



ACT Heritage Council

AUSTRALIAN CAPITAL TERRITORY

HERITAGE GUIDELINES

Place 20158

BLANDFORDIA 4 PRECINCT, FORREST

Heritage Guidelines

For the purposes of s.27 of the *Heritage Act 2004*, Heritage Guidelines applicable to the conservation of the heritage significance of Blandfordia 4 Precinct have been developed in association with the entry to the ACT Heritage Register.

Notified: 17 March 2007 Notifiable Instrument: NI2007-78

These guidelines have been prepared by the ACT Heritage Council and endorsed by the Legislative Assembly as **Disallowable Instrument No DI2007-174**.

PERIOD OF EFFECT

Start Date: 20 July 2007

Copies of the Blandfordia 4 Precinct Heritage Guidelines are available for inspection at the ACT Heritage Unit. For further information please contact:

The Secretary
ACT Heritage Council
GPO Box 158, Canberra, ACT 2600

Telephone: Heritage Unit via Canberra Connect on 13 22 81
Facsimile: (02) 6207 2229

HERITAGE GUIDELINES

For the purposes of s.27 of the *Heritage Act 2004*, Heritage Guidelines applicable to Blandfordia 4 Precinct have been identified to implement conservation objectives to ensure the retention of the heritage significance of the place.

Refer to the register entry for the Blandfordia 4 Precinct for statement of heritage significance and the identification of features intrinsic to the heritage significance of the place.

DEVELOPMENT APPROVAL

Any action with the potential to adversely affect the features intrinsic to the heritage significance set out in the register entry requires development approval prior to commencement.

The following interpretations shall apply in respect of the inclusion of “shall” or ‘should’ in the heritage guidelines.

‘Shall’ the requirement is mandatory and must be complied with in any development or action post-dating the notification of this guideline.

‘Should’ the requirement represents the decision-maker’s interpretation of how a development may fulfil the relevant objective in a manner that is consistent with the conservation of heritage values identified in the statement of significance and intrinsic features. The decision-maker shall have the discretion to accept an alternative solution subject to the applicant demonstrating to the decision-maker that:

the alternative solution fulfils the relevant conservation objective without risk of adverse impact on the heritage significance of the place; and

the alternative solution provides a high quality outcome which is comparable to the outcome that would be achieved by directly complying with the relevant requirement, or

the alternative is necessary to address public health and safety concerns.

For the purposes of this guideline, ‘original’ means as at the specified date of construction but which may have been subsequently modified, and ‘existing’ means as at the date of notification of the provisional entry to the heritage register.

1.0 CONSERVATION OF THE ‘GARDEN CITY’ SUBDIVISION AND URBAN INFRASTRUCTURE

Objective 1.1 -Road and subdivision patterns:

To conserve the existing original road hierarchy and layout, planted traffic islands, pedestrian circulation patterns and subdivision layout.

Mandatory Requirements

- 1.1a Blocks shall retain the visual characteristics of the original subdivision when viewed from the street or adjacent public domain i.e. a single detached house, town house or duplex.

Requirements subject to the discretion of the decision maker

- 1.1b Roads should retain their current alignments and widths and should remain bitumen or asphalt sealed. Kerbs should remain of ‘upright’ design. Kerbs and gutters should retain their current alignments and should be concrete.
- 1.1c New traffic calming and other road and traffic control devices should be designed to minimise disruption to the original street pattern, and the installation of raised humps or islands should be avoided.
- 1.1d Original footpath alignments and widths should be retained. Surfacing treatments should be consistent throughout the precinct.
- 1.1e Original traffic islands should be retained and maintained in their current locations. Preferred surface treatments are gravel, pebble or grass and the practice of planting low shrubs and flowering plants in traffic islands should be continued.

Objective 1.2 – Parks, reserves and street trees:

To conserve the landscaped reserves, parks and corner parks and to conserve and reinforce the historical pattern of street trees consistent with early Garden City principles and contemporary social values.

Mandatory Requirements:

- 1.2a Collins Park (Section 45) and the unnamed parks at Sections 10 and 39 shall remain landscaped urban open space. New community and recreation facilities shall only be permitted where they are consistent with a Conservation Management Plan for the parks that has been endorsed by the ACT Heritage Council.
- 1.2b Trees shall be protected during development. Vehicles, equipment and materials shall not be parked or stored within the drip line of trees or on the reserves or parks.

Requirements subject to the discretion of the decision maker

- 1.2d Where trees occur in an historical formal arrangement, the original alignments, spacings and species (including patterns of species variation) should be retained, with trees being replaced where missing or in a declining or hazardous condition.

- 1.2e Where trees occur without a definable arrangement or pattern, the general character of the planting should be conserved where it enhances the landscape character of the precinct.
- 1.2f 'Environmental Weeds' or pre-1940 trees where the species has not proven suited to the location may be replaced with an alternate species. Replacement species should, at maturity, be of similar size, shape and habit to the original.

Objective 1.3 – Original street furniture and utility services:

To ensure that remaining examples of street furniture (including bus shelters, footpath lighting, street signs and fire hydrants) dating from the period 1920s – 1940s are retained and conserved in situ.

Requirements subject to the discretion of the decision maker

- 1.3a Remaining examples of street furniture from the period 1920s-1940s should be retained and conserved in situ. Modifications to retain ongoing functional use, eg: the inclusion of reflective street nameplates on original precast signposts, may be permitted.

Objective 1.4 – New street furniture and utility services:

To ensure that the design of new street furniture and utility services is complementary with remaining examples of street furniture from the period 1920s-1940s, and that it is of a uniform appearance that is sympathetic to the streetscape character of the precinct.

Requirements subject to the discretion of the decision maker:

- 1.4a The design, scale and location of new or replacement street signs, footpath and road lighting, fire hydrants or any other new street furniture should either replicate the original or be modern fittings located in an unobtrusive setting, subject to legislative requirements.
- 1.4b Traffic signage should be kept to an essential minimum.
- 1.4c New street furniture or utility services should not require the removal or detrimental pruning of trees within verges and reserves.
- 1.4d New utility services should be incorporated along existing overhead routes or be routed underground in a manner that does not impact on built or major landscape elements.

2.0 CONSERVING LANDSCAPE AND STREETScape VALUES

Objective 2.1 - Siting, setbacks and garden settings for all houses:

To conserve the historical pattern of houses across the precinct and the provision of a generous garden setting for each house.

