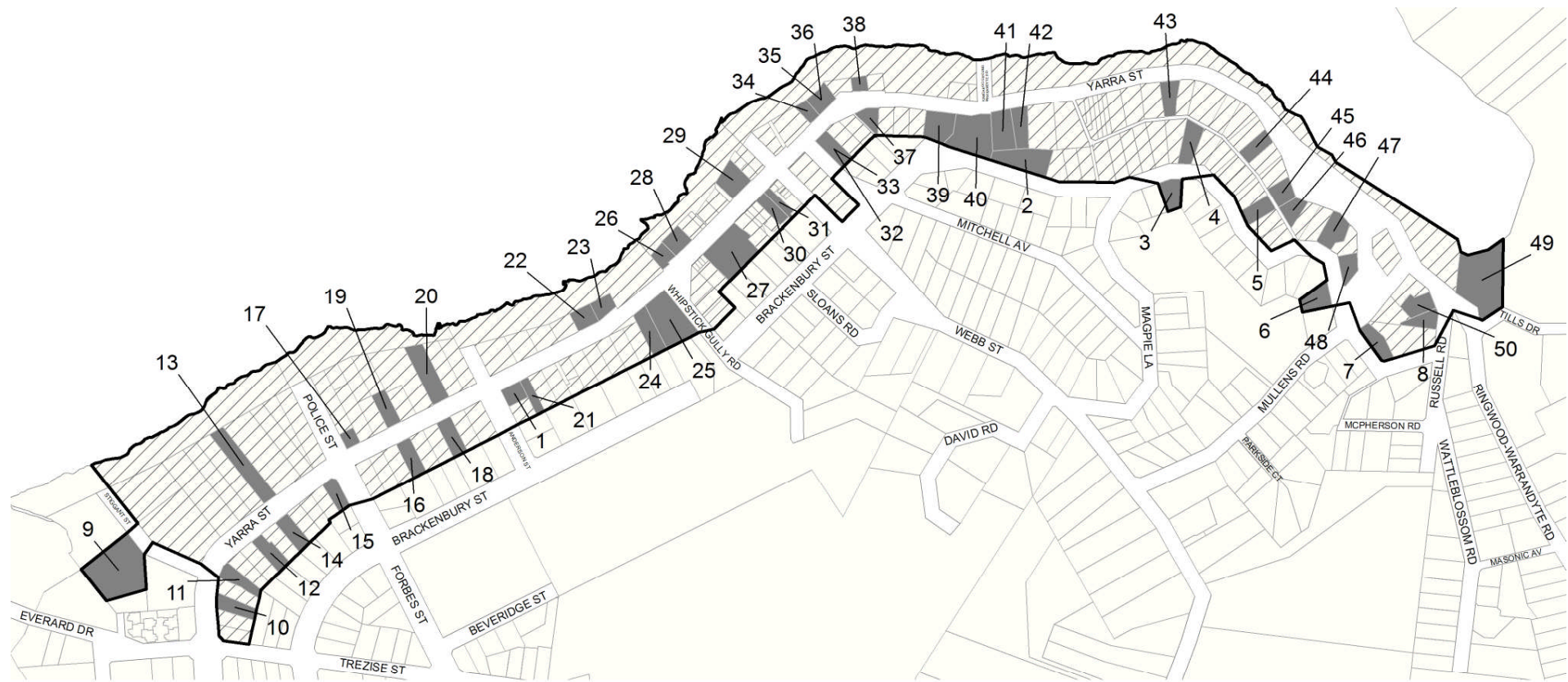
Secondary palette

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

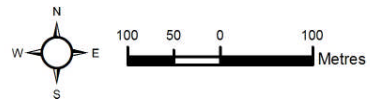
The following table details each of the heritage places that have been identified as being of 'contributory' significance within the Warrandyte Township Heritage Precinct. All of the listed heritage places are shown on the following map. The Map No. in the table corresponds with the number shown on the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



-  Contributory Places
-  Non-contributory Places
-  Extent of Warrandyte Heritage Precinct
-  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.

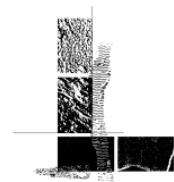
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