

22.01 HERITAGE BUILDINGS AND PRECINCTS

04/08/2016
C157(Part 1)

This policy applies to all heritage places within the City of Whitehorse which are subject to a heritage overlay and other heritage buildings identified by Council and where a planning permit is required, this policy also applies to development on properties adjacent to Heritage Overlays.

22.01-1 Policy basis

04/08/2016
C157(Part 1)

Clause 21.05 Environment requires buildings, areas, structures and natural features of heritage significance to be protected, conserved and enhanced. This is because these places of cultural significance are important in providing a snapshot into the City of Whitehorse's past. They are, therefore, an integral part of the City's social and cultural identity.

There are over two hundred individual heritage properties scattered throughout the municipality. These buildings add interest, character and a sense of identity to the neighbourhoods in which they are located.

The buildings and areas subject to a Heritage Overlay are considered to be the best examples of their type within Whitehorse. These buildings may have historical, architectural, social, technological, cultural or scientific significance or any combination of these.

The conservation and enhancement of these buildings is critical if the heritage of this municipality is to be preserved.

To achieve this the MSS requires that the use and development of heritage places is sensitive to their importance, retaining their integrity, character and appearance. All use, buildings and works carried out on a heritage property should protect its historic and aesthetic value, whilst reinforcing its original character. This ensures that its cultural significance is retained. For some heritage places the retention and conservation of features such as trees, hedges, fences and outbuildings is essential as they add to the historical importance and setting of the building or structure.

Heritage precincts and group listings are vital in portraying the story of how this City developed and what life was like at that time. Each precinct has a different character and was built in a different period, so collectively they make a substantial contribution to preserving the history of the City.

These precincts are to be treated with care to ensure that any redevelopment or change in land use reflects their special qualities. Within some precincts there are opportunities to improve their cohesiveness and aesthetic quality through refurbishment and limited redevelopment, provided that a consistent set of design and decision making principles are applied.

Statements of significance for the heritage precincts and group listings

Churchill Street Precinct, Mont Albert

The Churchill Street Precinct is of outstanding aesthetic significance. This precinct has one of the most intact streetscapes of large Edwardian and inter-War houses in the City. The streetscapes are characterised by a uniformity of scale, setbacks and materials. The houses within the precinct form an extraordinary cohesive group of substantial upper middle class residences that display a wide range of interesting Arts and Crafts inspired architectural elements. The houses remain relatively unchanged from their original form and therefore display a high level of intactness.

Combarton Street Precinct, Box Hill

The Combarton Street Precinct is of considerable aesthetic significance. This precinct contains the one of the best collections of small Californian bungalow-style houses in the

City. The precinct comprises of homogeneous streetscapes, with nearly all the houses, including those not in the bungalow style, similar in scale, setback and materials. Although there are many examples of this housing style throughout the municipality they are generally relatively scattered or in groups of two or three. In addition, a number of the bungalows within this Precinct are extremely good examples of Arts and Crafts-influenced style. Of particular note are elements such as decorative brick and timberwork that noticeable in the verandahs of many of the bungalows.

Mont Albert Residential Precinct, Mont Albert

The Mont Albert Residential Precinct is of considerable aesthetic and historic significance.

Aesthetically, this precinct contains a large number of substantially intact houses that represent the three major phases of development in Mont Albert - the Victorian, Edwardian and inter-War periods. The historically important remnant Victorian houses are complemented by a large number of Edwardian and Inter-War houses exhibiting a range of interesting stylistic characteristics. Most of the houses display a particularly high level of intactness. The precinct also has historical associations with the Matthew Davies' Freehold and Investment Banking Company, an important nineteenth century property speculator.

