

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).

3.1 Objectives

To encourage the Restoration and Conservation of Heritage Places

To ensure that Contributory Elements of Heritage Places are retained

3.2 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 of changing as much as necessary but as little as possible. (Burra Charter)

For Cultural Heritage Significance to be conserved in a Heritage Place covered by an Individual Heritage Overlay (HO), the majority of the significant parts of the Heritage Place, and their relationship to the setting within the Heritage Place, should be retained.

For Cultural Heritage Significance to be conserved in a Heritage Place covered by an Area HO, the significant parts of the Contributory Elements to the Heritage Place and their relationship to the setting within the area should be retained. In this context the following factors should be considered.

- Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.
- While some parts that contribute to significance may appear to be unexceptional, they can have greater value when considered as part of the whole Contributory Element.
- Individually unexceptional Contributory Elements may make a greater contribution when considered as part of a collection of sites – the significance of the Heritage Place covered by an Area HO is greater than the sum of the significance of each Contributory Element.

- The cumulative effect of demolition to a series of typical Contributory Elements has the potential to adversely affect the significance of the Heritage Place.
- Recording is not a justification for the demolition or removal of significant fabric.

Where the scale, setting, repetition, or prominent location of a Contributory Element may strengthen its contribution to the Heritage Place, demolition of parts visible from the public domain has the potential to adversely affect the significance of the Heritage Place.

3.3 Matters for Consideration

In assessing what fabric could be removed, consideration should be given to whether:

- **the fabric makes a contribution to the significance of the Heritage Place;**
- **the demolition would adversely affect the Conservation of Contributory Elements to the Heritage Place;**
- **aspects of the location, scale, setting, prominence or repetition of the Building Fabric result in an increased contribution to the Heritage Place;**
- **the Building Fabric assists in understanding the historical activity which is part of the significance of the Heritage Place;**
- **sufficient fabric is retained to ensure structural integrity during and after the development; and**
- **the retained fabric would be subjected to an accelerated deterioration through exposure to greater weathering.**



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3.4 Development Guidelines

The following guidelines and examples are intended to assist when demolition of a Heritage Place 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.

3.4.1 Demolition of Parts that are Not Significant

In most cases the demolition of parts that do not make a contribution to significance is appropriate where there is no impact on significant fabric. Exposure to weathering or removal of structural support may lead to an adverse impact.



The aluminium windows of this verandah enclosure do not contribute to the significance of this Heritage Place

3.4.2 Demolition of Damaged Parts

Some Contributory Elements may be damaged by neglect, fire, storm or physical impact. In most cases it will be possible to repair damage with appropriate professional advice.



Most Heritage Places are able to be repaired: Pirron Yallock Railway Station before (top) and after repair (below)

Image: Gaye McKenzie

3.4.3 Facadism

A facade is an exterior wall to a building or structure. Buildings are conceived in three dimensions. For a building to continue to be a Contributory Element, it should normally be retained in its original three dimensional Form. Inadequate retention of fabric can result in Facadism and should be avoided.



Facadism resulting from inadequate fabric retention

3.4.4 Structural Integrity and Weathertightness

To ensure that development will not adversely affect the significance of a Heritage Place, the quantity of retained fabric should be sufficient to ensure a weathertight envelope and independent structural integrity, both during and after development.

3.4.5 Individual Heritage Overlays

Before demolition proposals are considered, the significance of the Heritage Place and the Contributory Elements should be identified and assessed. These are likely to include external components, whether or not these are visible from the public realm. In some cases internal Form, fixtures and finishes will also be covered by the HO (see Chapters 8 and 9).

To conserve the Contributory Elements of a Heritage Place in an Individual HO, the retained fabric should include the following:

- the parts of the Heritage Place which contribute to its significance;
- outbuildings which contribute to its significance, e.g. stables;
- site works which contribute to its significance, e.g. internal roads, paths and fences; and
- where a Heritage Place covered by an Individual HO is also within an Area HO, the fabric that contributes to the significance of the Area HO.