Mandatory Requirements:

- 2.1a Additions to houses or the construction of new houses, buildings or structures shall not be permitted closer to a front boundary than the original building line, irrespective of existing encroachments.
- 2.1b Side setbacks for single storey development in Subdivision (a) and blocks with frontages to Mugga Way shall be not less than 2.4 metres and at least 6.0 metres in combined total. For two storey development, side setbacks shall be not less than 4.8 metres and at least 12 metres in combined total.
- 2.1c Site coverage of built development (including the area of any house, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block shall not exceed 30% of the area of the block.
- 2.1d Not less than 40% of the area of a residential block shall be retained as planting area. Planting area means an area of land within a block that is not covered by buildings, vehicle parking and manoeuvring areas or any other form of impermeable surface and that is available for landscape planting.

Requirements subject to the discretion of the decision maker:

- 2.1f Development should not preclude provision of vehicle accommodation behind the building line.
- 2.1g The original orientation of each house should be retained (eg: main elevation parallel or perpendicular to the street, or angled across the block to face an intersection).

Objective 2.2 – Trees on Private Land:

To perpetuate the long term retention of trees on private land to complement tree management on public land within the precinct. (Requirements for the conservation of trees on public land can be found at 1.2).

Requirements subject to the discretion of the decision maker:

- 2.2a Trees or shrubs over 6 metres tall should not be removed from leased land without the consent of the decision-maker.
- 2.2b Where removal is proposed, the proponent needs to justify this approach in the context of the overall development, and may need to include a report by a qualified arborist.
- 2.2b Where the removal of a tree is approved a replacement tree, of stock and species common or sympathetic to the precinct, should be introduced at an approved location within the block, unless existing planting is considered to be adequate in terms of its quantity and location.

Objective 2.3 – Verges:

To retain the broad grassed verges that are complemented by the patterns of street trees, and form a landscaped foreground to the precinct subdivision.

Mandatory Requirements:

- 2.3a Verges shall be retained at their current widths and remain grassed.
- 2.3b The introduction of new paving shall not be permitted unless, in the opinion of the Authority, the paving is essential for pedestrian or vehicular safety, public transport, or to restore or maintain an original pathway or driveway.
- 2.3c The introduction of trees or shrubs or any form of planting that detract from the open character of the verge shall not be permitted, excluding approved street trees.
- 2.3d Verges shall not be used for the long-term parking of vehicles, trailers or other equipment or for the storage of building and landscaping materials or garden refuse.

Objective 2.4 - Verge Crossings and Driveways:

To retain the remaining evidence of the original pattern and appearance of verge crossings, and minimise the visual prominence of driveways within the streetscape.

Mandatory Requirements:

- 2.4a Shared or paired verge crossings shall be conserved in their original locations and width.
- 2.4b Not more than one verge crossing shall be permitted where blocks have a single frontage.
- 2.4c Driveways shall conform to the verge crossing location with an alignment close to the nearest side boundary.
- 2.4d Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings.

Requirements subject to the discretion of the decision maker:

- 2.4e Single verge crossings may be relocated where:
 - the existing verge crossing is to be reinstated to its original location, or
 - in the opinion of the decision maker, the street on which the verge crossing is located does not have a prevailing pattern that will be adversely affected by the relocation, and
 - the relocated verge crossing will not have an adverse impact on street trees, and
 - the relocated verge crossing will retain the original width, kerb detailing and proximity to a side boundary of the original, and
 - the original verge crossing location will be planted with grass and the kerb reinstated.
- 2.4f For blocks with two street frontages, a second verge crossing may be permitted where:
 - the new verge crossing will not have an adverse impact on street trees, and
 - the new verge crossing will retain the original width, kerb detailing and proximity to a side boundary of the original, and
 - any driveway connecting the two verge crossings is screened by planting.
- 2.4g Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street.

- 2.4h Driveways should be a single-vehicle width (<3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes.
- 2.4i Verge crossings should have a bitumen surface. Where existing verge crossings are surfaced in a material other than bitumen, consideration should be given to replacement. Where required, the replacement of existing bitumen verge crossings with new bitumen is encouraged.

Objective 2.5 – Hedges and Front Gardens:

To conserve the original hedge patterns separating public from private domain and ‘framing’ the view of each house and its front garden.

Mandatory Requirements:

- 2.5a Hedges shall be retained at existing locations.

Requirements subject to the discretion of the decision maker:

- 2.5b The planting of hedges along front boundaries and along side boundaries forward of the building line, and the maintenance of hedges to heights of not more than 1200mm is encouraged.
- 2.5c Replacement or new hedge species should be evergreen and of appropriate scale and shape to form a border of typically not more than 1200mm in height.
- 2.5d Existing hedges of species that are ‘Environmental Weeds’ should be replaced.
- 2.5e A composition of soft landscaping should be retained between the building line and the front boundary. Soft landscaping may include trees, shrubs, grass and garden beds. Hard surfacing, other than for pathways and driveways, should be avoided.
- 2.5f Retaining walls or earth mounding visible to the street should only occur where they will not have an adverse impact on the streetscape character.

Objective 2.6 – Fences:

To re-establish unified fence patterns including heights, locations and materials.

Mandatory Requirements:

- 2.6a Fences and courtyard walls shall not be permitted closer to the street than the building line.
- 2.6b Colour bonded steel and other sheet metal fencing and masonry walls shall not be approved for fences and gates between buildings and side boundaries or at any location visible to the street or adjacent public domain.

Requirements subject to the discretion of the decision maker:

- 2.6c Pedestrian or driveway gates and associated pillars forward of the building line should only be permitted where they are integrated with hedge planting and are less than 1200mm in height above natural ground level.
- 2.6d Fences and gates between buildings and side boundaries should be:

- set at least 0.6m behind the building line; and
- less than or equal to 1.8m in height above natural ground level; and
- timber paling, timber lattice, brush, open mesh or metal railing.

2.6e Side and rear boundary fences and gates should:

- not extend forward of the building line;
- be less than or equal to 1.8metres above ground level; and
- be timber paling, timber lattice, brush or open mesh metal railing.

Objective 3.0 - Garages and Carports for all residential blocks:

To retain the remnant historical pattern of garages sited towards the rear of the block and where they are not visually prominent in the streetscape; to avoid the impact of multiple garages under the house roof form and visible in the streetscape.

Mandatory Requirements

3.3a Entries to basement parking shall only be permitted where the structural stability of the house is assured, the entry and ramp are not prominent in the streetscape, and the top of a decline does not come forward of the house.

3.3b No more than the equivalent of a double garage or a double width carport shall be visible to the street.