Mont Albert Shopping Centre Precinct, Mont Albert

The Mont Albert Shopping Centre is of considerable aesthetic significance. This precinct is the most intact inter-War shopping centre in the City. Although several shopping centres in the municipality were developed adjacent to railway stations in the inter-War period, Mont Albert retains the greatest number of relatively intact shops that display typical inter-War architectural details, particularly at parapet level. Historically, the stylistic homogeneity of the precinct's building stock reflects the large amount of residential development that occurred in the Mont Albert area in the first three decades of this century.

Vermont Park Precinct, Vermont South

Vermont Park is of aesthetic significance as an award-winning complex of architect-designed cluster housing from the 1970's. At that time, Vermont Park was an innovative and influential experiment in terms of planning, prefabrication and energy efficient design. As an early example of its type, Vermont Park is unique in the City.

Blacks Estate Precinct, Mont Albert

Blacks Estate is of aesthetic and historical significance to the City as it contains the best and most intact collection of inter-war and 1940's substantially masonry buildings. The buildings cover a number of styles, however retain a consistency in materials, scale, setback and detailing. Of particular aesthetic note are elements such as masonry porches, distinctive chimneys, curved walls and decorative brickwork. The precinct is rare in the Whitehorse area as an estate that was subdivided and substantially developed in the 1920's and 1930's. While there are many examples of these housing types throughout the municipality, they are generally scattered and usually infill buildings.

Thomas Street Precinct, Mitcham

The Thomas Street Precinct is of aesthetic and historical significance to the City as an intact streetscape of late Edwardian and particularly the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing. The street is of aesthetic significance as it contains similar setbacks, materials, forms and levels of detail giving the streetscape a consistent and unified appearance. The Thomas Street Precinct is of historical significance as it represents the transition period in which the Mitcham area developed from a rural township to a more suburban township after the electrification of the train line and expansion of the civic centre.

Mount View Court Precinct, Burwood

The Mount View Court Precinct is of historical significance as a good expression of the major growth in housing in Burwood during the immediate post World War One era, as expressed by the Californian Bungalow style housing. The precinct is also of aesthetic and historical significance for its distinctive Bungalow Court form around a central circular

green which was a precursor to cul-de-sac planning widely used in Australia after World War Two. All the houses in the court are similar in form, style, detailing and materials and are believed to be State Bank Savings design homes. The Court is an excellent example of the movement by banks across the nation to support homebuyers in providing cheap new house options during Australia's depression years.

Mates' Housing Development Precinct, Box Hill

Mates' Housing Development Precinct is of historical significance to the City of Whitehorse as an intact precinct of houses developed at the same time and by the same developer during the early 1900s. The precinct demonstrates the type of speculative development that occurred in this period. The precinct is of aesthetic importance for its unity and intactness. All the houses in the precinct are similar in form, style, detailing and materials. They are excellent intact examples of Federation style dwellings demonstrating key features characteristic of the style. Mates' Housing Development Precinct is also of aesthetic and historical significance for its dairy located on the site.

