

**22.10 SYMONS STREET HEALESVILLE RESIDENTIAL PRECINCT**

18/06/2015  
C131

This local planning policy applies to all land in the Symons Street Residential Precinct as identified in the precinct map in this Clause and shown as HO427 on the Planning Scheme maps.

**22.10-1 Policy Basis**

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This policy builds on Clauses 15.03, 21.06 and 43.01 to protect and conserve cultural heritage by providing specific guidelines for the Symons Street Residential Precinct.

Symons Street Residential Precinct is of local historical and aesthetic significance as a long standing residential area in Healesville. Some of the allotments were purchased in the 1865 land sales, after the initial township survey. Significant and contributory buildings range from 1880s to 1940s including late Victorian/ Federation to interwar architectural styles. The precinct features a mix of modest and larger buildings, mostly constructed of timber with varying setbacks to the street.

Symons Street is a divided road with mature gardens and trees with a high and low side. The precinct attracted prominent and affluent members of the community and guesthouses to take advantage of the views and close proximity to Healesville main street. The buildings were often built to adapt to the sloping allotments in a picturesque setting.

Healesville’s history of tourism is also highlighted in the historic guesthouses contained in the precinct.

**Grading / Definitions**

The relevant definitions of significant, contributory and non-contributory are taken from the *Healesville Heritage Project Symons Street Residential Precinct* prepared by Lovell Chen (finalised 2015).

Significant buildings in the precinct are individually important in the precinct context, because they exhibit particular architectural merit or other notable and distinguishing characteristics; they may be large and / or more prominent dwellings; they are also typically intact, although some visible external changes may be evident (as seen from the streetscape). A property of particular historical importance may also be significant.

Contributory buildings are also generally externally intact, but minor changes to the principal facades of these dwellings may be evident. They are typically less architecturally distinguished or prominent than the ‘significant’ buildings. For contributory buildings, some additions may also be visible including potentially additions to the rear of dwellings.

Non – contributory buildings include more recent development of little or no architectural merit or heritage character; and earlier buildings which have been significantly modified and where alterations have diminished the heritage value and character. These properties are included in the proposed precinct due to their particular location, which may be sensitive in terms of future precinct management and conservation.

**22.10-2 Policy Objectives**

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The objectives of this policy are to:

- Ensure development maintains the prominence of the significant and contributory buildings.
- Ensure development integrates with the surrounding heritage buildings and streetscape.
- Encourage development that enhances the character and appearance of the heritage precinct and adopts a contemporary interpretation of traditional forms.

- Ensure new development does not dominate the heritage precinct.
- Maintain the architectural integrity and character of significant and contributory buildings.
- Ensure development of non-contributory buildings are considered in the context of their impact on significant and contributory buildings and the streetscape.
- Protect and maintain the trees that contribute to the heritage significance of the precinct.

**22.10-3**

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**Policy**

It is policy to:

- Consider the relevant heritage study, giving particular regard to the statement of significance.
- Ensure the overall form of development reflects the bulk, form, setbacks and appearance of typical contributory and significant heritage buildings.
- Discourage changes to the principal facade or principal visible roof form of significant and contributory buildings.
- Maintain the rhythm of spacing and side setbacks between dwellings.
- Maintain the consistency, where present, of contributory and significant building front setbacks.
- Ensure the height of development does not exceed adjoining contributory or significant buildings.
- Discourage alterations or additions which obscure, alter or remove original features and details that contribute to the significance of the place.
- Ensure alterations and additions are designed in a manner that responds to, is respectful of and compatible with the built form and architectural treatment of the heritage place.
- Encourage additions to significant and contributory buildings at the rear or side where they are less visible from the street and can be distinguished from the original building.
- Encourage upper level additions to be sited behind the principal visible roof so they are less visible from the street.
- Encourage new development to be distinguishable.
- Encourage the removal of elements which are intrusive to the heritage significance.
- Encourage the use of traditional construction materials.
- Minimise earthworks by ensuring buildings respond to the contours of the site.

*Garages, carports and sheds*

- Locate garages, carport and sheds so as not to project forward of the front facade of the dwelling.
- Encourage garages, carport and sheds to have roof forms and materials that complement the dwelling, if visible from the street.
- Discourage the creation of additional vehicle crossovers.

*Fences*

- Encourage the retention and conservation of fences and gates that are a feature of significant and contributory heritage places.

- Encourage fences that complement the style and period of construction in terms of height, materials and design of the significant or contributory heritage buildings, or in the case of non-contributory buildings in the precinct.
- Ensure fencing does not obscure views to the front facade of significant or contributory buildings.

**22.10-4 Policy reference**

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- *Healesville Heritage Project Symons Street Residential Precinct (Lovell Chen, finalised 2015)*

**Symons Street Residential Precinct Map**

