



Banyule
CITY COUNCIL



HERITAGE GUIDELINES FOR THE WARRINGAL VILLAGE

HERITAGE GUIDELINES FOR THE WARRINGAL VILLAGE

CONTENTS

1.	PURPOSE OF GUIDELINES AND RELATIONSHIP WITH PLANNING SCHEME	3
2.	STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE	3
3.	DESCRIPTION.....	3
3.1.	Urban Design and Infrastructure	3
3.2.	Significant Buildings	4
3.3.	Significant Landscapes.....	9
4.	THE GUIDELINES	10
4.1	Demolition	10
4.2	New Buildings	10
4.3	Alterations and Additions to Existing Significant Buildings and Places.....	12
4.4	Alterations and Additions to Existing Non Significant Buildings.....	14
4.5	Works Undertaken By Public Authorities	15

1. PURPOSE OF GUIDELINES AND RELATIONSHIP WITH PLANNING SCHEME

The purpose of these Guidelines is to identify what is significant about this precinct, to provide a description of its characteristics and to guide where and how new development might be carried out without undue impact on the significant qualities of the precinct. It is proposed to include them in the Planning Scheme as a reference document as a guide to decision making.

2. STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Warringal Village - St. John's - Heidelberg Park Heritage Overlay Area (HO6) was designed by the Deputy Surveyor-General, S.A. Perry and laid out by the assistant surveyor, T.H. Nutt. It is historically, aesthetically and socially (Australian Heritage Commission (AHC) Criteria A, E and G) significant. Its period of significance is 1839 – c.1900.

It is *historically significant* (AHC Criterion A) as a portion of one of the earliest Government township designs, prepared after Melbourne, Williamstown and possibly Pentridge (Coburg). Like Melbourne and other surveys of the period, including Foote's plan for Brighton, it incorporates a central grid set at an angle to the remaining roads of the Village, thereby introducing the potential for vistas and individual identity. The manner in which this area is surrounded by vacant reserves also has its precedents, including Melbourne, Brighton and other designs of the time, whilst its proximity to the Yarra River was both expedient and of aesthetic value, following established practices.

The Area has *aesthetic significance* (AHC Criterion E) on account of its situation and subsequent development, the high ground overlooking the meandering course of the Yarra River and its associated flood plain being naturally attractive and presumably the reason for the selection of the Village site in the first instance. The Village plan exploits these natural advantages by placing the central core bounded by Jika Street, Vine Street and Burgundy Street on a promontory overlooking a bend of the river, the river flood plain and the valley of the Salt Creek. Subsequent development of Heidelberg Park during the late nineteenth century has created picturesque public parkland with mature plantings affording distant views over Heidelberg to the west, the Village centre to the south and the Yarra Valley to the east.

The extant early buildings of the Area contribute to its aesthetic values along Jika Street and within the central grid, the St. John's church spire and former court house, among others, further demonstrating the Village's links with the past.

The place has *social significance* (Criterion G) today on account of its association with the local community which identifies with its natural and historic values. They establish an important aspect of Heidelberg's identity which extends also to the recreational facilities forming a large part of the Area.

3. DESCRIPTION

3.1. Urban Design and Infrastructure

The key historic urban design feature of the township part of this Area is its layout, a square set diagonal to the principal street grid surrounded by open areas terminating the vista at the bend of Burgundy Street. The urban form of the square is not readily apparent, partly due to variations in landform, but mainly because the roads on the eastern side of the 'diamond' were never completed. The formal construction of Vine Street terminates just after No.9 and becomes an unformed track dropping and curving around to Nos. 13 and 15, although a row of oak trees along the frontage to No. 11 is an indication of earlier intentions. Heidelberg Crescent, which was to have formed the north east boundary of the square, was never constructed and is now indistinguishably part of

Heidelberg Park. Jika Street has become a major traffic route linking Lower Heidelberg Road to Banksia Street and lacks any sense that it forms one side of square.