4.0 ADDITIONAL REQUIREMENTS FOR IDENTIFIED SIGNIFICANT BUILDINGS – SEE SCHEDULE 1 AND FIGURE 2.

For each of these identified significant buildings, individual, more detailed register entries have been or will be developed that will take precedence over the precinct requirements. For example, Manning Clark House is already separately registered with its own heritage guidelines.

Objectives of 4.0

- (i) To allow for adaptation of heritage places.
- (ii) To ensure that alterations and additions retain significant features and do not detract from the form, scale and setting of heritage places.
- (iii) To encourage well designed contemporary architecture in heritage places.

4.1 Demolition

Mandatory Conservation Requirements

4.1a No demolition of any part of a heritage place is permitted unless carried out in accordance with a Development Approval.

4.1b Total or substantial demolition of significant features is not permitted unless in exceptional circumstances, including where:

- the place is so structurally unsound as to be beyond reasonable economic repair. The application must include an assessment by a qualified structural engineer which outlines options for repair; or
- the place poses a significant health and safety risk that is beyond reasonable economic repair. The application must include an assessment by a qualified

structural engineer and an assessment by a qualified environmental health professional which outline options for repair, or an order under the Building Act which requires demolition; or

- in the opinion of the Heritage Council the heritage significance of the place has been extensively and irreversibly diminished.

4.1c Approval for total demolition of significant features will only be granted as part of an approval for a replacement structure which conforms to all provisions applying to new structures within or adjacent to a heritage place.

4.1d Where, in the opinion of the Heritage Council, neglect of a place has contributed to a structure becoming so structurally unsound as to necessitate total demolition, redevelopment of the site shall not exceed the existing gross floor area of the demolished structure. Additions to a replacement structure shall not be permitted within 3 years of completion of the replacement structure.

4.1e Where demolition is proposed, a Demolition Plan shall be lodged as part of a Development Application. The Demolition Plan shall:

- locate and itemise on a scaled plan the demolition of all fabric, including structure (roofs, walls, floors) exterior cladding, interior linings, windows, doors and internal and external details (trim, corbels, mouldings etc), balconies, terraces and outbuildings and ancillary structures
- describe the methods by which adjacent significant features are to be protected; and
- include a photographic record documenting any significant features which will be affected by demolition and identifying the location of each photograph on the scaled plan.

4.1f On completion of demolition, certification shall be provided to the Authority that the demolition is in accordance with the Demolition Plan.

4.1g If during demolition, a situation arises which may lead to a change in the extent of demolition necessary, the Demolition Plan shall be amended and lodged for approval by the Authority and shall proceed only after approval is given.

Requirements subject to the discretion of the decision maker

4.1h Significant features which are demolished without approval should be reconstructed.

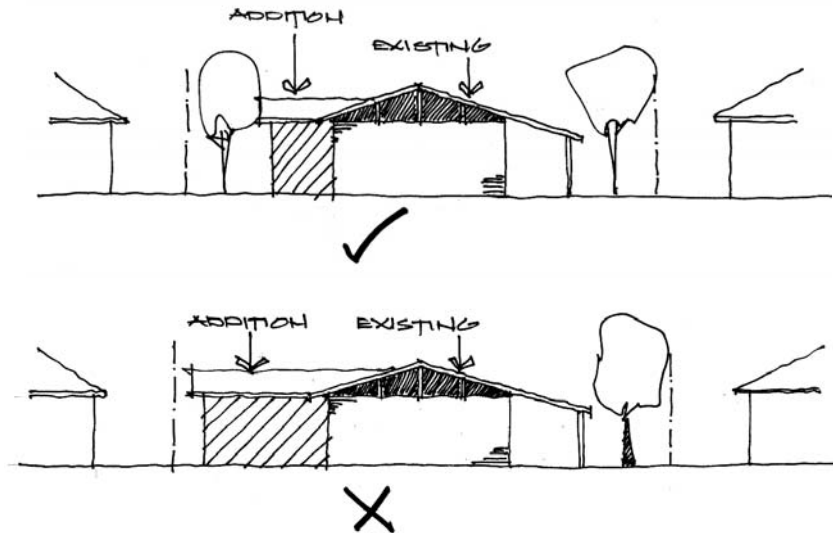
4.2 Siting

Mandatory Conservation Requirements

4.2a The siting of alterations and additions shall not have an adverse effect on significant views to or from a heritage place.

4.2b Alterations and additions to an existing street front facade shall only be permitted where the alterations and additions do not detract from significant features.

4.2c Additions shall not be permitted which would adversely affect spatial relationships which are of heritage significance. (e.g. Fig. 1)

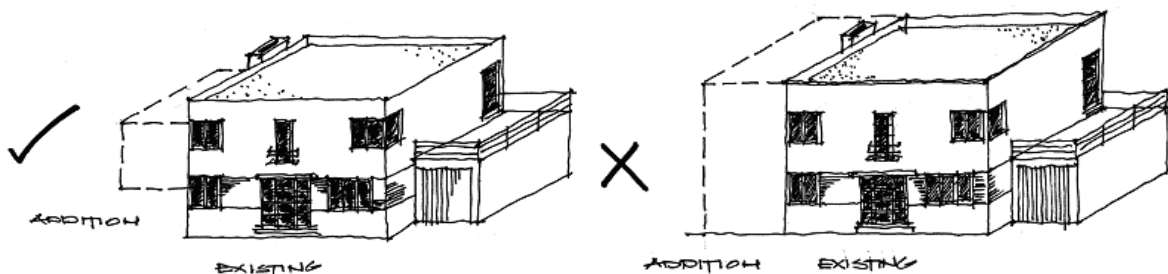


4.1 Figure 1 – Additions need to maintain significant spatial relationships
 This figure is an example. An example is part of the Heritage Guidelines.
 It illustrates but does not limit the meaning of a Guideline to which it relates

