

BEAMISH AND GIBBONS STREETS PRECINCT

HERITAGE DESIGN GUIDELINES AND PERMIT EXEMPTIONS

City of Wyndham

21 August 2023

Prepared for

CITY OF WYNDHAM

Prepared by

LOVELL CHEN



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
10055	1	Draft	16 June 2023	AM
10055	2	Amended draft	21 August 2023	AM

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

Moral Rights

Lovell Chen Pty Ltd asserts its Moral right in this work, unless otherwise acknowledged, in accordance with the (Commonwealth) Copyright (Moral Rights) Amendment Act 2000. Lovell Chen's moral rights include the attribution of authorship, the right not to have the work falsely attributed and the right to integrity of authorship.

Limitation

Lovell Chen grants the client for this project (and the client's successors in title) an irrevocable royalty-free right to reproduce or use the material from this report, except where such use infringes the copyright and/or Moral rights of Lovell Chen or third parties. This report is subject to and issued in connection with the provisions of the agreement between Lovell Chen Pty Ltd and its Client. Lovell Chen Pty Ltd accepts no liability or responsibility for or in respect of any use of or reliance upon this report by any third party

INTRODUCTION

These heritage design guidelines and permit exemptions have been prepared for the Beamish and Gibbons streets precinct, Werribee. The precinct, which comprises 37 residential allotments formed by 1919-20, has been assessed as a place of local historical, representative and aesthetic significance to the City of Wyndham.

Beamish and Gibbons streets (the precinct) are located in an expansive area of multi-stylistic residential development to the south of Werribee town centre. In this context, and consistent with the subdivision sales of 1919/20, there is a high percentage of buildings of the interwar period within the precinct, demonstrating a range of popular styles of the era. The precinct also includes two buildings that precede the subdivision sales, and a small number of buildings of the early post-World War II period.

Collectively, the area is representative of patterns of residential development in Werribee since the 1910s, patterns that are characterised by incremental development by private owners, as opposed to a concentrated phase of construction overseen by a housing provider or public agency.

Buildings within the precinct are almost all single-storey and adopt a conventional orientation to the street. Additions (some of two levels) have, in the main, been introduced behind the original houses on the generally deep blocks – dimensions vary but are typically c. 40 metres deep by c. 15 metres wide. The depths of front setbacks also vary; they are typically between six and nine metres.

The heritage design guidelines have been prepared to guide development within the mapped extent of the heritage precinct to ensure that the identified heritage values of the place are conserved.

HERITAGE GUIDELINES

Demolition

Objectives

Encourage the retention of buildings that are significant or contributory to the precinct.

Guidelines

Discourage the demolition of buildings that are significant or contributory to the precinct.

Allow for partial demolition of significant or contributory buildings, limited to the rear only. The primary building volume should be retained as a three-dimensional form as perceived from the street, including the front elevation and the roof form.

Allow for the demolition of non-attached outbuildings and car ports.

Alterations and additions

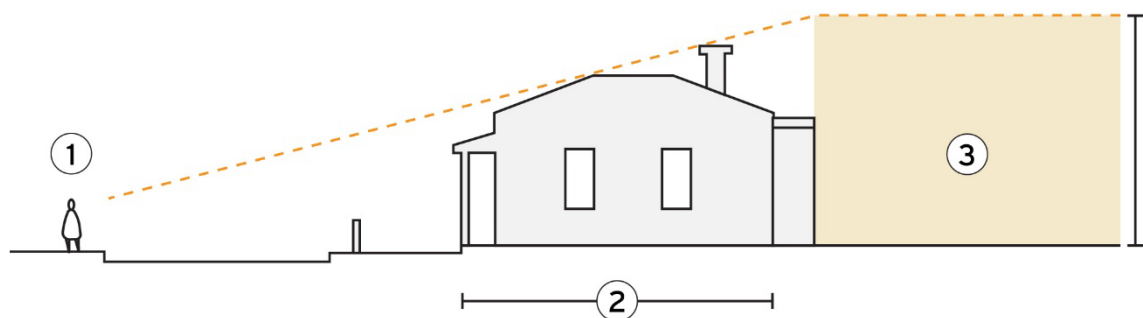
Objectives

To encourage alterations and additions that retain the streetscape presentation of buildings that are significant or contributory to the precinct.

To encourage alterations and additions to buildings that are concealed, as far as possible, in views to the principal elevation of the significant and contributory buildings from Beamish and Gibbons streets. As a general guide the addition should be screened in front-on views of the property from the opposite side of the street (see Figure 1).

Guidelines

Discourage alterations that would change the character, presentation and original features of buildings assessed as significant and contributory to the precinct, including rendering or overpainting of previously unpainted face brickwork.



