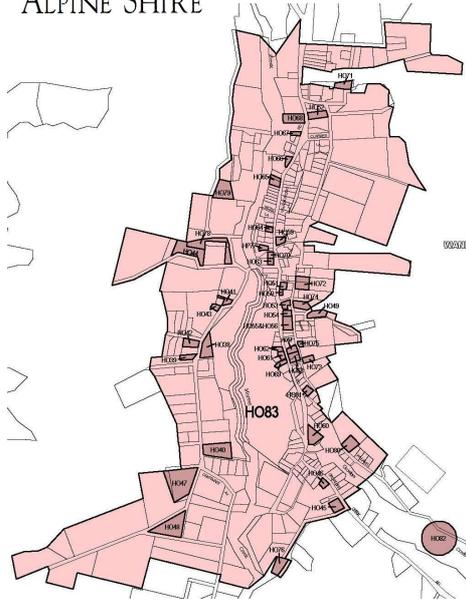




Wandiligong Heritage Guidelines

January 2016

ALPINE SHIRE



Wandiligong Heritage Area HO83



Situated in the Morse's Creek Valley, Wandiligong was founded in the 1850's as a mining settlement. The surrounding tree covered hills now set the scene for a charming village characterised by a dispersed collection of traditional cottages and outbuildings sitting amongst exotic trees such as willows, oaks, chestnuts, elms and poplars.

The rural character of the village is created by an irregular pattern of allotments, an overwhelming dominance of vegetation and generically traditional buildings set within the landscape. The village is given a sense of time and place by the presence of a number of larger traditional buildings – the School, Hall, Post Office and Churches. The older buildings are simple and unpretentious and the new are

relatively restrained and respectful. The new and the old combine to form a harmonious whole.

The valley along Morse's Creek is one visual entity - a pleasant mosaic of patterns, forms and colours woven carefully together to achieve a satisfying blend. The objective of these guidelines is to retain that character, while allowing for new development. The intent of these guidelines is to guide the future of development in Wandiligong, not to create a 'Disneyland' experience but a viable community which is sensitive to its environs.

Wandiligong is a special place – in terms of both heritage and community. It deserves care and sensitivity in proposals for development.

Wandiligong Heritage Guidelines

Landscape

Subdivision and Siting

The existing irregular pattern of subdivision and building siting in Wandiligong Heritage Area illustrates the early and rapid growth of the township and contributes to Wandiligong's landscape character.

Guidelines

- Potential subdivisions and building siting must:
 - reinforce the existing irregular nature of subdivision and avoid modern, suburban development patterns;
 - set buildings back from the front boundary as far as possible and maximise side boundaries,
 - site buildings irregularly to the front boundary,
 - maximise vegetation retention in siting buildings
 - avoid visually dominating individually listed heritage buildings.



above and below – 'buildings in a landscape', vegetation dominates, fences do not



Vegetation

Wandiligong is an historic landscape. The landscape and the vegetation of the village dominate its character. Buildings are features within the landscape. Except in the 'town centre' along Morse's Creek Road, buildings are generally set back to accommodate a variety of native and introduced vegetation to screen buildings.

The use of vegetation to partially obscure new buildings and reinforce the 'buildings in a landscape' quality is essential to conserve Wandiligong's character.

Guidelines

- The visual dominance of vegetation in the Wandiligong Heritage Area must be retained and reinforced wherever possible.
- New and existing vegetation should be used to minimise the visual presence of new buildings – this does not imply totally screening.
- The removal of substantial vegetation must only be considered where mature replacement vegetation is guaranteed.
- Vegetation should favour the species already existing in Wandiligong.

Fences

Fences are a subtle landscape feature in the Wandiligong Heritage Area - not for their presence but for their lack of presence. In most cases they are a non-element, allowing the landscape and vegetation to visually dominate.

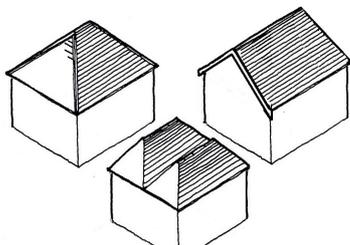
Guidelines

- New fences should:
 - be visually transparent and not draw attention to themselves, except possibly to define the entrance to the property,
 - avoid solid or opaque fencing,
 - utilise post and wire construction and be generally no higher than 1000mm,
 - be set back from the front boundary as much as possible, and if possible avoided altogether;
- The use of (new) traditional decorative fences should be avoided and only permitted at the front of individually listed buildings.
- Where privacy may be an issue, the siting/orientation of buildings, the use of landscaping is favoured over opaque fences.