4.3 Form and Scale

Mandatory Conservation Requirements

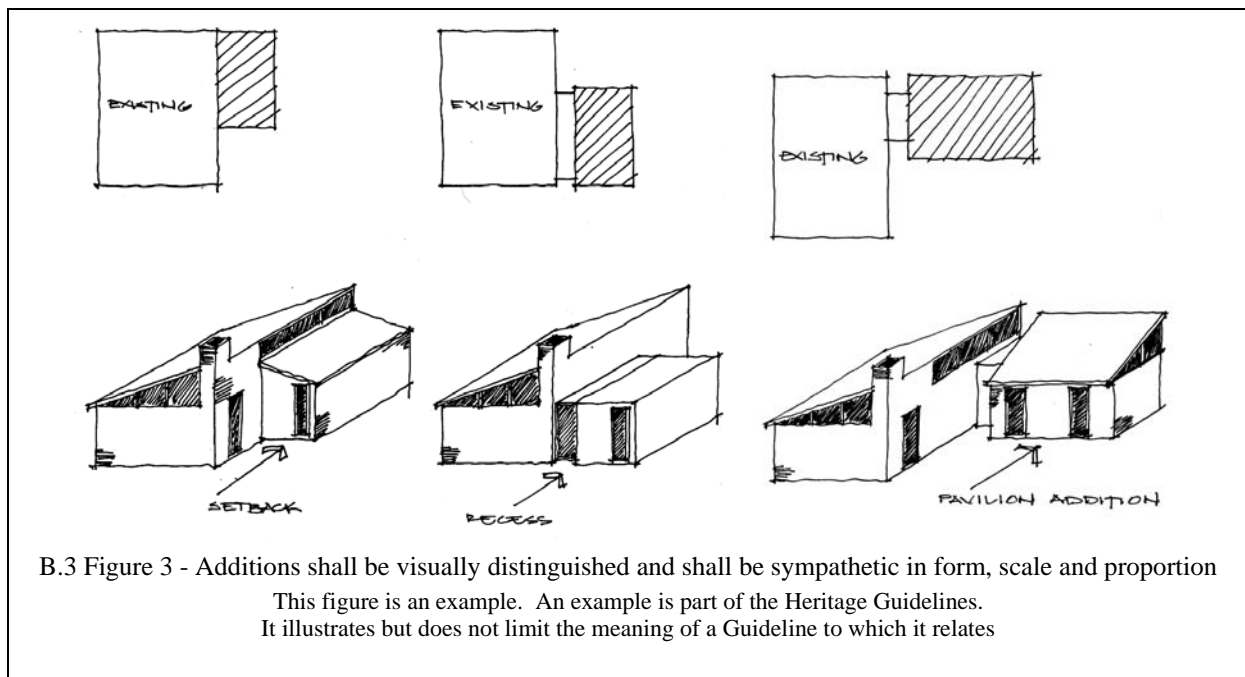
4.3a An existing heritage structure shall remain the dominant form, when viewed from the public domain. (e.g. Fig. 2)



4.3 Figure 2 - Existing structures shall remain the dominant form
 This figure is an example. An example is part of the Heritage Guidelines.
 It illustrates but does not limit the meaning of a Guideline to which it relates

4.3b Alterations and additions shall not detract from the form, scale and proportion of an existing structure. (e.g. Fig. 3)

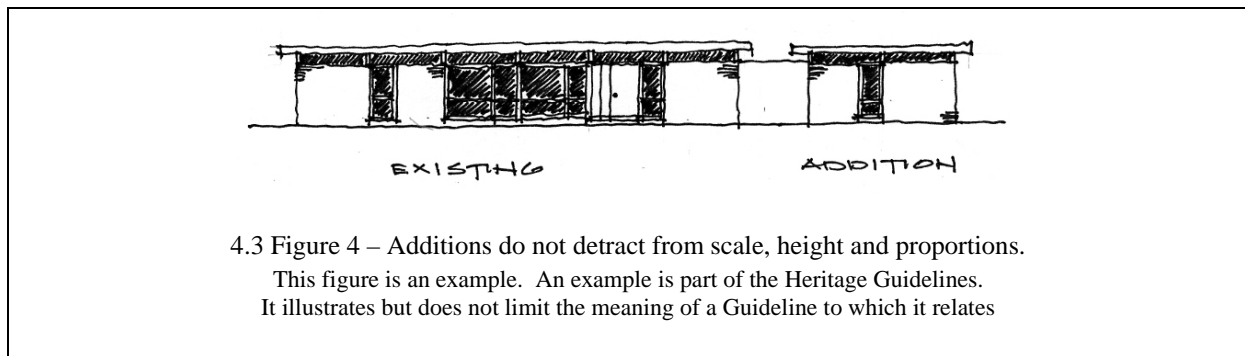
4.3c Alterations and additions visible from the public domain shall be set back from the nearest front face of an original building or be separated by a recess, change of material, glazing strip etc. (e.g. Fig. 3)



4.3d Alterations to the original built form such as enclosure of an originally open space in a porch, verandah, or pergola shall not be permitted where these are visible from the public domain.

Requirements subject to the discretion of the decision maker

4.3e The scale of additions represented by grid or bay proportions, eave height, roof height, proportions of door and window openings and ratio of solid to void, should not detract from the scale of an existing building. (e.g. Fig. 4)



4.3f Where additions use similar materials and detail to the original they should be distinguishable from the original by the use of simplified versions of the detail, and articulation of the form to separate the old from the new. Alternatively, additions should be of contemporary design which does not detract from the original in terms of materials, form and scale.

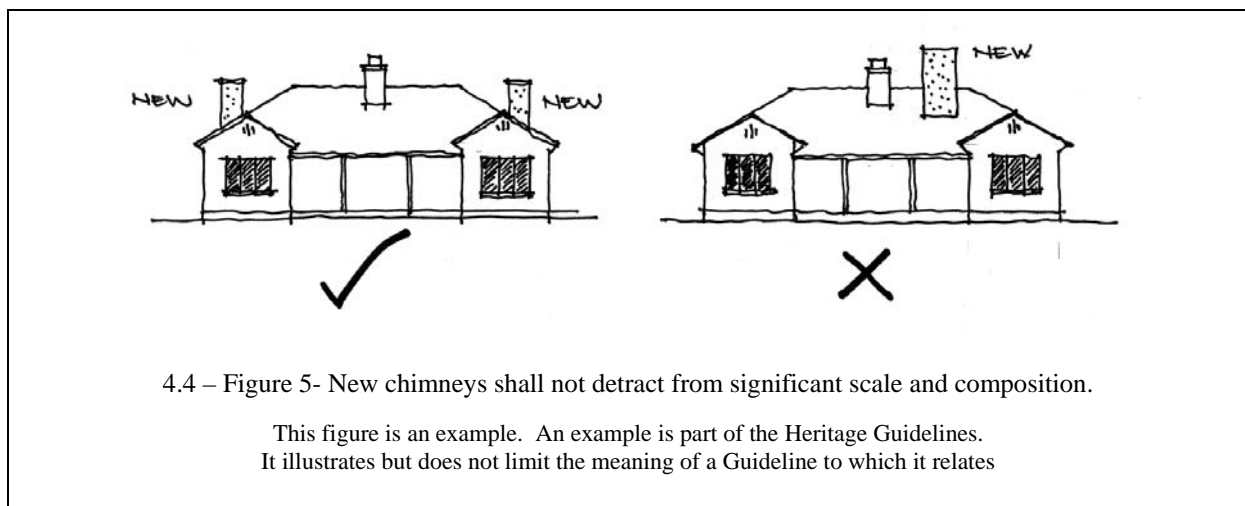
4.3g Alterations and additions should be reversible. New work should be constructed to avoid permanent damage at junctions with original fabric.

