

Contributory buildings

Outlined below are the general development principles that are applied to contributory buildings located within heritage areas.

Can I develop my contributory building?

Yes, you can. Because a building has been identified as a contributory building in a heritage area does not mean that it cannot be changed; in fact some works are necessary to ensure a place is appropriate for contemporary use. Generally it will be the view from the street and the style of building which are significant. This includes but is not limited to materials and details, wall finishes and details, verandahs and verandah details, windows and window openings, and door and door openings.

Development principles

Demolition

Complete demolition of a contributory building will generally not be supported unless it is considered that it is not reasonable to retain the building or that it is unsafe for occupation. The partial demolition of a building to allow for additions will generally be supported as long as the proposed additions are sympathetic to the heritage significance of the building and streetscape. Applications for demolition of any part of a building that is visible from the street will be required to demonstrate that the building fabric to be demolished does not contribute to the heritage significance or traditional streetscape character of the heritage area.

Alterations

It is important that alterations do not remove, change or obscure materials and detailing as viewed from the street. If original fabric has deteriorated to a point where it requires replacement, a policy of replacing like for like should generally be used. If original fabric has been previously removed or unsympathetically altered, restoration/reconstruction of the street-front facades to their original form and detailing is strongly encouraged where practical.

Additions

When assessing applications for additions to buildings in heritage areas one of the key aspects considered is the effect on the streetscape. Additions should be positioned in a manner that the prominence of the original building as viewed from the street is retained. For additions that are of a greater height than the original building these should be set back so as not to be visually prominent from the street. The maximum heights for additions are set through the Town Planning Scheme.

In altering a heritage building you are adding a chapter to its history so it is important that any new addition can be distinguished from the existing building.

Is the interior of the building significant?

Generally it is only the streetscape views of the building that are significant however in some cases the interior of the building, or significant original details and fabric, may also have been identified as important to the cultural heritage significance of the place. This is more often the case with places included on the State Register of Heritage Places or places individually listed on the Town Planning Scheme Heritage List. In most cases the City of Subiaco encourages the retention of significant internal fabric but does not enforce it.

Does all work require development approval?

The City of Subiaco needs to approve works involving significant changes to any building, whether it is heritage listed or not. Normal maintenance and internal alterations can be undertaken without development approval, provided the works do not adversely affect the significant fabric of the place.