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The Heritage Overlay Guidelines

External Alterations and Additions to Non-contributory Elements

This section applies to works to the exterior of a Non-contributory Element covered by an Area Heritage Overlay, including detached Additions.

If demolition is proposed, also refer to Chapter 3 – Demolition.

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).

7.1 Objectives

To ensure that Alterations and Additions respect the Contributory Elements of the Heritage Place covered by an Area Heritage Overlay (HO)

To ensure that Alterations and Additions enhance the character and appearance of the Heritage Place covered by an Area HO

To ensure that Alterations and Additions do not adversely affect the significance, character or appearance of the Heritage Place covered by an Area HO

To ensure that Contributory Elements retain their prominence in the Heritage Place covered by an Area HO and are not dominated by new works

7.2 Rationale

Some existing buildings within Heritage Overlays intrude upon the character and appearance of the Heritage Place covered by the Area HO. New works to these existing Non-contributory Elements or structures are often desirable to provide a more appropriate context for Contributory Elements.

Existing intrusive elements should not be a model for works to Non-contributory buildings and structures.

Alterations and Additions which copy historical styles misrepresent the historical Form of the Heritage Place.

Non-contributory Elements do not have significant fabric. They present an opportunity for innovative new development within a Heritage Place.

7.3 Matters for Consideration

In assessing how Non-contributory Building Fabric may either be added to or altered where visible from the public realm, consideration should be given to whether:

- **Alterations respect adjoining Contributory Elements;**
- **the Form of the Addition respects the external shape, bulk, facade pattern and materials of adjoining Contributory Elements, including open spaces;**
- **the height and setbacks of the Addition is the same as the height and setback for adjoining contributory buildings;**
- **the height and setbacks of the Addition would negatively impact upon the prominence of adjoining and adjacent Contributory Elements, including the impact from adjacent streets; and**
- **Alterations or Additions would misrepresent the historical Form or confuse an understanding of the significance of the Heritage Place covered by the Area HO.**

7.4 Development Guidelines

The following guidelines and examples are intended to assist when external Alterations or Additions to Non-contributory Elements 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.



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7.4.1 Alterations and Additions to Non-contributory Buildings in an area covered by an Area HO

Approach

While both contemporary and conservative design approaches are appropriate, Forms and materials that detract from the nearby Contributory Elements should be avoided.

Non-contributory Elements and Atypical Elements, should not be used as the model for Alterations and Additions.

Form of Additions visible from the public realm

Where visible from the public realm, the design of Alterations and Additions should respect the Form and materials of nearby Contributory Elements within the Heritage Place covered by an Area HO, and be positioned and sized to ensure that the prominence of adjoining Contributory Elements in the Area HO is 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 significance of the place. On close inspection, Additions similar to the existing Forms at the Heritage Place should be distinguishable as new works.

Form of Additions not visible from the public realm

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

Setback of Additions

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

- Additions should be set back to be consistent with adjoining Contributory Elements and to ensure that the prominence of any adjoining Contributory Elements is not diminished;
- Additions should be set back to retain rear open space aligned with adjoining properties, where this is a feature of the Heritage Place as defined in the Statement of Significance;
- on either corner or open sites, setbacks to the side street should be consistent with corner setbacks within the Area HO and should not diminish the prominence of adjoining Contributory Elements.

Height of Additions

The Statement of Significance, Local Planning Policy or council's heritage advisor could provide guidance on the level of concealment that should apply to parts of new building that are taller than the facade.

To enhance Contributory Elements and ensure that development does not adversely affect the significance of a Heritage Place, the facade height of Additions should not dominate adjoining Contributory Elements when viewed from the public realm.

For all sites

- The overall height of the Addition (including the roof) should not dominate adjoining Contributory Elements, or the Contributory Elements in the streetscape and the Area HO.
- In Area HOs where open space in rear gardens is a feature of the Heritage Place (as identified in the Statement of Significance), the open Form should be retained.
- Where lanes and adjoining public spaces are noted as a Contributory Element in the Statement of Significance, Additions should not dominate them.