4.3h Where an original facade visible from the public domain has been demolished or altered, and detailed evidence of its design, materials and location is available, reconstruction of the facade is encouraged.

4.4 Roofs

Mandatory Conservation Requirements

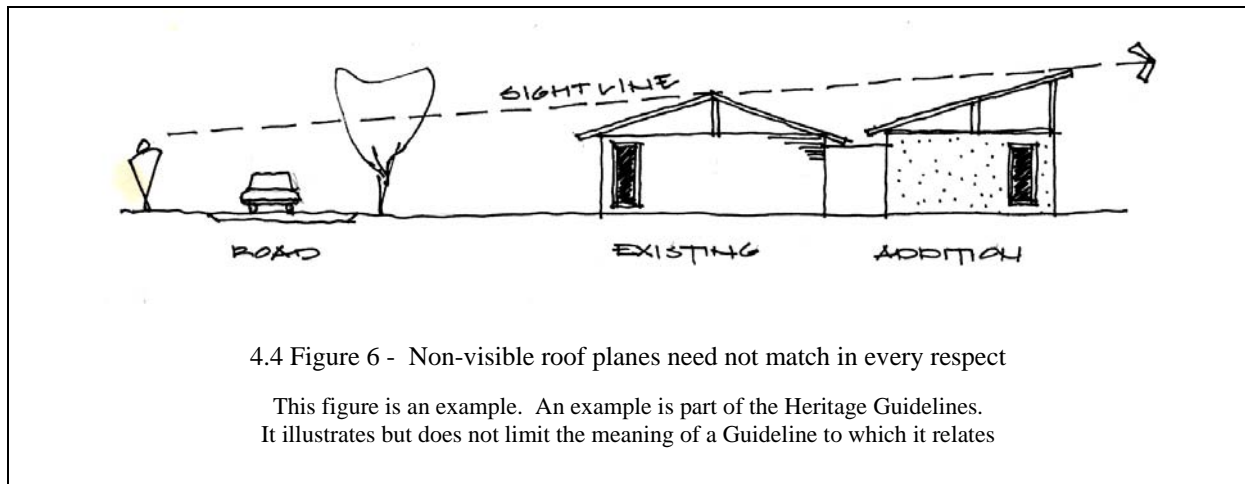
- 4.4a The original roof form of a heritage place shall be retained.
- 4.4b The original roof fabric shall be retained unless it is beyond repair, in which case it is to be reconstructed. The development application shall consider important elements such as structural members, roof cladding, gutters and downpipes.
- 4.4c Where it is no longer economically or technically feasible to carry out repairs and maintenance, reconstruction work shall match the original fabric in all respects as far as practicable. For more information refer to *4A Checklist for Materials & Finishes*. Reconstructed fabric shall be clearly documented on plans lodged for building approval. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required.
- 4.4d Roofs to additions shall be designed so that the existing roof of a heritage structure remains the dominant roof form.
- 4.4e An original chimney shall be retained, regardless of internal modifications.
- 4.4f Alterations and additions to roofs shall not detract from the roof of an existing heritage place. This shall include consideration of important elements such as form, pitch, material, colour, eave detail and ridge height.
- 4.4g New attic rooms and associated elements such as dormer windows and skylights inserted into existing roofs shall not be visible from the public domain.
- 4.4h A new chimney on an existing roof shall not have an adverse effect on the existing scale and composition of the roof scape. A new chimney shall not detract from an existing chimney in scale and materials, but shall be obvious as new work. (e.g. Fig. 5)



- 4.4i New services such as but not limited to solar hot water heaters, ventilators, antennae, and satellite dishes shall not be visible from the public domain.

Requirements subject to the discretion of the decision maker

- 4.4j Roofs of additions which are not visible from the public domain or visually separated from the existing roof do not need to match the original roof in every respect. (e.g. Fig. 6)

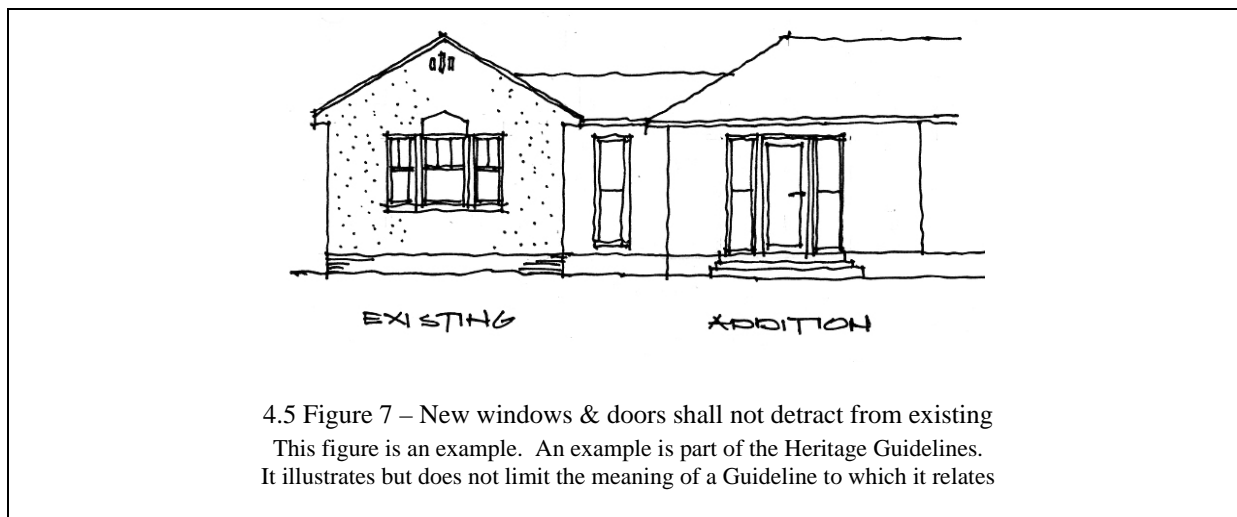


- 4.4k Where a replacement or new roof is to match an original roof, the use of matching relocated or second hand original materials on roof planes visible from the public domain is encouraged. For more information refer to 4A Checklist for Materials & Finishes.