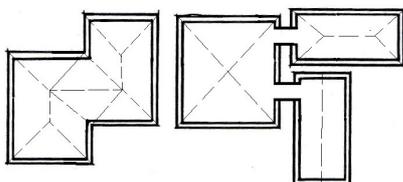




pitched roofs, articulated forms,



hip, gable and mixed roof forms



articulated plan forms



individually listed heritage building –former Post Office



Individually listed heritage building – former Uniting Church

New Buildings

The desirability of living within the Wandiligong Heritage Area has resulted in an increase in new dwellings. These buildings can potentially, undermine the historic landscape character of the village.

New dwellings and outbuildings in the Wandiligong Heritage Area must demonstrate a greater level of quality and sensitivity than the average suburban examples. New buildings should acknowledge the traditional character of Wandiligong in their forms and materials, but should also be subtly contemporary and visually discreet.

Guidelines

- The design of new buildings must:
 - minimise their presence and recede into the landscape,
 - respect and reflect the generic qualities of the traditional building in their form, building envelope and pallet of materials, but should be subtly appreciated as contemporary,
 - literal imitations or mimics of traditional building designs must be avoided;
- New buildings must:
 - avoid monolithic forms in favour of articulated floor plans, elevations and roofs,
 - utilise verandahs and pergolas to further articulate the building envelopes,
 - provide garages/carports as separate structures,
 - avoid two storey designs, except possibly where the second story is enclosed within the roof space, or where topography contributes to minimising their two storey nature,
 - utilise gable and/or hip roofs with a minimum pitch of 25° and a minimum overhang of 350mm,
 - avoid flat or curved roofs,
 - utilise corrugated iron (NOT Zinalume) - Colourbond or galvanised,
 - utilise lightweight cladding – preferably square edged weather boards, corrugated iron or rendered panels. Brick or stone as accents is acceptable. Variety in the use of cladding is encouraged.
 - utilise relatively dark muted colour schemes for roofs and cladding with minimal contrasting details.
- Outbuildings and water tanks should recognise the above guidelines.

Individual Heritage Buildings

The conservation and continued use of the individually listed heritage buildings in Wandiligong is vital to the viability and character of the community. While the restoration of those buildings as 'house museums' is not required, their maintenance and enhancement is. Works to individually listed buildings should be sensitive.

Works to individually listed heritage buildings should seek advice from the Shire's Heritage Advisor at the earliest opportunity.

Guidelines

- The heritage values of individually listed heritage buildings will guide and direct works to conserve or alter these buildings. Some portions of the existing buildings may not be part of their heritage values.
- Conservation works to individually listed heritage buildings must:
 - not paint over unpainted brickwork/stonework. The removal of paint from brickwork must not use aggressive sand blasting methods. Alternatives should be investigated and tested,
 - retain as much original building fabric as possible and replace like-with-like wherever possible. Repair is preferable to replacement,
 - replace roofs in galvanised, or possibly Colourbond finished corrugated iron – not Zinalume. The reinstatement/retention of original timber shingle roofing is more problematic and should not be mandatory.



sensitive but contemporary addition to the former Church of England

- consider the reinstatement of an original colour scheme, or at least an appropriate traditional scheme,
- avoid altering original external fabric and wherever possible reinstate missing fabric,
- None of the individually listed heritage buildings have internal controls. It is however encouraged that distinctive original spaces and original fabric be retained and expressed.
- Alterations and/or additions to individually listed buildings must:
 - reflect the traditional fabric and qualities of the building for minor alterations,
 - be subtly appreciated as contemporary for larger alterations and/or additions. Contemporary solutions may closely reflect the existing building while in others may be less literal in terms of forms, materials and colours,
 - not visually overwhelm, or detract from the original building, Dramatic architectural statements must be avoided,
 - consider the Guidelines for New buildings above in terms of form, materials and colours,
 - be sited to allow the existing building to be visually dominant in the public realm and to facilitate landscaping to partially obscure any additions.

Variations to these Guidelines

It is acknowledged that there may be other ways of achieving the objectives of these Guidelines. Variations to these Guidelines may be considered, but only where it can be demonstrated that alternatives achieve the spirit of the Guidelines.

Requirements for Planning Applications

Pre-application liaison with the Shire's Heritage Advisor is strongly encouraged. Appointments can be arranged through the Planning Department.

Along with drawings, Planning Applications must:

- include a brief written statement to explain how the proposal addresses the individual heading above
- be accompanied by recent photos showing the site from the public realm, the interior of the site and any existing buildings/structures
- include a site plan with landscaping proposals, fences and proposed vegetation.

For further information contact the Alpine Shire's Planning Department at 03 5755 0555 or info@alpineshire.vic.gov.au.