

# *MASTERS DESIGN & DRAFTING*

*BUILDING DESIGN - DRAFTING - HOUSE ENERGY RATING*

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**Mitchell Shire Council**  
**Level 1, 4-61 High Street,**  
**Wallan 3756**

25<sup>th</sup> August 2021

## **HERITAGE REPORT**

### **Project:**

Partial demolition, alterations and extension to a single storey heritage dwelling

### **Address:**

5 DOWLING AVENUE, SEYMOUR 3660

### **CLAUSE 43.01 Heritage Overlay HO308 (Seymour Railway Precinct)**

The subject site is a part of large parcel of land located in Seymour Railway Precinct owned by Victoria Rail (Vic Track). The site is located on the west side of Dowling Avenue on the corner with Anzac Avenue, opposite Seymour Bowling Club. There are five dwellings on the street which are built on this large Lot No: 3, they are all from the similar era of fifties and sixties. All the dwellings are fully fenced so they appear as established suburban houses of typical architectural styles of the period they were built, weatherboard wall cladding, high pitch roof, sheet metal roofing with some having tiled roof, built on stumps 400-500mm high off the ground, no garages, all visible from the private gravel surfaced street. Fenestration on these houses are typical for the architectural style. External colours are typically light tones of classic heritage colours (i.e. classic cream, pale eucalypt, light grey etc...).

The fenced area around the subject dwelling is approximately 750msq (14.7m X 52m), other surrounding allotments are of similar size. Some vegetation is present on this large lot, only one small tree on the subject site which will remain.

The existing heritage building is a single storey weatherboard dwelling with pitched main roof at approximately 27 degrees and a lean on old extension at 11 degrees. This building has Contributory heritage character in Seymour Railway Precinct. The external colors and materials are: weatherboard walls is "Classic Cream", zinc-alume sheet roofing and "Pale Eucalypt" gutters, fascia, windows and front verandah posts. This dwelling is in a quite bad condition due to it's age and it has reached end of it's life span which can certainly be extended with substantial maintenance work. The rear of the dwelling (lean on part) is in derelict condition and need total replacement.

Proposed building works include partial demolition of the rear lean on part of the existing dwelling and replacement of it with larger extension to provide new kitchen, laundry, bathroom, toilet and verandah.

There will be no changes in appearance to the existing subject dwelling (when viewed from the street), the proposed extension with all its elements including roof will be fully behind the original heritage house. The original chimney on side of the existing house will remain. The side and rear setback of the proposed extension will be consistent with adjacent heritage dwellings and private open space will be aligned with adjacent open spaces.

The overall height of the proposed extension will be lower than existing heritage dwelling and lower than adjoining dwelling heights as well. Further to that and due to almost full seclusion of the proposed extension behind the existing dwelling, there will be no misrepresentation of the historical form or significance of the adjoining Heritage Places. External materials of the proposed extension will be complementary to the existing dwelling and adjacent heritage dwellings as well. The extension is well balanced with fenestration to resemble the original character of the dwelling.

It is apparent that proposed extension will fully conserve and enhance all contributory elements of the existing heritage building.

#### **CLAUSE 22.02 (HERITAGE POLICY):**

Most of the elements of the proposal are covered in above text, the design of the proposed extension is in architectural style and form in line and blended with the existing heritage dwelling. Principle view lines to significant heritage building are preserved as well. External form, bulk, scale, massing, setbacks, finishes and materials will be fully respectful of the heritage place and nearby heritage buildings. Visual dominance of the existing contributory building including its roof will be intact since the proposed extension is designed at rear of the existing building.

The heritage character of the subject site will be intact and all Contributory Elements of the adjoining properties and wider neighbourhood area will be fully respected.

Location, size and shape of the proposed extension and alterations on the subject site will not cause any adverse effect on adjacent properties, wider neighbourhood area or Heritage values of the surrounding area.

Report prepared by:  
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