4.5 Doors and Windows

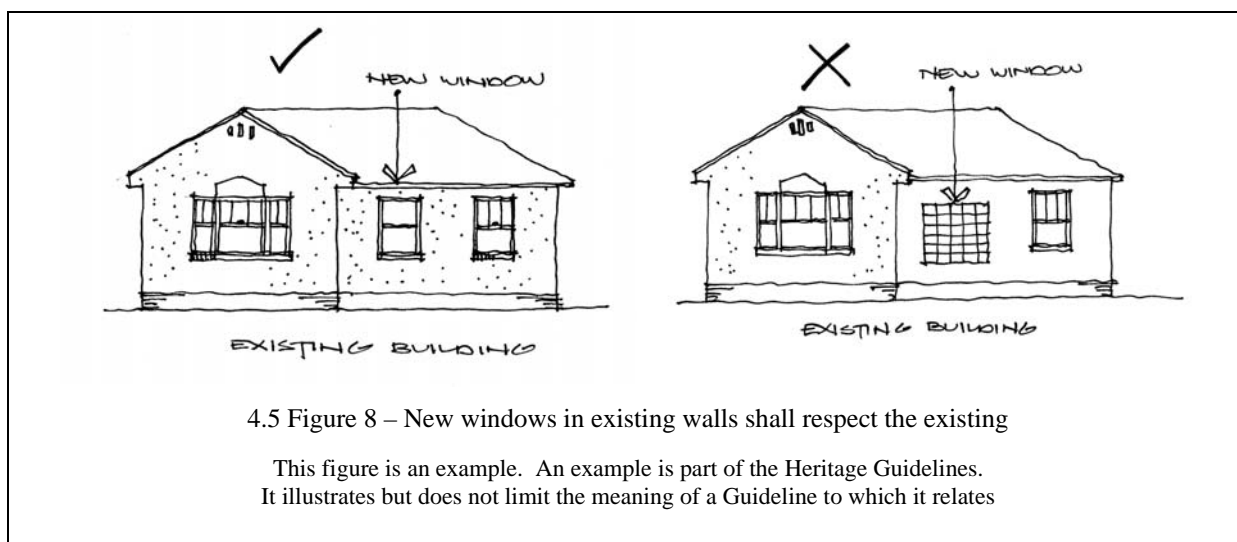
Mandatory Conservation Requirements

- 4.5a All doors and windows which are significant features shall be retained, regardless of internal modifications, unless they are beyond repair, in which case they are to be reconstructed.
- 4.5b A door or window which is a significant feature shall be demolished and reconstructed only where it is no longer economically or technically feasible to carry out repairs and maintenance. Reconstruction work shall match the original fabric in all respects as far as practicable. For more information refer to 4A Checklist for Materials & Finishes. Reconstructed fabric shall be clearly documented on plans lodged for building approval. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required
- 4.5c The installation of a new door or window opening in an existing wall visible from the public domain shall not be permitted.
- 4.5d Windows and doors to alterations and additions shall not detract from original fabric in terms of form, scale and proportion. (e.g. Fig. 7)



Requirements subject to the discretion of the decision maker

4.5e A new opening in an existing wall which is visible from the public domain should be a simplified interpretation of the existing to show it is new but shall respect the scale, form and proportion of existing openings (e.g. Fig. 8).



4.5f Existing door and window openings should be used to facilitate access between the old and the new in order to minimise the amount of demolition required.

4.6 Architectural Details

Mandatory Conservation Requirements

4.6a All elements of external fabric associated with architectural detail and style indicators which are significant features shall be retained unless they are beyond repair, in which case they are to be reconstructed. The development application shall consider important elements such as wall finishes, mouldings, string courses, ornamental details in brick or timber, and balustrades.

4.6b An element of architectural detail shall not be demolished and reconstructed except in cases where it is no longer economically or technically feasible to carry out repairs and maintenance. Reconstruction work shall match the original fabric in all respects as far as practicable. For more information refer

to *4A Checklist for Materials & Finishes*. Reconstructed fabric shall be clearly documented on plans lodged for building approval. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required.

- 4.6c If damage does not affect an entire building element, only the damaged portion shall be reconstructed.
- 4.6d Historic reproduction details shall not be added to an existing place which is visible from the public domain where none previously existed.
- 4.6e Architectural detailing to alterations and additions shall not detract from the existing in terms of form, scale and colour.

Requirements subject to the discretion of the decision maker

- 4.6f Architectural detailing to alterations and additions may be a simplified interpretation of the existing detailing.

4.7 Utilities and Services

Mandatory Conservation Requirements

- 4.7a All fittings and fixtures for utilities and services which are significant features shall be retained.
- 4.7b New fittings and fixtures for utilities and services shall be installed inconspicuously with minimum damage to the fabric of the place.
- 4.7c Where the retention of fittings and fixtures which are significant features would preclude an acceptable adaptive re-use for the place, approval may be given for its removal. A photographic record shall be prepared and lodged with the Heritage Unit documenting the existing system prior to its removal.

Requirements subject to the discretion of the decision maker

- 4.7d New fittings and fixtures should either replicate the existing where there is evidence to support use of such designs, or be modern fittings located in an unobtrusive setting, subject to legislative requirements.
- 4.7e The upgrading of existing electrical and fire services to minimise the risk of fire is encouraged.
- 4.7f The impact of any external heating or cooling services which are visible from the public domain should be minimised and the impact of the service on the internal climatic environment should be considered.
- 4.7g The visual impact of fire services should be minimised. The decision maker may consider alternative solutions or grant discretionary exemptions if requested.
- 4.7h Modern security doors, block-out shutters and window grilles which are visible from the public domain should be avoided in favour of less obtrusive options such as deadlocks to doors and windows, peep-holes and electronic security systems.

4.8 Applied Finishes

Mandatory Conservation Requirements

- 4.8a The painting or rendering of an originally uncoated surface shall not be permitted except in exceptional circumstances, such as where the fabric is so damaged that a protective coating is the only viable method of conservation. The development

application shall demonstrate how the selected coating material will minimise adverse impact on the building and on neighbouring properties.

- 4.8b Removal from an external wall of render which is a significant feature shall not be permitted except in exceptional circumstances where the material is beyond repair. In this case the replacement render shall match the significant render as closely as possible. For more information refer to 4A Checklist for Materials & Finishes.