KEY

- ① SIGHTLINE FROM 1.7 METRES (EYE LEVEL) ON OPPOSITE FOOTPATH
- ② RETAIN PRIMARY BUILDING VOLUME
- ③ ENVELOPE FOR ADDITION

Figure 1 Envelope for additions to the rear of significant and contributory buildings

Allow for sensitive alterations and additions to buildings that are significant or contributory to the precinct. These should be visually recessive, located to the rear of the primary building volume and meet the preferred setbacks and sightlines indicated at Figure 1.

Discourage additions to the rear of significant or contributory buildings where the mass and bulk would be visually dominant in views from the street.

Prohibit new permanent built form in front setbacks of significant and contributory buildings.

Allow for new (or replacement) car ports to the sides of significant and contributory buildings that are set back from the primary building line and below the eaves. Car ports should generally be open-sided (i.e. have a high degree of visual transparency).

Allow for new fences and gates where the style, details and materials are consistent with the prevailing street characteristics; do not conceal views of the significant or contributory building; are a maximum height of 1.5 metres; and have a high degree of transparency (unless there is evidence, documentary and/or physical, that the original fence was of masonry construction).

Infill development

Objectives

To encourage infill development that respects the heritage place through its setting, location, bulk, form, height, materials and appearance.

Guidelines

Infill development should respond to the scale, form, massing and materials of significant and contributory buildings within the precinct. This includes overall building heights and the pitch and form of roof areas (discussed below).

A single residence to the street frontage of each lot is preferred.

Infill development should address the street.

New built form should not project beyond the front setbacks of adjacent significant and contributory buildings. Likewise, new built form should not be markedly deeper into the lots than adjacent significant and contributory buildings. Where a new building is not adjacent to a significant or contributory building, the front setback should be approximately seven metres, consistent with the prevailing pattern in the precinct.

Infill development should be set back from side boundaries, to maintain an understanding of the precinct as place of detached residential properties.

The height of infill development should reflect the predominant height and proportions of adjacent significant and contributory buildings.

Infill development should be no higher than two levels, with the upper level being visually recessive.

In terms of architectural design, infill development should:

- adopt an understated interpretation of historic forms which are discernible as modern but without creating a strong visual contrast;
- incorporate details that complement the prevailing character of the area but do not seek to mimic or reproduce historic details;

- reference the prevailing pitch and profile of roof forms (flat roofs are generally not preferred) and
- compliment the general form and arrangement of window openings of adjacent significant and contributory buildings.

In terms of building materials, infill development should complement significant and contributory buildings within the precinct through the selection of similar materiality, textures and colours.

Subdivision

Objectives

Encourage an ability to read the early pattern of subdivision from the street.

Retain an appropriate setting for significant and contributory buildings.

Guidelines

Subdivision should only be considered at the rear of significant and contributory properties.

PERMIT EXEMPTIONS

This section of the incorporated plan (Heritage Design Guidelines) sets out permit exemptions from the provisions of the Heritage Overlay in accordance with VPP Clause 43.01-3. It applies only to the Beamish and Gibbons streets residential precinct, Werribee.

In accordance with Clause 43.01-3, no permit is required under the Heritage Overlay for works done in accordance with this section of the incorporated plan.

Demolition

Demolition of free-standing outbuildings, including a carport, garage, shed or similar structure which is detached from the significant or contributory building.

Domestic services normal to a dwelling, utility installations and rainwater tanks

The installation (and associated demolition) of the following domestic services normal to a dwelling if visible from a street (other than a lane) are permit exempt:

- air conditioners, cooling or heating systems and hot water services where the ancillaries and services are attached to the rear wall of the building, or within the rear setback;
- air conditioners, cooling or heating systems and hot water services where the ancillaries and services are attached to a side wall, or within a side setback, and the ancillaries and services are set back four metres or more from the buildings' primary elevation; and
- rainwater tanks where the tanks are located to the rear of the building.

Painting

External painting of previously painted surfaces.

Fences

Replacement of fences where the works involve timber paling fences to the street-facing boundary, with the replacement fence being of the same style, material and in the same location, and which does not exceed the height of the existing fence.

Repairs and routine maintenance

Repairs and routine maintenance work to significant and contributory buildings are permit exempt where the works are concealed in views from the public realm (i.e. to the rear elevations).

Outbuildings

Construction or extension of an outbuilding is permit exempt where the outbuilding is situated within the rear yard area; the outbuilding is not attached to the existing building; and the eave height of the outbuilding (from natural ground level) does not exceed the eave height of the significant and contributory buildings.

Pergolas, verandahs and decks

Construction or extension of an open-sided pergola, verandah or deck, including those attached to an existing building, are permit exempt where the pergola/verandah/deck is to the rear of an existing building; and where (from natural ground level) the top of the new structure does not exceed the eave height of the significant or contributory buildings.