However the sense of a township surrounded by open space is strongly maintained, as it remains bounded by the Yarra parklands to the west and south-west and Heidelberg Park to the north and north-west. Views to the river are largely obscured by trees and undergrowth and the river parklands.

By contrast, the setting provided by the southern part of Heidelberg Park is remarkable. The steep gully created by Salt Creek has been planted out with conifers, including Bunya Bunya Pine, Hoop Pine, Monterey Pine Cedars and Cypresses. Poplars, Oaks and Elms are also present. Pines dominate the prominent ridge between Salt Creek and the cricket oval to the north.

Salt Creek itself has been formalised into a channel with an invert of bluestone pitches and side walls constructed of volcanic rock. The creek passes under Burgundy Street via an attractive bridge with bluestone abutments. The northern part of Heidelberg Park is laid out as sports field, with roads and areas defined by mature exotic and native trees.

Bluestone has also been used as park boundary walls along Burgundy Street and for the retaining wall along the southern section of Jika Street.

The Victorian weatherboard house on the corner of Burgundy and Jika Streets provides an important historic termination of the vista west along Burgundy Street. St Johns Anglican Church, at the highest point in the township, is the dominant key historic structure. There are important views of the church from Heidelberg Park and significant slot views of the tower from Jika Street.

3.2. Significant Buildings

The portion of the Warringal Village reserve included within HO6 was not fully built out during its period of significance. Furthermore, buildings and structures erected during that time have been demolished or modified. Nevertheless, those buildings which do survive demonstrate the Area's age and are therefore important, not only in their own right, but for their capacity to recall its story over time. The buildings that contribute to the area's sense of history are included in Table 1.

Table 1: Schedule of Significant and Non-Significant Buildings: Warringal Village – St. John’s – Heidelberg Park HOA (HO6)

Street or location	Street No.	Description	Building S=Significant N=Not significant
Burgundy Street	1	St. John’s Anglican Church (1849-51)	S
	1A	Californian Bungalow	S
	3	Late Victorian	S
		Abutments to bridge over Salt Creek	S
Jika Street	1-11	Civic building, post dates period of significance yet underscores historic use.	S
	7	Former police residence (1859)	S
	15	Former court house (1889-1900)	S
	4	Post War	N
	8	Post War	N
	12	Post War	N
Vine Street	1	Arts and Crafts	S
	3	Post War	N
	5	Post War	N
	7	Post War	N
	9	Anglican Church rectory (?)	S
	11	Post War	N
	13	Post War	N
	15	Post War	N
Heidelberg Park		Pitching to channel	S
		Rotunda	N
		Heidelberg Crescent formation	S
Rosanna Road	10	Recent (2004)	N
Lower Heidelberg Road	459	Old England Hotel (1848-)	S (not in area)

Given the size of the Heritage Overlay Area, the significant buildings occupy a small percentage and do not collectively establish a cohesive historic environment. Nevertheless, their presence is felt in ways that affirm the Area’s significance. Similarly, the original design of the central diagonal grid and associated geometric street plan, with associated reserves, is not readily discernible, yet the significance of the Area is largely contingent upon it.

Today, it is the points of entry and views of the significant buildings that constitute the most evocative images of the past history of the Area. They orientate the visitor and establish its cultural identity. Key vistas include the following:



Point of entry at Burgundy and Jika Streets.

- ***The point of entry at Burgundy and Jika Streets.*** The first view of the Area obtained by pedestrians and motorists travelling from the north-west is of the former court house which has been designed specifically to address this intersection. It faces the early house at no. 3 Burgundy Street and Heidelberg Park. Together, these elements constitute an important point of entry to the Area with a powerful sense of history.
- ***The point of entry at Jika and Vine Streets.*** The first view of the Area obtained from the south is understated to the extent that the c. World War 1 house at no. 1 Vine Street does not constitute a prominent element.



