

APRIL 2023



# HERITAGE DESIGN GUIDE



CITY OF MELBOURNE

## **Acknowledgement of Traditional Owners**

The City of Melbourne respectfully acknowledges the Traditional Owners of the land, the Boon Wurrung and Woiwurrung (Wurundjeri) people of the Kulin Nation and pays respect to their Elders, past and present.

# CONTENTS

<b>Introduction</b>	<b>5</b>
<b>Heritage matters</b>	<b>6</b>
<b>Heritage policy objectives</b>	<b>8</b>
Heritage place	10
Demolition	12
Alteration	17
Additions	23
New buildings	31
Restoration and reconstruction	43
Subdivision	44
Relocation	45
Vehicle accommodation and access	46
Fences and gates	48
Trees	49
Services and ancillary fixtures	50
Street fabric and infrastructure	51
Signage	52
<b>Definitions</b>	<b>54</b>
<b>Image credits</b>	<b>59</b>

When contemporary design respects but does not imitate the heritage context, it can be compatible with heritage places.

*161 Collins Street, Melbourne*

*Bates Smart*



# INTRODUCTION

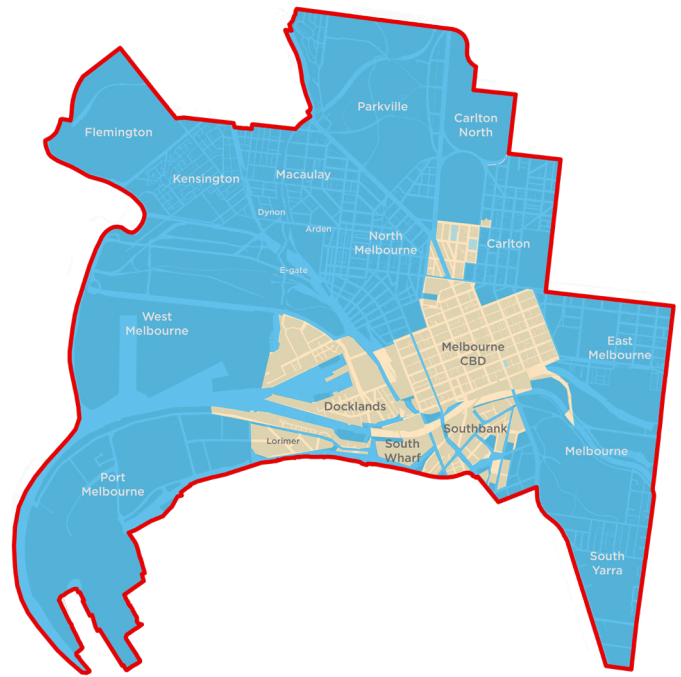
The Heritage Design Guide has been prepared by the City of Melbourne to support interpretation of the heritage policies within the Melbourne Planning Scheme. The heritage policies are as follows:

- Clause 15.03 - Heritage

The guide uses illustrations and photos as examples to visually communicate the intent of the heritage policies. The photo captions and illustration annotations specifically outline the policy requirements achieved or not achieved in each example.

This guide applies to all places within the heritage overlay within the City of Melbourne; however, the sections of this guide titled 'outside of the CCZ' only apply outside of both the Capital City Zone (CCZ) and the Docklands Zone (DZ).

The Heritage Design Guide must be read in conjunction with the Melbourne Planning Scheme and to the extent of any inconsistency, the Melbourne Planning Scheme prevails. The Heritage Design Guide is a resource to assist relevant land owners and provide information generally and does not constitute legal advice. The Heritage Design Guide and in particular the diagrams and photographs contained within it are for illustrative purposes only noting that assessing and responding to heritage controls will depend on the individual site context and all the circumstances.



- City of Melbourne boundary
- Outside of Capital City Zone (CCZ) and Docklands Zone (DZ)
- Capital City Zone (CCZ) and Docklands Zone (DZ)

# HERITAGE MATTERS

Melbourne's rich legacy of heritage buildings and precincts make it a distinctive place to live, work and visit. The central area of the Melbourne, the Hoddle Grid, was laid out by surveyor Robert Hoddle in 1837 and remains the civic heart of the city. Melbourne is renowned as one of the world's great Victorian gold rush cities.

