

8

The Heritage Overlay Guidelines

Internal Alterations

This section applies to internal Alterations to a Heritage Place, where the schedule to the Heritage Overlay indicates that internal controls apply.

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).

8.1 Objectives

To ensure that internal features that contribute to significance are retained and conserved

To ensure that interiors that contribute to significance are not adversely affected by development

8.2 Rationale

The aim of conservation is to retain the cultural significance of a place.

Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach to changing as much as necessary but as little as possible.

Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate. (Burra Charter)

Internal Alteration controls will normally only apply to interiors of particular note and significance. The Statement of Significance should establish which of the internal features are Contributory Elements and which are not.

Interiors of buildings often contain important elements that contribute to the overall understanding of the building, the activities within the building and general societal functioning. Most interiors have undergone a number of changes over time. Attention should not necessarily be placed on any one period of a building's history unless one period is significantly more important than the others. It may be that changes should be retained as contributing to the understanding of the significance of the building.

The Statement of Significance for a Heritage Place should indicate the features which contribute to significance. These could include, but are not restricted to:

- spatial arrangements;
- internal Building Fabric and finishes, for example timber floors, plaster walls and timber joinery;
- floor coverings including concealed layers;
- decorative wall finishes including wallpaper;
- fireplaces, surrounds and over-mantles;
- joinery;
- doors and windows and associated joinery;
- bathroom fittings and fixtures;
- stairways and historic access points;
- room layout and historic patterns of movement; and
- services such as water supply and electrical installations, etc.

8.3 Matters for Consideration

In assessing the appropriateness of internal changes to Contributory Elements that contribute to significance, consideration should be given to whether:

- **any Building Fabric including decorative features and finishes, fixtures, and building layout and circulation patterns that contribute to significance are affected by the works;**
- **later Non-contributory Alterations to the interior are to be removed;**
- **the proposed works use simple and inconspicuous fixtures and fittings for new services;**



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- **the reinstatement of features, such as fixtures and fittings is an accurate representation; and**
- **the nature of the works is complex and /or extensive and decision making would be assisted by the preparation of a Conservation Management Plan by a suitably qualified professional.**

8.4 Development Guidelines

The following guidelines and examples are intended to assist when internal Alterations to a Heritage Place are 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.

8.4.1 Preliminary Investigations

Before undertaking any works in a building with an interior that contributes to significance, careful investigation of the structure's history and fabric should ideally be undertaken by an appropriately qualified professional. In some instances the preparation of a Conservation Management Plan is the most appropriate method of investigating, documenting and planning for the future of the interior.

Initial investigations should identify the periods of change to the interior. For example, important interior decorative schemes have sometimes been discovered behind mouldings, under later fixtures or beneath layers of paint.

8.4.2 Building Fabric including Decorative Finishes

Floors, ceilings, walls and decorative finishes of significance should not be altered or removed. Building Fabric which is not contributory may be removed.

Usually a means can be found to retain Building Fabric and finishes and to repair in situ. Where there is no other alternative but to remove either Contributory fabric or decorative treatments that contribute to significance to enable the Conservation of the building (for example to remedy a structure in danger of collapse) a Conservation professional should always be involved in the preparation, planning and execution of the works. All actions should be fully recorded, including concealed surfaces. In most situations either reinstatement or Reconstruction to match the original is required.

8.4.3 Interior Fittings and Fixtures

Interior fittings and fixtures of significance should not be altered or removed. Where missing fixtures are proposed to be reinstated, the original Form should be adopted. Where this is not known, a simplified substitute should be used.

8.4.4 Services

Services, including emergency services, should be located where there will be minimal disruption to fabric and finishes that contribute to significance. Simple and inconspicuous techniques should be used where the installation of the services is visible.

The installation and operation of new services should not damage Building Fabric or fixtures or finishes that contribute to significance.

8.4.5 Alterations and Additions to the Building Fabric

New works should be located where the significance of the place will not be affected. New works should respect the Heritage Place but be readily distinguishable from it. New works should not dominate the parts that contribute to significance.

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