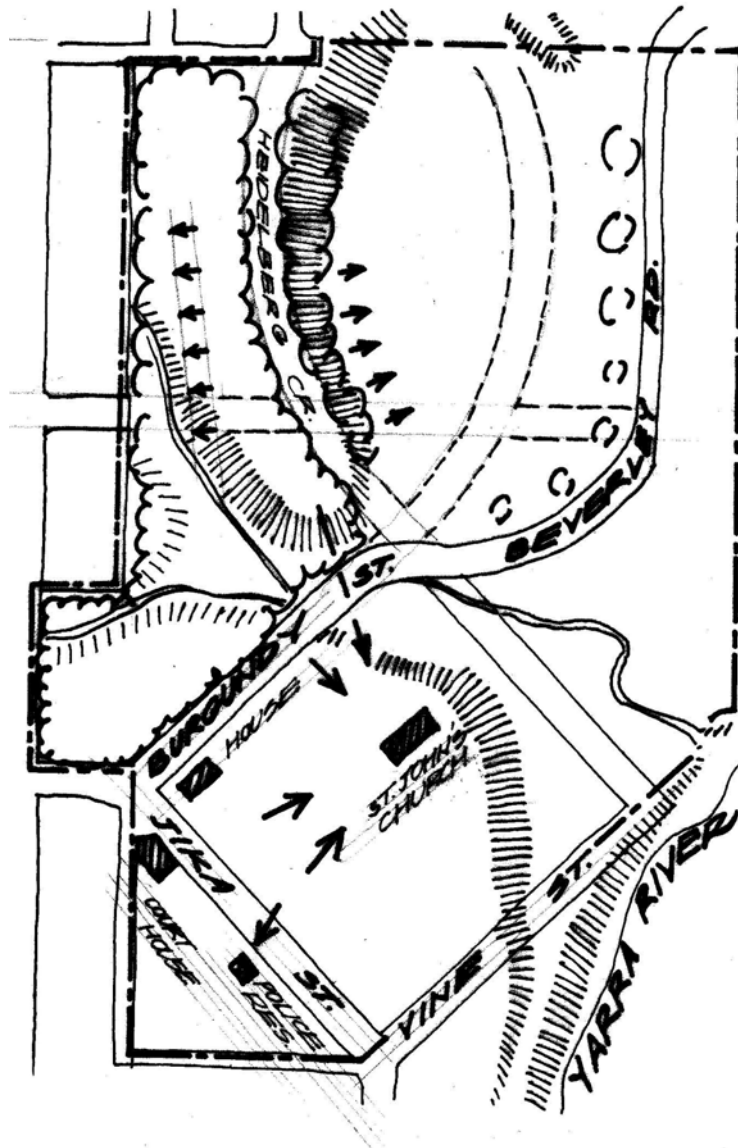
Key view of St. John's church from Heidelberg Park.

- ***Views of the St. John's Church.*** The church, and more particularly its spire, may be seen from a number of points within the Area. It is a highly picturesque element that underscores the early history of the Village reserve. These vantage points afford views from:
 - the entrance and within the residential complex at no. 12 Jika Street,

- within the residential complex at no. 8 Jika Street,
 - the promontory in Heidelberg Park separating the cricket ground from Salt Creek and
 - Burgundy Street.
- **Views of the former police residence**
 - along Jika Street, and
 - from within the residential complex at 8 Jika Street.
 - **View over the cricket ground.** Whilst there are several views of the cricket ground, the one from the ridge that separates it from the Salt Creek is a scenic one also encompassing the distant Yarra River valley.
 - **View of the Old England hotel** from Park Lane. Though situated outside of the Heritage Overlay Area, this building is glimpsed through a car park from Park Lane and therefore contributes to the Area's sense of history.