Melbourne's Planning Framework identifies heritage as a defining characteristic of the municipality. Heritage places encompass both individual heritage places and heritage precincts. These places are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance. They include residential and non-residential places, public parks and gardens, trees and infrastructure.

## The value of heritage

Heritage places distinguish cities by adding authenticity and distinction to urban experiences. Distinct character and city identity is vitally important to attracting visitors and investment. In the year ending June 2019, 43% of international overnight visitors to the City of Melbourne visited a heritage building, site or monument.

Heritage places help make cities more people-centred, more sustainable and more resilient to changing economies, ensuring the amenity, human scale and tactility of the city. Retention of heritage buildings helps to ensure a greater diversity of tenancies, businesses and household types, providing the city with different land uses and communities.

## Further information

- Further information is provided in the Office of the Victorian Government Architect's publication Good Design and Heritage, OVGA, 2016: [http://ovga.vic.gov.au/images/17008\\_07\\_Good\\_Design\\_and\\_Heritage\\_221117\\_Web.pdf](http://ovga.vic.gov.au/images/17008_07_Good_Design_and_Heritage_221117_Web.pdf).
- Heritage Buildings and Sustainability, Heritage Victoria, 2009: [https://www.heritage.vic.gov.au/\\_\\_data/assets/pdf\\_file/0018/61533/Sustainability\\_Heritage\\_tech\\_-leaflet.pdf](https://www.heritage.vic.gov.au/__data/assets/pdf_file/0018/61533/Sustainability_Heritage_tech_-leaflet.pdf)
- The Burra Charter defines the basic principles and procedures to be followed in the conservation of Australian heritage places. Australia ICOMOS, 2013: <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

## Design in a heritage context

When good contemporary design respects but does not imitate the heritage context, it can be compatible with heritage places. City of Melbourne supports design excellence and is currently promoting this through the Draft Design Excellence Program 2019-2029.

The adaptation of heritage buildings presents a design opportunity for architects and designers to find innovative solutions that respect the heritage fabric in a contemporary context. As development pressure increases in Melbourne, more heritage buildings are being reused, producing some excellent examples of developments combining high quality contemporary design with heritage significance.

“Good design should complement existing heritage buildings or conservation areas by respecting historic character, by adapting or contrasting it without overwhelming heritage values. Infill buildings should complement the existing built form and leave a valuable legacy for the future. The careful consideration of scale, massing, setbacks and fine-grain streetscapes is critical when designing within a heritage context. An informed design response relies on understanding heritage values and addressing opportunities and constraints that arise from these.”

*Good Design and Heritage – OVGA*

## Heritage places and change

Heritage places can teach us about our past, such as historical movements and how they influenced design (e.g.. Arts and Crafts and Modernism), the ethics and standards of the past in building typologies (e.g.. Churches, schools and institutions) and construction methods (e.g.. building heights and the curtain wall). Although Melbourne has retained many Victorian era buildings, more recent waves of development have created a layered urban environment where time can be “read” in the materials, styles and ages.

“Contemporary architecture and innovative design is an important part of the contextual approach to heritage fabric because it adds to the existing diversity and layering of architectural styles over time. This layering, which can retain heritage from successive periods, is a defining feature in Victoria’s heritage.”