3.4.6 Area Heritage Overlays

The development 'settings' discussed in the following sections are common although they do not cover all situations. Some Heritage Places are within areas that exhibit a combination of these characteristics and in these situations it might be appropriate to draw on a mixture of guidelines for the relevant settings when considering the Contributory Elements that should be retained.

Low Density Settings

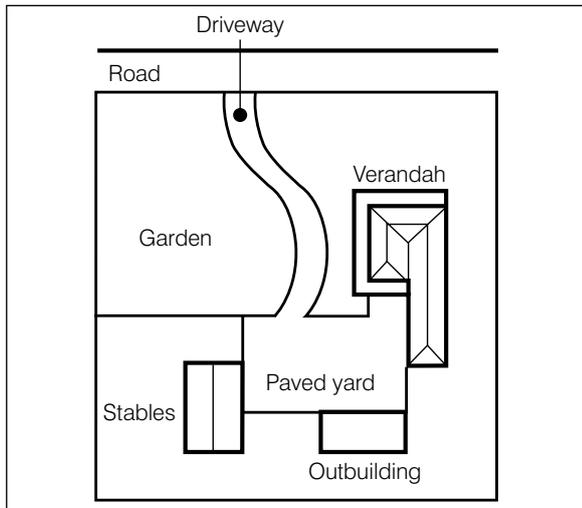
In residential settings in townships and suburban metropolitan locations, the pattern of space between buildings is often a key feature of the Heritage Place, allowing views to the three dimensional roof form and to a substantial portion of the side walls of buildings. Consequently, in many such cases the main roof structure and the side walls are Contributory Elements and should be retained.

To conserve the Contributory Elements of a Heritage Place in a low density setting, the retained fabric should include the following:

- all fabric which contributes to the significance of the Contributory Element whether visible or not from the public realm, where identified as individually significant in the Statement of Significance for the Area HO or the Heritage Study from which it is derived;
- all of the building covered by the main roof structure, including the roof and chimneys and attached verandah and balconies, etc.;
- outbuildings which contribute to significance, e.g. stables, etc.; and
- site works which contribute to significance, e.g. internal roads, paths and fences.



Example of low density setting: rural cottage and outbuildings



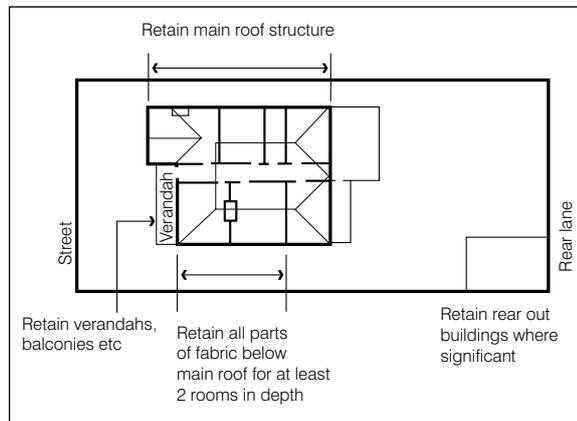
Minimum retained fabric in a typical low density setting

- the main roof structure of the building, including chimneys;
- retain all parts of fabric below main roof for at least the front two rooms in depth;
- attached verandahs, porticos and balconies, etc.;
- outbuildings and fences that contribute to significance;
- site works that contribute to significance; and
- the parts that are visible from the public domain and contribute to the significance of the Area HO where the location of the Building Fabric results in a greater contribution to the Heritage Place, (e.g. corner, multiple frontages, elevated sites; and sites abutting laneways that are significant parts of the Heritage Place).

Suburban Settings



Example of suburban setting



Minimum retained fabric in a typical suburban setting

In residential settings in townships and suburban metropolitan locations, the pattern of space between buildings is often a key feature of the Heritage Place, allowing views to the three dimensional roof Form and to a substantial portion of the side walls of buildings. Consequently, in many such cases the main roof structure and the side walls are Contributory Elements and should be retained.