Key view of Old England Hotel from extension of Park Lane



Portion of Warringal Village Reserve showing key views

- Key view
- ▨ Significant building
- ||||| Escarpment
- - - Abandoned road reservation
- · - · - Boundary of HOA 6

- **View of the Austin Hospital and surrounds.** Also located outside of the Area, this view obtained from the ridge overlooking the Creek adds to the Area's aesthetic values.

The appeal of the original street plan, obtained by virtue of its geometric layout and relationship with the terrain, has been to some extent lost on account of the following factors:

- The property frontages to Jika, Burgundy and Vine Streets are not all readily legible.
- The symmetrical "pointed ellipse" road layout immediately north of the central diagonal grid has been abandoned.
- The boundaries of the envisaged symmetrical peripheral reserves are illegible as a consequence of the changes to the planned road plan.

Today, the formation of the western half of the ellipse of Heidelberg Crescent, closed in 1910, is discernible from the avenue of trees and the cut towards the south end. The opposing eastern side of the ellipse is occupied by the cricket ground, Beverley Road being located some distance further to the east of the intended alignment. The abandonment of these roads, together with the extension of Darebin Street, caused the peripheral reserves to merge into a single large area with the cricket ground as its central feature. The spur separating it from the Creek to the west and the bushland alongside Beverley Road to the east are the present defining elements.

3.3. Significant Landscapes

The Village reserve incorporates several discrete landscapes which enhances its cultural values. These are scheduled in the following table.

Table 2: Schedule of Significant Landscapes: Warringal Village – St. John's – Heidelberg Park HOA (HO6)

Street or location	Description
Heidelberg Park	North of Burgundy Street and west of the oval
Cricket Ground	On Beverley Road
Yarra River flood plain	East of Beverley Road
Yarra River bend (not in Area)	East of Vine Street

The Heidelberg Park lands extend beyond the Heritage Overlay area to the north and west. The west side is defined by the back fences of properties facing Rosanna Road and the south side by Burgundy Street and the extension of Vine Street. The cricket oval is encircled by mature trees and on the west side by the spur dividing it from Salt Creek. The Yarra River flood plain east of Beverley Road is occupied by bushland at the north end of the Area, screening the river from view along Beverley Road, and by tennis courts, a car park, a football field and the treed creek channel. It merges into the central diagonal grid at the south end at the extension of Vine Street. The Yarra River area, whilst not in the Heritage Overlay Area, is an integral part of it, the houses facing Vine Street overlooking the steep unkempt embankment which drops down to the bend in the river.

4. THE GUIDELINES

4.1 Demolition

Demolition is taken to mean both partial and complete demolition of any structure, including a building, garage, outbuilding or fence. Whilst the demolition of the less significant parts of a significant building is acceptable and usually involves the rear portion of a dwelling, the demolition of the greater part of the place is discouraged, especially where this course leads to the retention of the façade only.

Accordingly the demolition of the buildings identified as significant in Table 1 is discouraged. The demolition of non-significant buildings is in conformity with the intent of these Guidelines. Where a building identified as significant in Table 1 is regarded, following consultation with the heritage adviser, to be irreversibly defaced, grounds may exist to allow demolition.

4.2 New Buildings

Opportunities for the construction of new buildings will exist following the demolition of structures as provided for above.

- **Significance, character and setting.** New building designs should relate to the sense of history of the Area by sympathetic contemporary design. Here, new work, whilst being uncompromisingly modern, nevertheless uses an approach that affirms the Area's long history by using shapes, forms, colours and/or materials that celebrate and connect it with its period of significance. Copying architectural styles of the past is discouraged because the Area lacks a cohesive stylistic base and because this course only diminishes the special qualities of the early buildings.
- **Scale.** In designing new buildings, heights and proportions should harmonize with the predominant heights and proportions of any adjacent significant buildings. The preferred wall height for new buildings, when viewed from the street, should not be higher than the higher of the two nearest significant buildings on either side.
- **Bulk.** The size and shape of new buildings should relate sympathetically with those of the adjacent significant buildings. New buildings should not dominate existing significant places.
- **Materials, colour, details.** New buildings should relate with and use as reference points, the materials and/or colours characteristic of the period of significance of the Area. New materials that are complementary include:
 - building board with an applied textured finish similar to those encountered within the Area, used in conjunction with face brick.
 - plywood panels with a textured, painted face used in conjunction with face brick.
 - bagged brick or block work.
 - powder coated aluminium window frames.