*Good Design and Heritage – OVGA*

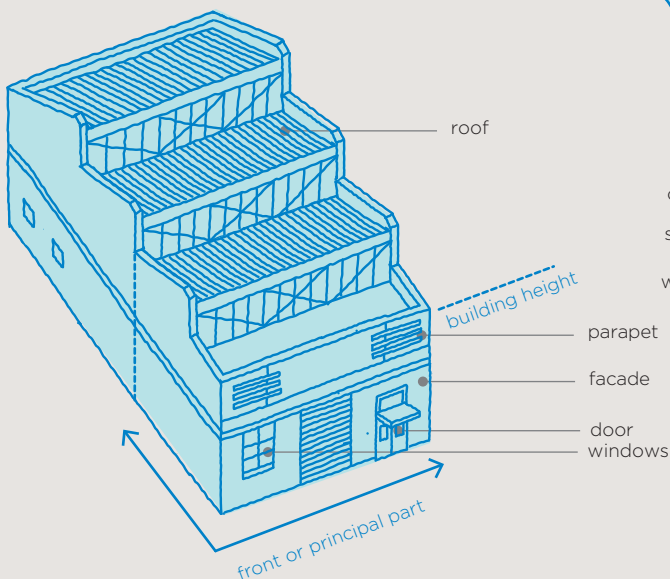
## Heritage places and sustainability

The retention of heritage buildings can help minimise a site’s carbon footprint by limiting the loss of embodied energy associated with demolition and new construction. Heritage builds can often be upgraded to a higher environmental performance without change to heritage fabric. With clever design heritage characteristics will enhance ESD outcomes. For example double brick construction can maintain more stable internal temperatures and smaller floor-plates can help optimise the amount of natural daylight internally.

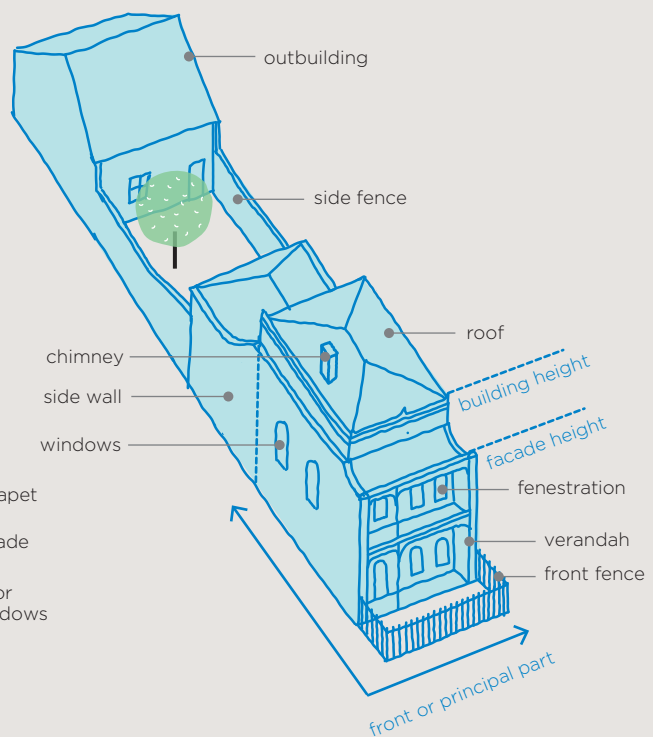
Heritage places can be adapted to incorporate new environmental features to significantly improve their performance, such as solar panels, insulation, draught-proofing, energy efficient heating and hot water systems, water tanks, installation of high performance glazing (depending on the significance of existing glazing).

### Building characteristics

Some characteristics of a heritage building are depicted in the diagrams below. Other building characteristics include height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.



non-residential example



residential example

# HERITAGE POLICY OBJECTIVES

The following pages contain illustrations and photos to visually communicate heritage policies within the Melbourne Planning Scheme.

The objectives of the heritage policies are as follows:

- To encourage high quality contextual design for new development that avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building and discourage facadism.
- To enhance the presentation and appearance of heritage places through restoration and reconstruction
- To protect significant views and vistas to heritage places



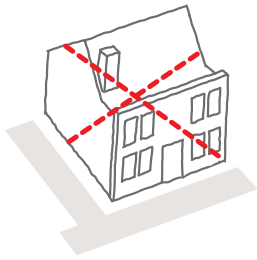
## Permit application requirements

Refer to the Heritage Policy for key documents which may be required to be lodged with a permit application. This could include a Heritage Impact Statement (HIS), Conservation management plan (CMP), sight line diagrams and a 3D model.

