

22.11 HEALESVILLE COMMERCIAL PRECINCT

18/06/2015
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This policy applies to all land in the Healesville Commercial Precinct as identified in the precinct map included in this clause. Shown on the Planning Scheme maps as HO428.

22.11-1 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 Healesville Commercial Precinct.

Healesville Commercial Precinct is of local historical, social and aesthetic/ architectural significance as a long standing shopping strip in Healesville. Known as Nicholson Street, the street was named after the Premier of Victoria between 1859 and 1860. Nicholson Street emerged after the town survey in 1865 as the main street through Healesville. Significant and contributory buildings range from 1880s to post World War II. Nicholson Street has historically contained diverse business activities supporting local tourists as well as residents.

Situated on a terraced hillside and lined with mature trees, Nicholson Street generally contains, two storey buildings located on the high side and single storey on the low side of the street.

Gradings / Definitions

The relevant definitions of significant, contributory and non-contributory buildings have been taken from the *Healesville Heritage Project, Healesville Commercial Precinct* prepared by Lovell Chen (Finalised 2015).

Significant buildings include several prominent and/or particularly important historic buildings in the Healesville commercial context. These buildings are reasonably externally intact and are more architecturally distinguished than ‘contributory’ properties. They may also retain a higher degree of original fabric and integrity including unpainted brick and render finishes, original metal –framed or timber – framed glazing, leadlight, vitreous tiling to piers, in-goes and stall boards, and original or early parapet forms. This grading also includes buildings which are unusual elements in the commercial precinct (such as the Uniting Church and the former ‘Temora’ at 294 – 296 Nicholson Street).

Contributory buildings in the precinct are also comparatively externally intact, albeit typically less architecturally distinguished than ‘significant’ buildings. Over-painting original surfaces or finishes, as well as changing the shop fronts and in some cases first floor window are among the common alterations made to the ‘contributory’ commercial buildings. It is also recognised that changes to ground floor shop fronts is a common occurrence generally with historic commercial buildings.

Non – Contributory buildings include recent infill development, including post WWII development of little or no architectural merit or heritage character; earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character, and some recent ‘faux’ Victorian style shop buildings.

22.11-2 Policy Objectives

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The objectives of this policy are to:

- Maintain the prominence of the significant and contributory buildings in the precinct.
- Ensure development integrates with surrounding heritage buildings and streetscape.
- Encourage new 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 is considered in the context of their impact on significant and contributory buildings and the streetscape.

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It is policy to:

- Consider the relevant heritage study, giving particular regard to the statement of significance.
- Protect and maintain the mature street trees. (covered by separate HO159)

New buildings, alterations and additions

- Ensure the overall form of development reflects the bulk, height, setbacks, form and appearance of typical contributory and significant heritage buildings.
- Discourage changes to the principal facade or visible roof form of significant and contributory buildings.
- Discourage alterations or additions which obscure, alter or remove original features and details that contribute to the significance of the place.
- Encourage alterations and additions to be designed in a manner that responds to and is compatible with the built form and architectural treatment of the heritage place.
- Encourage additions to significant and contributory buildings at the rear where they are less visible from the street.
- Encourage upper level additions to be sited behind the principal visible roof so they are less visible from the street.
- Ensure new development is clearly distinguishable as new buildings.
- Encourage the removal of elements which are intrusive to the heritage significance.
- Encourage the use of traditional construction materials.
- Retain shop fronts, doors and windows of significant and contributory buildings as important aspects of the public interface of retail premises and streetscape.
- Discourage the painting or rendering of unpainted surfaces.
- Discourage the installation of new windows and doors in the front facade or in areas that are visible to the public realm.
- Discourage the replacement of original timber window frames with alternative materials such as aluminium.

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Advertising signs

- Ensure signs do not obscure or detract from any architectural feature of significance.
- Ensure signs complement the historic character of the building.
- Discourage the painting of buildings in corporate colours.

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Policy reference

- *Healesville Heritage Project* (Lovell Chen Finalised 2015)

Healesville Commercial Precinct Map