New materials regarded as not being complementary include:

- surfaces including highly reflective wall claddings.
 - clear finished timber surfaces.
 - cement roof tiles.
 - tinted glass.
- **Visual Setting.** New buildings should respect existing settings and neither dominate nor obscure views or sight lines to existing significant buildings.

- **Roofs.** Roof shapes and materials should relate to nearby significant buildings. Whilst hipped and gabled roofs are characteristic, dominant parapeted, skillion, flat, blade and wave roofs are uncharacteristic and are discouraged.
- **Openings.** There are no guidelines for the design of openings.
- **Setbacks.** Existing uniform front and side boundary setbacks should be maintained. New buildings should not obscure significant buildings from view by protruding beyond them so as to partially conceal them from public view.
- **Orientation.** There are no guidelines for orientation.
- **Provision for cars.** Double garages forming a dominant element of the façade composition are discouraged. Pavement materials for driveways should be appropriate to the period of significance of the Area by using asphalt, gravel or concrete.
- **Fences.** New front fences should not be more than 1650mm high along Jika Street, provided that the fence to no. 3 Burgundy Street is no higher than 1.2 metres and is either a picket or palisade fence of approved design. Elsewhere, front fences should not exceed 1.2 metres in height. Low hedges are also suitable alternatives to fences.
- **Details.** Designers should approach the replication of ornamental detail with the utmost caution since modern architecture does not sit comfortably with historical styles.
- **Project Homes.** Project homes, packages and kit homes have generally been designed without regard being paid to the historic character of this Area. The heritage adviser should be consulted before a commitment is made to a particular design.
- **Other Outbuildings.** Outbuildings should be out of public view. Freestanding garden structures such as lych gates, pergolas and trellises are the only structures regarded as being suitable within the garden frontage.
- **Landscaping.** Where new buildings are erected on existing allotments, an analysis should precede the works in order to establish whether or not any original or early elements of the garden, including mature plantings, garden walls, rockeries, pathways and garden beds have survived and are to be conserved. The retention of such elements is encouraged. New building developments along Rosanna Road should address the eastern aspect to Heidelberg Park as a secondary frontage by the following measures:
 - avoiding where possible continuous runs of high back fences. Where such fences are required for privacy and /or security reasons, they should be 1650mm high and faced with tea tree or brush to soften their impact on the Park.
 - preparing building designs that treat the view towards the Park as a principal aspect.
 - encouraging the establishment of a consistent secondary façade line for all properties addressing the Park.
 - concealing where possible rear outbuildings from public view unless they are designed with the same materials and architectural character of the main building on the site.

- **Points of entry.** The points of entry noted in the *Description* should be conserved and enhanced by ensuring that new works do not conceal, either partially or completely, the significant buildings that establish the character of the point of entry.
- **Views of significant buildings.** The views of significant buildings noted in the *Description* should be conserved and enhanced by ensuring that new works do not conceal, either partially or completely, the view of the building. All designs prepared for works within the Area should be assessed in terms of their capacity to alter existing views or create new views of key significant buildings within or outside the Area.