For sites adjoining buildings which are Contributory Elements

- Facade height should not exceed that of adjoining Contributory Elements, except where the side setback is 4.5m or greater, in which case the facade height of the new building could be up to 20% greater than that of the adjoining Contributory Element (as measured from the centre of the site at natural ground level).
- Where the site adjoins atypically tall Contributory elements, the common facade height for Contributory Elements in the street should be used as the reference point.
- The overall height of the Addition including the roof, should not overwhelm the adjoining Contributory Elements.

For rear Additions

- Where the height of proposed Additions is taller than the adjoining Contributory Elements, assess the visibility of development 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, to ensure that taller Additions do not dominate the adjoining Contributory Element when viewed from these positions. (See figure 1).

For **corner and open situations**

- Additions should not dominate adjoining Contributory Elements when viewed from the footpath directly opposite in both streets or from open situations, e.g. adjoining parks.
- On corner sites the visibility of taller Additions should be assessed from both streets.

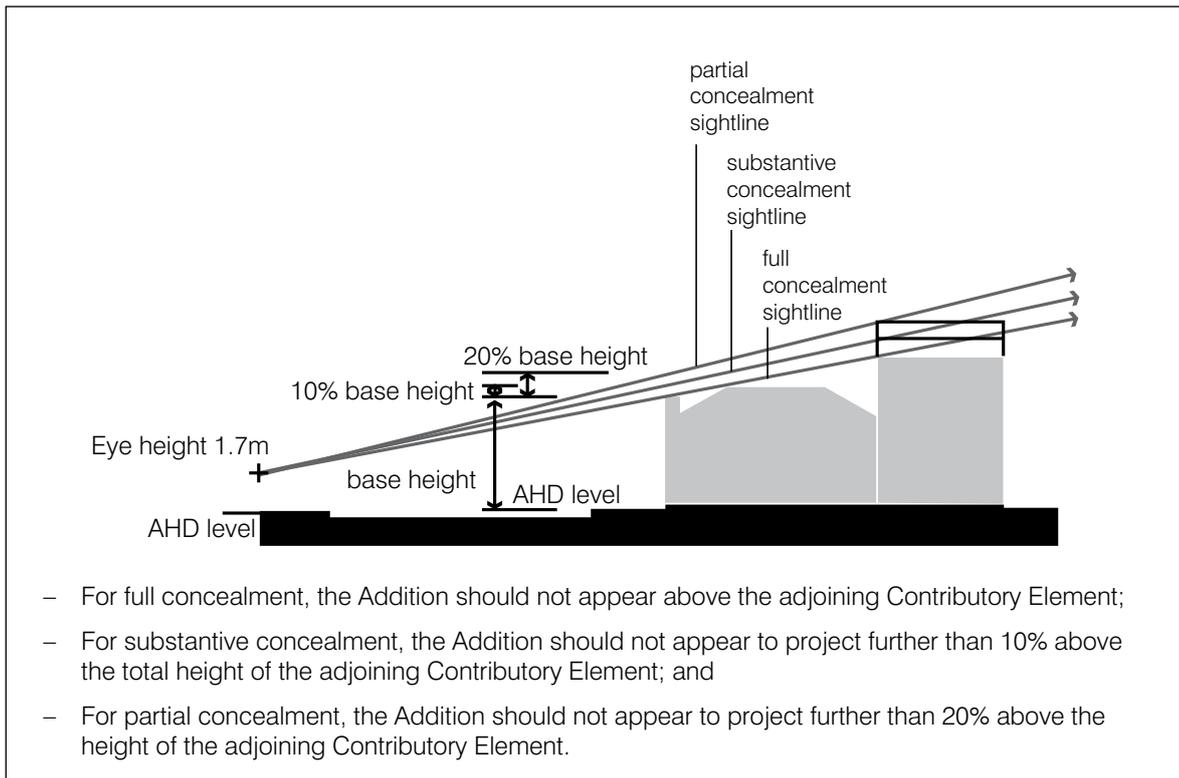


Figure 1: Techniques which can be applied when considering visibility of Additions which are taller than the retained fabrics

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