William Street Precinct, Box Hill

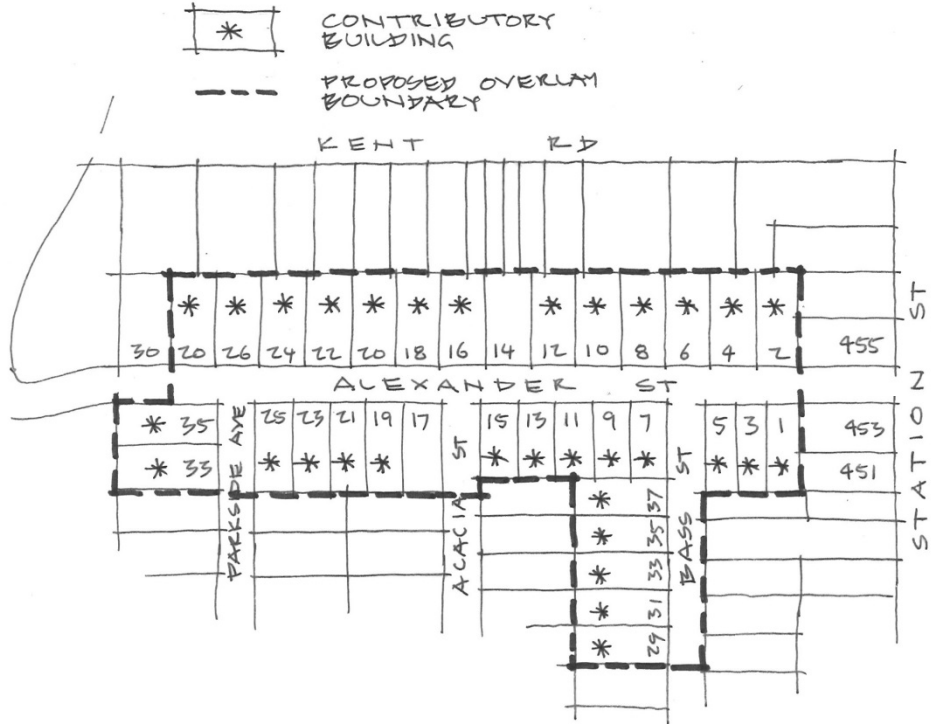
The William Street Precinct is of historical and aesthetic significance for the well preserved Edwardian style dwellings. The houses in the precinct are good representative examples of the more humble and working class houses of the Edwardian era housing style, reflecting the lives of the residents who built or rented them while living in the Box Hill area.

Tyne Street and Watts Street Corner Precinct, Box Hill North

Tyne Street and Watts Street Corner Precinct Box Hill North, is of historical significance to the City of Whitehorse as a substantially intact precinct of houses developed at the same time and by the same developer during the early 1900's. The precinct demonstrates the type of speculative development that occurred both in this period and the boom period of housing in the Box Hill North area. The precinct is a rare, substantially intact precinct of weatherboard Edwardian residences within the City of Whitehorse, with only the William Street Precinct being comparable.

Alexander Street Precinct, Box Hill

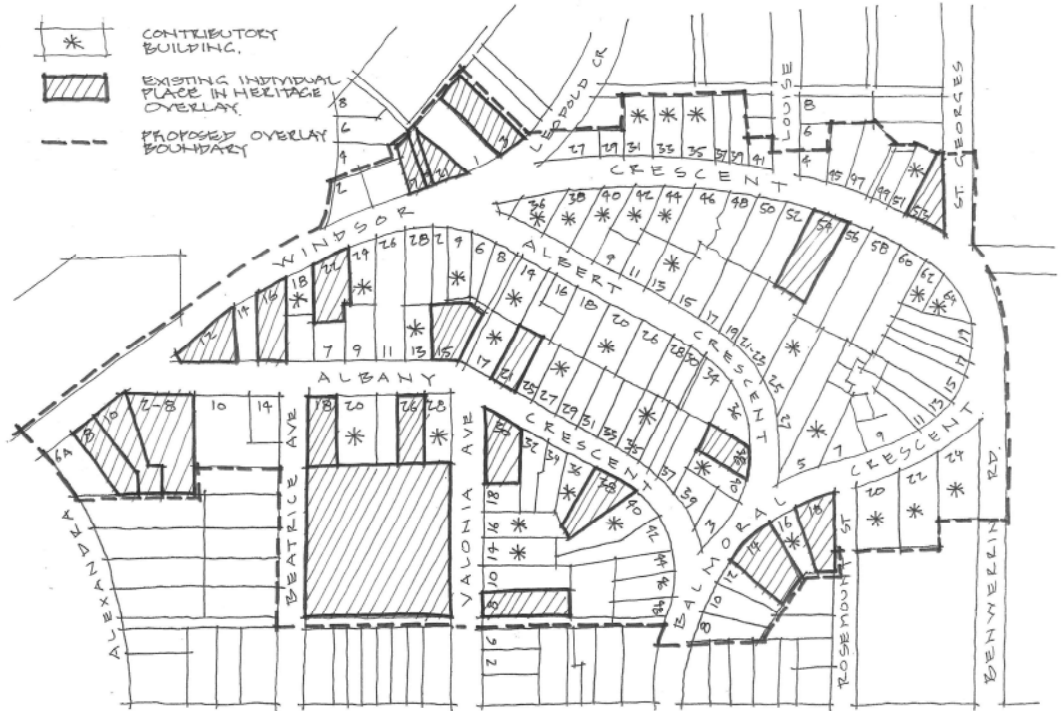
The Alexander Street Precinct Box Hill is significant for its highly consistent and distinctive collection of intact inter-war houses. It is of historical significance for its association with the development of Box Hill during the land boom of the 1880's and the 1920's and the effect of the intervening depression of the 1890's. The original subdivision of land, the lack of immediate development and the rapid creation of an inter-war estate in the 1920's are illustrated in this precinct.