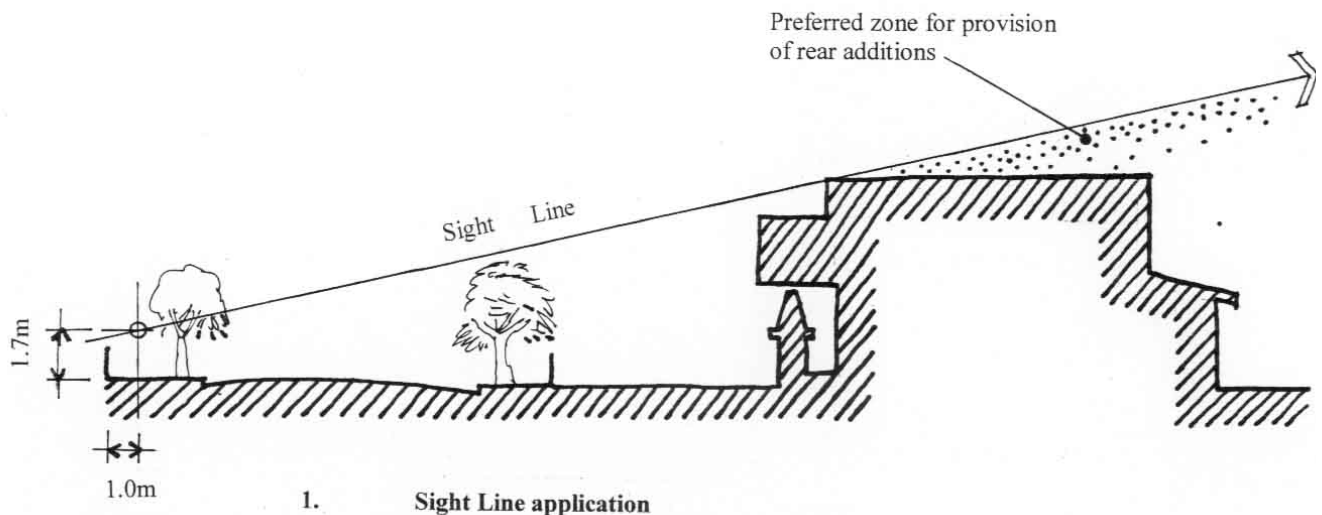
4.3 Alterations and Additions to Existing Significant Buildings and Places

Few places survive in a totally unaltered state, the majority sustaining changes as the needs of its occupants also change. Paint colours are usually the first to be altered but it is important to note that earlier paint layers are usually concealed in protected areas of a house and provide a valuable source of information concerning its original architectural character. Alterations and extensions to existing significant buildings undertaken within the period of significance of HO6 may contribute to the significance of the place, whilst changes sustained after that time are likely to contribute less to its cultural values or may even detract from them. It follows that demolition prior to undertaking additions and alterations may reasonably be concentrated in those sections of a building or place erected following the period of significance. As a general rule, both change and expense may be minimised by avoiding unnecessary alterations to the significant elements of a place.

- **Generally.** New additions should not dominate a heritage place. It follows therefore that the preferred form and location for additions is normally single storeyed, situated at the rear of the building. Designs should consider the relationship between openings such as windows, doors and solid walls and the continuation of horizontals such as string courses and plinths. Designs should also pick up on shapes, mass, scale and heights above the ground of eaves lines, materials, colours and other details. Works undertaken in the vicinity of St. John's Church should work towards the recovery of the building's former dominance, especially over its northern aspect to Burgundy Street.
- **Alterations to facades.** Generally, these should be avoided. Where unavoidable, they should be set back by a distance not less than one metre from the façade line of the building, thereby differentiating between the new and the old and also ensuring that the original façade remains the dominant element. The new work should interpret but not copy the architectural style of the original place. Where a garage or carport is to form an addition to the façade of a place, the same guideline should apply.
- **Preferred locations for additions.** Alterations and additions should generally be situated at the rear of a building and impact on the least significant elevation and fabric of the place. Where each elevation contributes in a substantial way to the significance of the whole building, alternative design approaches should be sought that minimize intervention. Conversely, they should where possible enhance vistas of significant buildings.
- **Scale, Bulk, Materials, Colour, Details.** Refer to these headings under *New Buildings*.
- **Differentiating new work from existing significant fabric.** New work should be

distinguishable from the old. This can be achieved by making the new material slightly recessed; a different material to the old or a different texture. It is also a good idea to date new work. The contrast, however, should not be harsh or visually intrusive.