Requirements subject to the discretion of the decision maker

- 4.8c Where an earlier colour scheme is identified as a significant feature but later paint schemes have been applied, the earlier scheme should be reconstructed.
- 4.8d A new colour scheme for a heritage place should be appropriate for the era of the place.
- 4.8e Where a heritage place is within a row or sub-precinct the adoption of a consistent or co-ordinated approach to paint colours is encouraged.
- 4.8f Services fixtures and fittings should be painted to blend with background colours unless it can be demonstrated they were picked out in contrast in an original scheme.

4.9 Driveways and Parking Structures

Mandatory Conservation Requirements

- 4.9a All patterns, arrangements and materials for vehicle movement and parking which are significant features shall be retained.
- 4.9b The location, design and materials of an additional driveway, parking area or parking structure shall not have an adverse effect on significant features. The development application shall address matters such as but not limited to garages, carports, ticket vending machines, signage, boom gates and paving materials.
- 4.9c Any additional driveway and parking structure shall be located as unobtrusively as possible.

Requirements subject to the discretion of the decision maker

- 4.9d A parking area should not be located forward of the front building line of a heritage place where no parking area previously existed and where access is possible to the side or rear.
Where no alternative is available, a parking area may be provided forward of the front building line in the form of uncovered hardstand car space(s) constructed in an unobtrusive material.
- 4.9e Additions to an existing on-site parking area should minimise any adverse effect that the increased scale of the parking area may have on the heritage place.

4.10 Outbuildings and Ancillary Structures

Mandatory Conservation Requirements

- 4.10a All outbuildings and ancillary structures which are significant features shall be retained unless it is no longer economically or technically feasible to carry out repairs and maintenance, or they are part of an adaptive re-use which is approved by the decision maker.
- 4.10b Reconstruction work shall match the original fabric in all respects as far as

practicable in terms of current building practice. For more information refer to *C.7 Checklist for Materials & Finishes*. Reconstructed fabric shall be clearly documented on plans lodged for building approval. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required.

- 4.10c A new outbuilding or ancillary structure shall be sited to ensure that it is as unobtrusive as possible in relation to the heritage place.
- 4.10d The form, scale, materials and colours of an outbuilding or ancillary structure shall not detract from significant features.

Requirements subject to the discretion of the decision maker

- 4.10e An outbuilding or ancillary structure should not be located forward of the front building line unless it is located wholly underground or it can be demonstrated that there is no reasonable alternative location. The siting, form, scale, materials and colours of an outbuilding and ancillary structure should not detract from significant features.

4.11 Landscapes, gardens and trees

Mandatory Conservation Requirements

- 4.11a All landscape elements which are significant features shall be retained and conserved.
- 4.11b All protected trees shall be retained in accordance with the provisions of *Tree Protection Act 2005*.
- 4.11c The development application shall include a Landscape Plan which identifies:
- landscape elements which are significant features to be retained;
 - existing landscape features to be removed;
 - proposed new soft landscaping showing species, numbers and anticipated mature height, planting locations, planting methods and irrigation systems;
 - the way in which new landscaping will reflect existing landscape elements which are significant features in terms of mature height and character; and
 - areas of hard landscaping such as but not limited to driveways, paving, retaining walls and water features.
- 4.11d The development application shall demonstrate that new landscaping adjacent to a significant feature will not damage, or have the potential to damage, that feature.

Requirements subject to the discretion of the decision maker

- 4.11e Hard surfacing other than the minimum required for pedestrian and vehicular access should be avoided between the building line and the front boundary.
- 4.11f Landscape screening of a hard surfaced area visible from the public domain is encouraged.
- 4.11g A retaining wall or earth mounding which is visible from the public domain should not have an adverse effect on the streetscape character of a heritage place or heritage precinct.
- 4.11h New planting should not obscure an existing view of a heritage place to and from the public domain, unless such planting reinstates original plantings for which there is documentary or physical evidence.

- 4.11i Existing vegetation found to be invasive should be managed, or removed and replaced with a suitable non-invasive species. This process should be specified in the Landscape Plan.

4.12 Fences

Mandatory Conservation Requirements

- 4.12a All development associated with fences, including hedges on the boundary of a property, shall be in accordance with the provisions of the Territory Plan.
- 4.12b All fences and gates which are significant features shall be retained, unless they are beyond repair, in which case they are to be reconstructed.
- 4.12c A fence or gate which is a significant feature, and which is visible from the public domain, shall be reconstructed only where it is no longer economically or technically feasible to carry out repairs and maintenance. Reconstruction work shall match the original fabric in all respects as far as practicable. For more information refer to *C.7 Checklist for Materials & Finishes*. Reconstructed fabric shall be clearly documented on plans lodged for building approval. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required.
- 4.12d If damage does not affect a whole item or component, only the damaged portion shall be reconstructed.
- 4.12e A previously demolished fence or gate shall only be reconstructed in accordance with its original location and design.
- 4.12f A fence or gate which is a significant feature shall not be increased in height.
- 4.12g A new fence shall not obscure a previously available view of the place to and from the public domain, unless it is a reconstruction of an earlier fence for which there is documentary or physical evidence.
- 4.12h A new fence shall not detract from the heritage place in terms of location, scale, form and materials.

4.13 Pools and Tennis Courts

Mandatory Conservation Requirements

- 4.13a Pools and tennis courts which are significant features shall be retained, unless it is no longer economically or technically feasible to carry out repairs and maintenance. A Demolition Plan, or an amendment to an existing Demolition Plan, may be required.
- 4.13b A new or replacement pool or tennis court and its surrounds shall not detract from the heritage place and landscape setting. The development application shall address matters such as siting, paving surrounds, surfaces, fencing, and housing and location of plant and equipment.

Requirements subject to the discretion of the decision maker

- 4.13c Landscape screening of a pool or tennis court which is visible from the public domain is encouraged.

4A DESIGN CHECKLIST FOR MATERIALS AND FINISHES FOR ALTERATIONS AND ADDITIONS TO HERITAGE PLACES

This checklist is part of the statutory Heritage Guidelines. It provides guidance but does not limit any Mandatory Conservation Requirements to which it relates.

This checklist provides advice on typical approaches to matching or providing complementary materials and finishes for alterations and additions to heritage places, particularly those which are adjacent to existing building elements and are visible from the public domain (i.e. a street, right of way or public reserve).