Windsor Park Estate, Surrey Hills

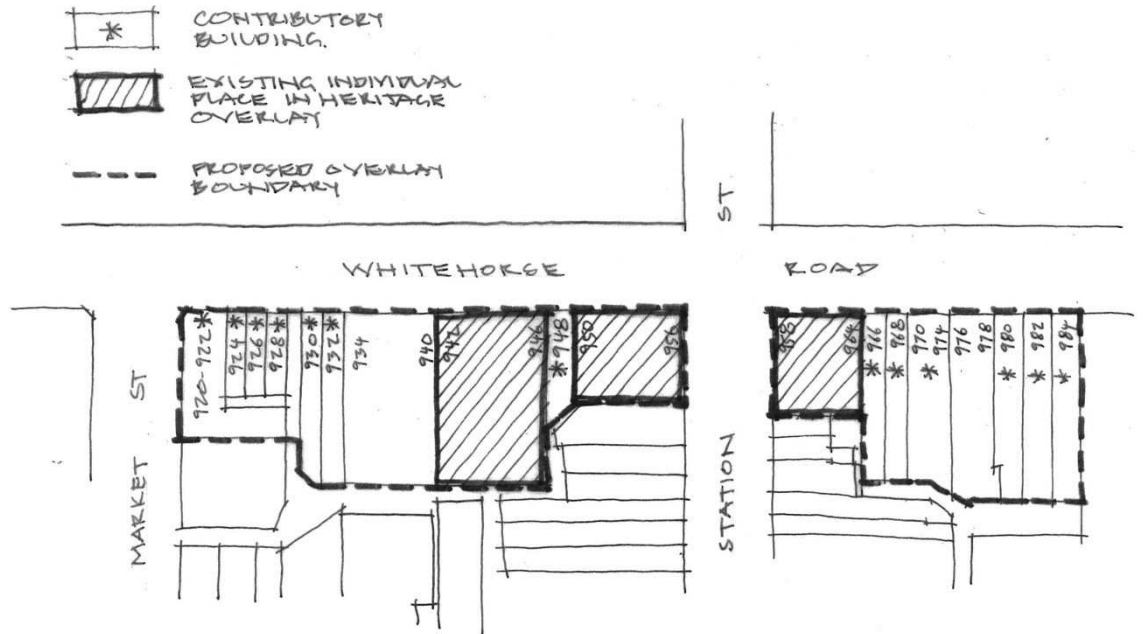
This precinct is the original portion of the Windsor Park Estate which was purchased, subdivided and sold by the Freehold Investment and Banking Co Ltd in 1883. It is significant as an illustration of an early subdivision in the City of Whitehorse and of the early speculative development associated with the land boom of the 1880's. It is also significant for its highly distinctive planning and streetscapes.