- **Visual prominence of additions.** Sight line techniques should be applied to determine the degree of visibility of the addition or extension to the public eye. This is especially important where the new building is proposed to be of a greater height than the original building. Given the importance of ensuring that additions, particularly two storeyed additions, are understated in the streetscape, designers should demonstrate the extent to which proposed additions will be seen from the public environment. The application of a sight line taken from the footpath opposite a proposed addition, used in the manner shown below, is a useful tool, demonstrating the extent to which an addition will actually be seen from this viewpoint. As a general rule, the further back the new development is situated, the greater the freedom a designer has to meet a client's requirements since less of the new work will be publicly visible.



- **Replication of historic detail.** Refer to *Details* under *New Buildings*.
- **Orientation.** There are no guidelines for orientation.
- **Minimization of intervention.** Wherever possible designers should avoid unnecessary intervention with existing significant fabric. Existing openings, for example, should be used to facilitate access between the old and the new to minimize the amount of demolition required.
- **Roofs.** New roofs should relate to the existing roof form or follow traditional options for additions. New roofs of two storeyed rear additions should be articulated separately from the existing principal roof. Care should also be taken to avoid alterations to chimneys that contribute to the significant buildings and/or streetscapes. Refer *Roofs* under *New Buildings*.
- **Recovery of significance.** New building work impacting on significant fabric should be reversible where possible so to avoid permanent damage. A situation should be established where, if desired, the new work could be demolished to recover the original fabric and significance of the place. The concealment of significant fabric is contrary to the objectives of these Guidelines and is discouraged. Where intervention with significant fabric is necessary, designers should always keep this to a minimum and avoid unnecessary demolition and alteration.
- **Garages.** Additional garage accommodation should be located out of view from the public domain.

4.4 Alterations and Additions to Existing Non Significant Buildings

Buildings that do not contribute to the significance of the Area may be altered and extended, although the visual prominence of any additions will be subject to the same scrutiny as works to significant buildings. The design of these alterations and extensions should be approached in the same manner as the design of new buildings and the opportunity should be taken to improve the extent to which these buildings fit comfortably within the precinct. The design should therefore, among other things:

- not increase, and preferably reduce, any dominance of the building in the streetscape.
- maintain a predominantly single storey appearance.
- maintain the standard front setback.
- maintain, where it exists, the prevailing side setbacks for significant buildings in the street.
- not involve additional crossovers.
- avoid double garages unless concealed from the street.

The use of appropriate construction materials suggested for *New Buildings* is encouraged, although it is recognised that in some cases it may be more appropriate to use materials the same or similar to those of the existing building.

Hipped or gabled roof forms are also encouraged.

4.5 Works Undertaken By Public Authorities

Public authorities undertaking building and works should look for opportunities to:

- conserve and enhance views of significant buildings and places.
- plan the work to assist the interpretation of the original Survey Plan so that the historic significance of the Area can be more readily appreciated.
- manage the landscape features to reflect the Area's history.

Some examples of measures that would enhance the interpretation of the area are listed below:

(see sketch plan of key views on pages 6 & 7)

- Any works to the car park off Beverley Road should affirm the configuration of the original Survey Plan.
- The alignment of Heidelberg Crescent, presently distinguished by the cut at its southern end in Heidelberg Park and by the avenue of mature trees should be conserved since this historic route not only affirms an important aspect of the Survey Plan but also the pre-Survey track to Melbourne.
- The design of traffic control devices and signs at the points of entry to the Area should enhance the historic amenity of the points of entry.
- The heritage adviser's comments should be sought in the design of traffic control devices and signs.
- Street kerbs and channels should be consistently bluestone pitched.