ROOFS

Existing Material	Suggested New Material
Terracotta tiles (common)	<p>When patching an existing roof or when locating an addition where it is immediately adjacent to an existing roof and can be seen from the public domain it is important to match tiles as closely as possible with respect to size, profile and finish. Second hand terracotta tiles are readily available through roof tilers.</p> <p>Alternatively existing tiles can be taken from an unseen part of the roof and used for the patch or addition, with new tiles being laid in the unseen portions.</p> <p>Also possible but less desirable is to re-roof the building with a new tile which provides the closest possible match.</p> <p>Existing tiles should not be resprayed. This popular technique offers inappropriate colours and has a highly artificial appearance.</p>
Asbestos tiles (uncommon)	<p>The closest visual match is bitumen impregnated tiles laid over plywood with a waterproof membrane. These are imported from the USA where they are a common material. However they are rarely used in Australia. In certain cases it may be more appropriate to replace the entire roof with a new material which matches other roof materials in the locality.</p>
Slate (uncommon)	<p>New slate should match existing colour and profile as closely as possible. Original plans and specifications may indicate the original slate, which may still be available.</p> <p>A cheaper alternative may be ceramic slate look products (eg. Nu-lok Roofing Systems). However these products can appear artificial, especially when new. Care should be taken to match colour, size and profile as closely as possible.</p>
Concrete tiles (common) 1950s onwards	<p>A wide range of concrete tile profiles and colours are available although an exact match may not be possible. See Terracotta tiles for note about relocation of existing tiles.</p> <p>Re-spraying with a new coloured surface may be suitable in some situations. The colour should match the existing as closely as possible. Charcoal colours are the least artificial in appearance.</p>
Corrugated iron (common)	<p>Often referred to as "corrugated iron" however material dating from 1910 onwards is likely to be zinc coated steel.</p> <p>Use zinc coated steel, either painted or unpainted. This is not to be confused with 'Zincalume' steel, which, although more durable, is usually inappropriate. It has a shiny gloss finish rather than matt and causes corrosion when used with traditional lead or zinc coated roof and rainwater accessories.</p> <p>An alternative to Zincalume which is also more durable than zinc coated steel is to use Colorbond in the colour 'Gull Grey'. However this lacks the surface texture of traditional unpainted corrugated roofs.</p> <p>Colours can be matched by either painting zinc coated steel to match the existing or by selecting a suitable match in the range of Colorbond steel colours.</p>
Metal deck	<p>Metal decking is readily available in a range of finishes and profiles (eg.</p>

(common) 1950s onwards	<p>Stramit, Bluescope Steel).</p> <p>See Corrugated Iron above for discussion of zinc coated vs 'Zincalume' finishes</p> <p>Some early profiles are no longer available, making patching or abutting new roofs difficult.</p> <p>It is possible but less desirable to re-roof the entire building with a new metal deck which provides the closest possible match.</p> <p>It is best to design roofs over additions so that they are physically separate from existing roofs and so that an exact match is slightly less important.</p>
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DOORS AND WINDOWS

Existing Material	Suggested New Material
Timber Frames – traditional construction with sash weights etc.	<p>Replacements or new doors and windows adjacent to existing and visible from the public domain should match existing as closely as possible. They should be timber framed, of matching finish (usually painted) matching opening configuration (double hung, casement etc) matching proportions (including jamb and centre posts widths etc.) and of matching details including frame and mullion sizes and moulding profiles, sash horns etc. Opening mechanisms need not match exactly (modern spiral balances can be used instead of sash weight) and laminated glass or double glazing can be used but the overall appearance should match as closely as possible.</p> <p>Such items will generally have to be made to order. Modern standard timber doors and windows are not appropriate due to the much slender appearance of frames and lack of detailed mouldings.</p>
Timber Frames – modern construction 1950s onwards	<p>Modern standard timber doors and windows will generally be suitable. However care should be taken to match finish, opening configuration and proportions.</p>
Steel Framed Windows 1940s – 1960s	<p>Steel framed windows are distinctive due to the extremely slender appearance of their frames and mullions. Replacements should ideally be steel framed to match the existing proportion, opening configuration and detailing as closely as possible. However today's steel frames are expensive. An acceptable alternative would be custom made aluminium frames of matching proportions, slender sections and finish.</p>
Aluminium Frames 1960s onwards	<p>Modern standard aluminium doors and windows will generally be suitable. However care should be taken to match finish, opening configuration and proportions. Note that powder coated frames only date from the mid 1970s. Earlier finishes were usually silver or bronze anodised. Today anodised frames are expensive. Acceptable alternatives are powder coated colours such as Dulux Precious Silver Pearl Satin or Dulux Precious Bronze Pearl Satin.</p>

MATERIALS AND FINISHES

Existing Material	Suggested New Material
Face Masonry	<p>Existing face brickwork should not be painted or rendered over. The colour, texture, shape and joint colour and profile of existing face brickwork and concrete blockwork should be matched as closely as possible. Major suppliers (eg. Boral) offer a wide range.</p>
Rendered & Painted Masonry	<p>Patched areas or abutting additions visible from the public domain should match the existing render pattern as closely as possible. The existing render may include smooth sponge finish (the most common modern render), roughcast render (pebbledash) and a variety of trowelled textured surfaces.</p>
Painted Brickwork	<p>Should remain as painted brickwork and retain existing joint profiles. It should not be rendered over or stripped back.</p>
Clear finished or	<p>Common on 1960s & 1970s buildings. Sizes, profiles and accessories</p>

stained weatherboards	should match as closely as possible. Should remain clear finished or stained to highlight the timber grain rather than have a solid paint finish.
Painted weatherboards	Should match existing sizes, profiles and accessories as closely as possible and remain painted.
Asbestos cement sheet	Should be replaced with fibre cement sheet of matching texture, size, profile and accessories, and matching finish (usually painted).

**SCHEDULE 1: IDENTIFIED SIGNIFICANT BUILDINGS
BLANDFORDIA 4 HOUSING PRECINCT**

EMPIRE						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4c	35	11	1	Kenneth Oliphant	1935	Federal Capital Style
MELBOURNE AVENUE						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4a	43	2	3	Malcolm Moir	1935	Inter-war Functionalist Style
BAUDIN STREET						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4b	2	37	6	Rudd & Limberg	1928	Federation Arts and Crafts Federation Bungalow influences
TASMANIA CIRCLE						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4c	3	11	4	Roy Grounds (Grounds Romberg & Boyd)	1962	Post –War Melbourne Regional
	11	44	4	Robyn Boyd	1953	Post –War Melbourne Regional
TENNYSON CRESCENT						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4a	19	2	22	Malcolm Moir	1952	Post – War International
WILMOT CRESCENT						
Sub-area	St No	Section Block		Architect	Date	Style/Influence
B4a	3	47	9	Moir & Sutherland	1937	Inter-War Functionalist Style