WHITEHORSE PLANNING SCHEME



Box Hill Commercial Precinct

The Box Hill Commercial precinct is a significant collection of commercial buildings which reflect the business centre of Box Hill from the 1880's to the 1930's. The precinct is located on the south side of Whitehorse Road, generally east and west of Station Street. It includes diverse building styles as applied to commercial buildings. These include Italianate facades of the late 1890's to the 1910's, and fine examples of the Art Nouveau, English Domestic revival and the Moderne style.



AV Jennings Estate Precinct, Nunawading

The eleven houses in this precinct comprise the remains of AV Jennings' first housing estate in the post war era. The houses were all based on a standard floorplan and design and are similar in form: asymmetrical triple-fronted hip roofed dwellings constructed mostly in timber, but two examples have been constructed in brick. The precinct has historical and architectural significance to the City of Whitehorse. This small estate at Nunawading paved the way for the company to expand further and corner the post-war market, creating huge residential estates in developing outer suburbs such as Glen Waverley, Mulgrave and Frankston.

Burwood Skyline Drive-in Cinema (Group Listing), Burwood

Remnants of the former Burwood Skyline Drive-in Cinema are located at 200 Burwood Highway, Burwood East, and in a small park in nearby McComas Grove. The infrastructure is all that remains of Australia's first, longest running and most successful drive-in cinema and provides rare evidence of a widespread form of post-war recreation. The infrastructure of the Burwood Skyline Drive-in Cinema has both historic and social significance to the City of Whitehorse.

The Burwood drive-in cinema is one of only five drive-in cinema sites in Victoria to retain some of the original elements, and it is one of only two drive-in cinemas where elements date from the 1950s. The original tree-lined entrance driveway off McComas Grove contributes to the site's heritage significance and represents the earliest surviving fabric from the original drive-in. Other elements provide evidence of the cinema's expansion and upgrading. These elements comprise a former detached dining building referred to as the Maori Hut (1955), the former walk-in shelter (1959-60), a tree-lined barbecue area with barbeque, picnic tables, man-made lake and remnant landscaping, the replacement ticket booth/entry building (1975) and lampposts. The former Maori Hut is a unique survivor of its type in Victoria and provides evidence of the 1950's interest in South Polynesian culture.

Concept Construction Display Homes Precinct, Forest Hill

The group of three houses at 234-238 Canterbury Road Forest Hill, was erected in 1969-70 as a small display village for a new project housing company. The company targeted the higher end of the project housing market and offered customised houses based on themed concepts by three leading architectural practices. The landscaped setting enhances the houses and also contributes to their heritage significance.

The houses are historically significant as evidence of an attempt to transform the project housing market during its peak of popularity. Rather than simply selling standardised designs for mass replication, the company offered three themed architect-designed houses which could be customised to meet the specific needs of individual clients. This approach was a direct response to project housing boom of the late 1960's when the market was flooded with many companies competing against one another. Bold innovations and more luxurious designs began to emerge in an effort to challenge public preconceptions of project housing.

Architecturally the houses are significant for associations with three leading architectural practices of the day, which was unusual in project housing at the time. The houses are individually notable as well as collectively significant.

Other heritage buildings

Over the last few decades a significant number of heritage properties have been lost through demolition and unsympathetic redevelopment and extensions. It is imperative, therefore, that Council and the community strive to retain as many of the existing heritage buildings, and the intactness of the heritage precincts, as possible.

There will be buildings, structures and natural features not identified in the Schedule to the Heritage Overlay that have a high level of heritage significance. Existing heritage studies

do not identify every heritage place within the municipality. Council is, however, working hard to identify and protect other historical buildings, structures and features.

This means that there will be instances where Council will quickly assess the heritage significance of buildings not affected by a Heritage Overlay. If found to be significant, Council will take the appropriate steps to inform all parties involved with the building about its significance and take steps to protect the building.

These buildings are important to the City's heritage and make a significant contribution to neighbourhood character through their aesthetic and architectural value. Many of these properties have significant potential for renovation and restoration, which is strongly encouraged. Council considers that these heritage places should be preserved where possible in order to provide a wide range of heritage places to enrich the character, identity and heritage of the municipality.