To conserve the Contributory Elements of a Heritage Place in a suburban setting, the retained fabric should include the following:

- all fabric which contributes to the significance of the Contributory Element whether visible or not from the public realm, where identified as individually significant in the Statement of Significance for the Area HO, or the Heritage Study from which it is derived;

Higher Density Settings



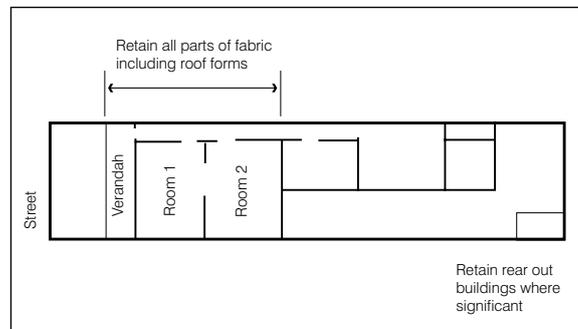
Example of higher density setting

Zero lot setbacks are common in inner urban residential settings and commercial areas in country towns and metropolitan suburban locations. The significant parts of a Contributory Element visible from the public realm often cover a relatively small area in locations where zero side setbacks are common.

To conserve the Contributory Elements of a Heritage Place in a higher density setting, the retained fabric should include the following:

- all fabric which contributes to the significance of the Contributory Element whether visible or not from the public realm, where it has been identified as individually significant in the Statement of Significance for the Area HO or the Heritage Study from which it is derived;
- the exterior to at least the front two rooms in depth including the roof structure, chimneys and decorative elements;
- attached verandahs and balconies;
- outbuildings which contribute to significance, e.g. stables, etc.;
- site works which contribute to significance, e.g. internal paths and fences;
- in corner situations, parts that contribute to significance and are visible from public areas in the side street; for a depth of two rooms including roof structure, chimneys, decorative elements, verandahs and balconies;
- where service roads and lanes are Contributory Elements, the Building Fabric abutting the lane including associated roof Forms, e.g. toilets, stables etc., and parts of the Building Fabric that contribute to significance and which are visible from the service road or lane, for a depth of two rooms (including the roof structure, chimneys, decorative elements, verandahs and balconies, rear wings); and

- the parts that are visible from the public domain and contribute to the significance of the Area HO where the location of the Building Fabric results in a greater contribution to a Heritage Place, (e.g. corner, multiple frontages and elevated sites).



Minimum retained fabric in a typical higher density setting

Industrial settings

In industrial settings, the capacity to understand the industrial activity through the built Form is often a key feature of a Heritage Place. For example, the requirements for light will often be expressed in the roof Form (through glazing configuration) or the elevation Form (through particular window distribution).

The requirements for supplying raw materials and dispatching goods will often dictate the position of transport access. The scale of the operation will often be expressed in the extent of the facades to the street; and special industrial requirements such as boilers or storage may be reflected in chimney stacks, silos or roof ventilation systems.

To conserve the Contributory Elements of a Heritage Place in an industrial setting, the retained fabric should include the following:

- all fabric which contributes to the significance of the Contributory Element whether visible or not from the public realm, where it has been identified as individually significant in the Statement of Significance for the Area HO or the Heritage Study from which it is derived;
- sufficient roof structure to ensure one structurally complete section, demonstrating all aspects of its construction and materials. This will normally include a complete bay of each roof structure type, (sometimes more) and the associated facades. Depending on the type of structure, this will often be one bay in depth for the full length of the building, or one bay in width for the full depth of the building;

- where the Building Fabric is in a prominent setting or of substantial scale, the significant parts visible from the public domain. Sometimes this might lead to the retention of all of the roof structure, in other cases, to the retention of the roof structure for one structural bay in depth abutting all street and lane frontages;
- the distinctive industrial built Forms that enable an understanding of the industrial activity, e.g. flues, chimneys, rail entrances, storage facilities, etc. These significant parts will not always be visible from publicly accessible locations;
- the facades to street frontages;
- site works that are Contributory Elements, e.g. internal roads, paths, fences and other landscaping; and
- fabric that contributes to the significance of the area covered by the Area HO, where the Heritage Place covered by an Individual HO is also within an Area HO.

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