Levels of significance

Every building assessed as being of cultural significance in the City of Whitehorse has been, or will be, graded according to its heritage contribution to the municipality. The levels of significance are:

Significant heritage places which are places (building and surrounds, structures, trees, etc.) that have cultural heritage significance independent of their context. Within a Heritage Overlay applying to a precinct each individually significant place may also contribute to the significance of the precinct.

Contributory heritage places which are places (building and surrounds, structures, trees, etc.) that are representative of the precinct in which they are located and contribute to the significance of the area or precinct. They are not considered to be individually significant in their own right, however along with other contributory places, demonstrate the cultural significance of the precinct.

Non-contributory places which are places (building and surrounds, structures, trees, etc.) within a precinct that do not make a contribution to the significance of the precinct. Their inclusion in a Heritage Overlay is to ensure that development of those places do not detract from the significance of the precinct.

22.01-2

17/08/2006
C50(Part 1)

Objectives

- To preserve and maintain a range of buildings, features and precincts of historical and cultural significance in order to provide a snapshot of the City's origins and how it has developed over time.
- To retain the architectural diversity of buildings within the municipality with a focus on conserving and enhancing the integrity, cohesiveness and aesthetic value of individual heritage buildings and precincts.
- To ensure that new land use, development, buildings and works in and around properties and precincts subject to a Heritage Overlay is sympathetic to their significance, character, scale, design, setbacks, form and colour scheme.
- To ensure that all possible avenues are pursued to ensure the conservation of heritage sites and that demolition is allowed only where there are extenuating circumstances.
- To encourage conservation and other works including maintenance, restoration, reconstruction and adaptation that assist in the restoration of original features and colour schemes of heritage buildings and precincts to enhance their character and contribution to neighbourhood character and the overall streetscape.

22.01-304/08/2016
C157(Part 1)**Policy**

It is policy that:

Subdivision

- Subdivision of a property supporting a heritage place should not adversely affect the significance of the heritage place or other features protected by the Heritage Overlay.
- The subdivision layout should maintain the original setting of the heritage place, including the retention of original garden areas and or other such features that create a setting for the heritage building.
- Where located in a heritage precinct, the proposed pattern of subdivision should be consistent with that of the precinct in terms of its layout and lot size and be able to support buildings that are similar in scale, bulk and setbacks to that which is consistent with the statement of significance for the precinct.
- Subdivision of land supporting heritage places should conserve and enhance the heritage place.

Demolition and removal of buildings

Subject to the provisions of this Policy any heritage places, building, structure or feature identified in the heritage studies listed as a reference document to this clause and subject to a Heritage Overlay, should be retained.

- The demolition or removal of buildings within heritage precincts that are consistent with the character and statement of significance of the precinct will be strongly resisted in order to maintain the integrity of, and cohesion within, the precinct. The loss of these buildings would undermine the quality and intactness of the precinct and the reasons why the precinct was originally designated.
- Heritage places identified in heritage studies and subject to a heritage overlay should be conserved where possible as they contribute to the aesthetic quality of the municipality and provide for a range in the quality and type of heritage places.
- Council will only consider the removal of heritage buildings if the applicant can prove that there are extenuating circumstances regarding the building/land.

New buildings and works

- Additional buildings or works on land affected by this policy should conserve, and be sympathetic to, the heritage place identified in the Heritage Overlay schedule.
- The design and location of new buildings and works should not adversely impact on the heritage value and significance of the building(s) and/or precinct, or other features protected pursuant to the Heritage Overlay schedule.
- Development on sites adjacent to heritage buildings and precincts should be sympathetic to the heritage place in terms of its bulk, setbacks, materials, colour scheme and form. Care should be taken not to 'mock' the heritage building style.
- Development, buildings and works on heritage places affected by this policy should where possible, conserve and enhance the heritage place.

External alterations

- Council strongly encourages external alterations that include preservation, restoration or reconstruction of the original heritage building in a way that relates to the original features and form of the building.
- External alterations should not adversely impact on the cultural significance, character, architectural value of the building and/or precinct or its contribution to the streetscape.
- Alterations should be designed and located in a way that does not dominate the original building and retains its cultural significance. The bulk, style, detailing and form of external alterations should be sympathetic to the original fabric and design characteristics of the building.
- The alterations should be in the same style as the original place but with simplified details or should be designed in a contemporary manner that relates to the old work in terms of location, bulk, form and materials. The alterations should be distinguishable from the original building.

External painting

- Council strongly encourages the application of original colour schemes to heritage buildings.
- Where heritage buildings are located in a heritage precinct, the use of colour schemes true to the period and style of the buildings and precinct is essential to conserve and enhance the integrity, cohesiveness and quality of the precinct.
- Colour schemes should be consistent with those contained in the schedule of heritage colours and other painting advice prepared by Council.

Trees and hedges

- The removal or lopping of trees and hedges identified in the Heritage Overlay schedule as being protected is strongly discouraged as they make a significant contribution to the setting and heritage value of the heritage place.
- Removal or lopping of protected trees and hedges will only be supported where parts or all of the tree(s) or hedge(s) are dead, dying or imminently dangerous.

22.01-4

14/04/2016
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Performance measures

The following performance measures are considered to satisfy the policy objectives and statements outlined above:

All applications

- Planning permit applications should be accompanied by an assessment from a suitably qualified and experienced heritage architect outlining how the application conserves, enhances, and is sympathetic to, the significance of the heritage building and/or precinct.

Subdivision

- The assessment prepared by the heritage architect should outline how the subdivision conserves and enhances the significance of the heritage building and/or precinct.

- Where the subdivision pattern is not consistent with that of the original heritage place and/or precinct the applicant should submit reasons as to why this cannot be achieved and how the alternative subdivision pattern makes a positive contribution to the heritage place or precinct.
- The pattern of subdivision should conserve the setting of the heritage building, providing sufficient space to retain garden areas, buildings and other features essential to the character, importance and integrity of the building.

Demolition or removal of a building

- Demolition or removal of a heritage building (either significant or contributory) within a heritage precinct or individually listed in the Schedule to the Heritage Overlay, will only be permitted where all of the following circumstances apply:
 - The building has been significantly damaged since the Heritage Overlay was applied to the property or the building is structurally unsound and is unable to be made safe to Council's satisfaction without significant alteration to the original fabric of the building, thereby reducing the significance of the building to an extent which a Heritage Overlay should no longer be applied; and
 - The application is accompanied by an assessment from a suitably qualified and experienced heritage architect outlining why the building cannot be retained. This report should also investigate options to retain some part of the building to commemorate the historical associations and importance of the site, if appropriate.
 - Removal of heritage buildings will be considered only if there is written evidence justifying the special circumstances relating to the building. The Applicant should make a written submission outlining the reasons why Council should allow the removal to proceed. Details and evidence of how and where the building will be moved it must also accompany the application.
- Demolition or removal of buildings located in heritage precincts that are not consistent with the historical and architectural significance of the precinct (regarded as non-contributory buildings) will generally be permitted, provided that all of the following are met:
 - The applicant can demonstrate that the replacement buildings will make a more positive contribution to the value and cohesiveness of the heritage precinct in terms of building design, scale, materials and layout than the existing building; and
 - The report prepared by the heritage architect outlines why the demolition and proposed replacement buildings would make a more positive contribution to the precinct; and
 - If a partial demolition is proposed, that the demolition will not adversely affect the precinct's heritage significance; and
 - The replacement building complies with all other parts of this policy.
- The following information should be supplied by the applicant upon applying for a planning permit to either demolish or remove the building:
 - A comprehensive photographic record of the building and its setting in the streetscape; and
 - A plan of the building's footprint and layout; and
 - If removal is proposed, a copy of title for the property to which it is being relocated; and
 - A copy of the building permit for the site to which the building is being relocated; and

- A report on how the building is to be moved and how it will be restored in its new location.

New buildings and works

- The report prepared by the heritage architect should outline what techniques have been used to ensure new development is consistent with the bulk, form, setbacks and style of the heritage building and/or precinct.
- Where features such as gardens, trees, outbuildings and fences that provide a setting for the heritage building/precinct cannot be preserved, the heritage architect should outline why these features cannot be retained, assess what impact their loss would have on the integrity and significance of the heritage place and what measures can be taken to minimise any negative impact.
- The design of new buildings and works should not ‘mock’ the historic building but rather complement the original fabric and design characteristics of the heritage building in terms of its bulk, style, materials, setbacks, colour scheme and form.
- New buildings and works should be designed and located in a way that does not dominate the heritage building or detract from its aesthetic or architectural significance.
- Existing views of the heritage building from the street should be preserved to acknowledge the contribution heritage places make to neighbourhood character and the overall streetscape.
- Buildings and works should conserve the setting of the heritage building through the retention and conservation of original garden areas, driveways and other features around the building that are integral to its character and historical significance.
- Where possible, works that improve the visibility of the heritage place from the streetscape are encouraged where they do not remove features or buildings that contribute to a building or precinct’s historical significance.

External alterations

- The report prepared by the heritage architect should outline how the proposed alteration(s) conserves and enhances the heritage significance of the building and enhances its heritage value.
- Alterations to the front façade of heritage buildings should be treated with particular care in recognition of their potential negative impact on the architectural and aesthetic contribution of the building to the streetscape.
- Alterations to the rear of buildings are encouraged as they are less detrimental to the aesthetic and architectural contribution of the building to the streetscape and/or the heritage precinct.
- The materials used for the external alterations should be sympathetic to the nature and colour of the original fabric of the building to Council’s satisfaction. Where the colours and materials of the original fabric have been substantially changed, and cannot be reasonably reinstated, the external alterations should be compatible with that of the existing building.
- Where the original fabric of the building has been substantially altered, Council encourages the use of materials and colour schemes that are consistent with the style and period of the original house. Returning of lost or altered fabric back to its original state is encouraged if there is sufficient evidence available to carry this out accurately.

External painting

- Applications to use colours that are not on the heritage colour schedule supplied by Council should be accompanied by a report by a heritage architect outlining whether the original colour scheme can be ascertained by undertaking a paint scrape. If the colour scheme cannot be identified, the heritage architect should provide reasons as to why the alternative colour scheme is appropriate for the period and style of the building and/or precinct.

Trees and hedges

- Applications to remove part or all of a tree(s) or hedge(s) listed in the Heritage Overlay Schedule should be accompanied by a report from a qualified arborist outlining the health and structure of the tree and why it is considered to be dying or imminently dangerous.
- The report prepared by the heritage architect should outline what impact the proposed removal/lopping will have on the significance of the heritage place and what measures should be taken to minimise any negative impact.

22.01-5

14/04/2016
C172(Part 1)

Decision Guidelines

Before determining an application, in addition to the decision guidelines provided in clause 65, the responsible authority will consider the relevant citation and Statement of Significance provided in the reference documents identified in Clause 22.01-6.

22.01-6

04/08/2016
C157(Part 1)

Reference documents

City of Whitehorse Heritage Review, 1999

City of Whitehorse Heritage Review, 2001

Heritage Precincts Report, 2004

City of Whitehorse Individual Heritage Properties Review, 2006

William Street Precinct Report, 2010

City of Whitehorse Heritage Assessments, 2010

Whitehorse Heritage Review, 2012

City of Whitehorse Post 1945 Heritage Study, 2015