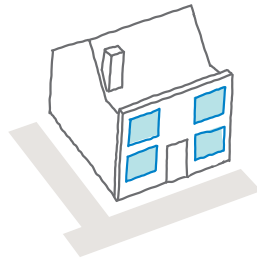


## Heritage policy categories

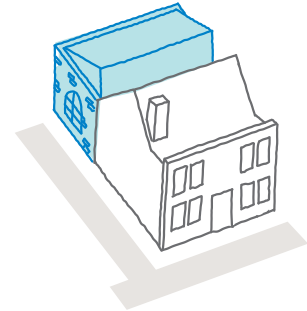
This guide covers the following categories within the heritage policies:



Demolition pg.12



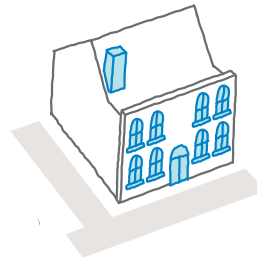
Alterations pg.17



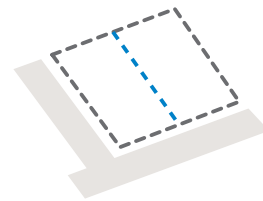
Additions pg. 23



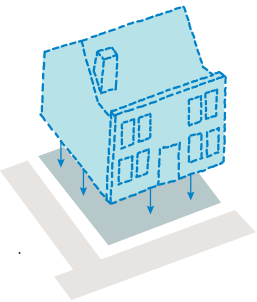
New buildings pg. 31



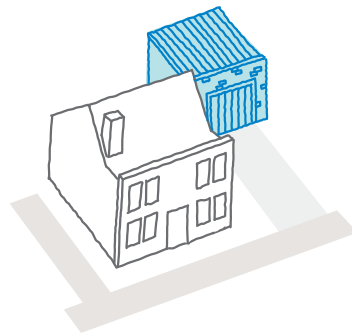
Restoration and Reconstruction pg. 43



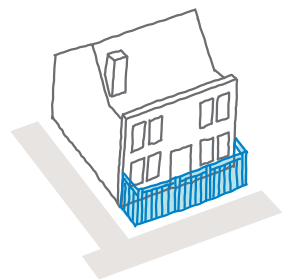
Subdivision pg. 44



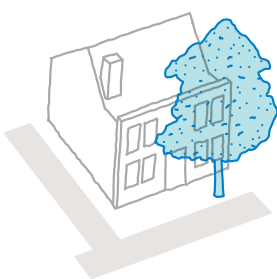
Relocation pg. 45



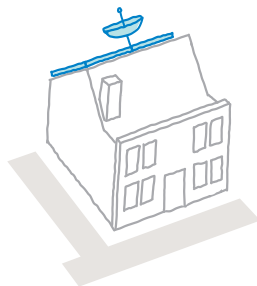
Vehicle accommodation and access pg. 46



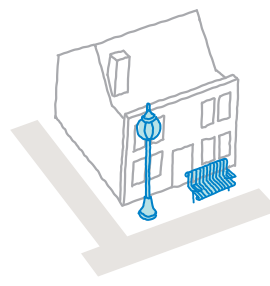
Fences and gates pg. 48



Trees pg. 49



Services and ancillary fixtures pg. 50



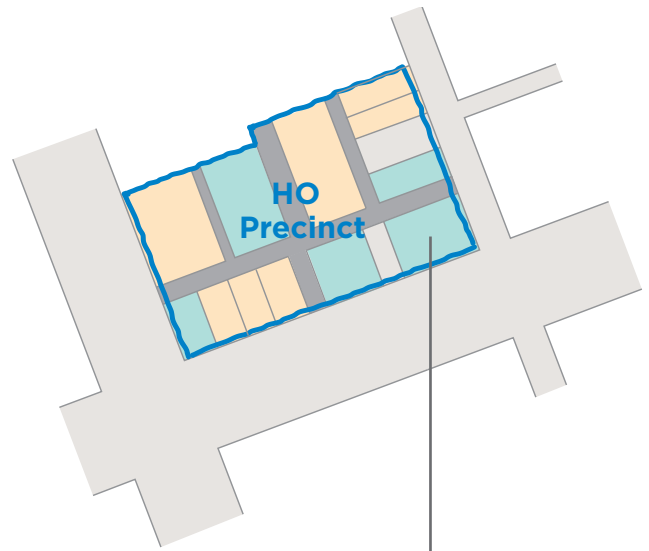
Street fabric and infrastructure pg. 51



Signage pg. 52

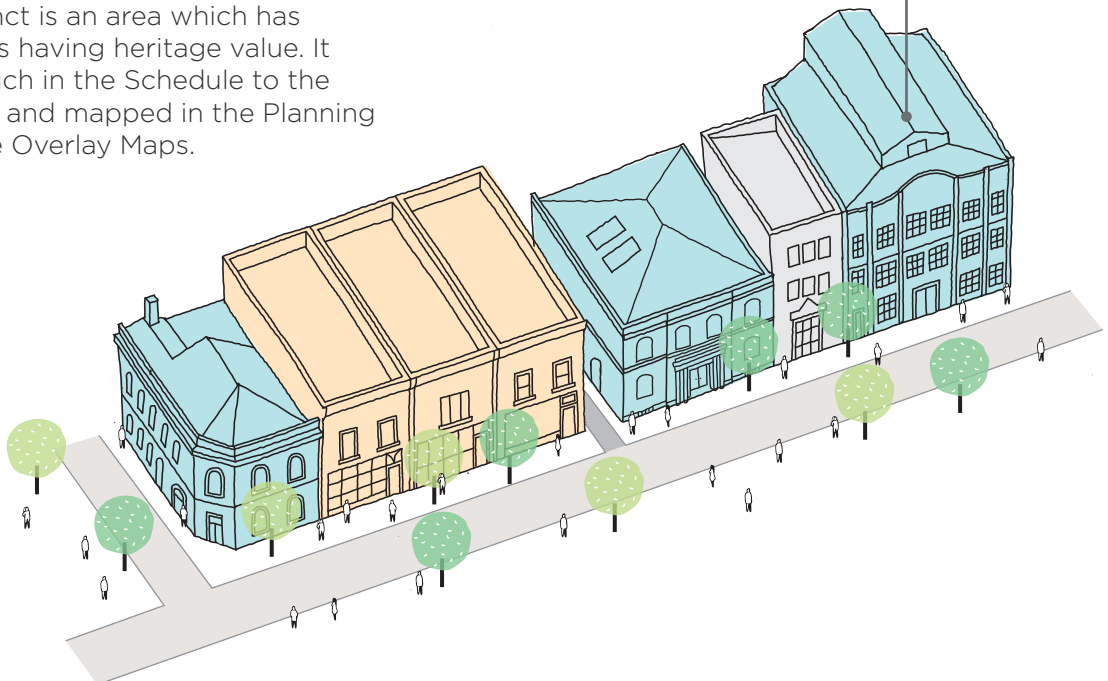
# HERITAGE PLACE

A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.



## Heritage precinct

A heritage precinct is an area which has been identified as having heritage value. It is identified as such in the Schedule to the Heritage Overlay and mapped in the Planning Scheme Heritage Overlay Maps.



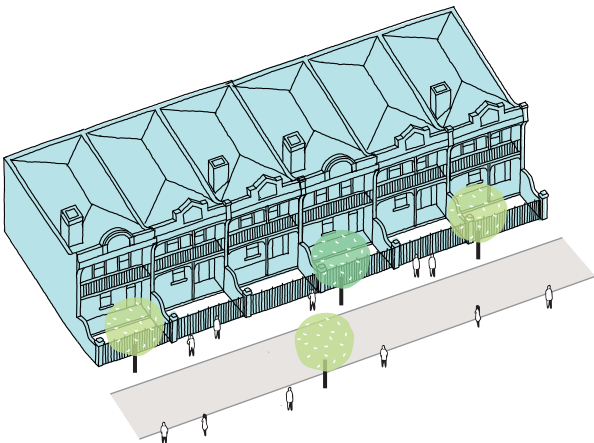
## Individual heritage place

An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.



## Significant streetscape

Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.



## Significant heritage place

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.



## Contributory heritage place

A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.



## Non-contributory place

A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.

# DEMOLITION

## Demolition of a building

### It is policy that:

- The demolition of a non-contributory place will generally be permitted.
- Full demolition of significant or contributory buildings will not generally be permitted.
- Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.
- Encourage adaptive reuse of a heritage place as an alternative to demolition.
- The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.
- A demolition permit will not be granted until the proposed replacement building or works have been approved.

### Front or principal part of a building

The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.

For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.

For corner sites, the front or principal part of a building includes the side street elevation.

For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.

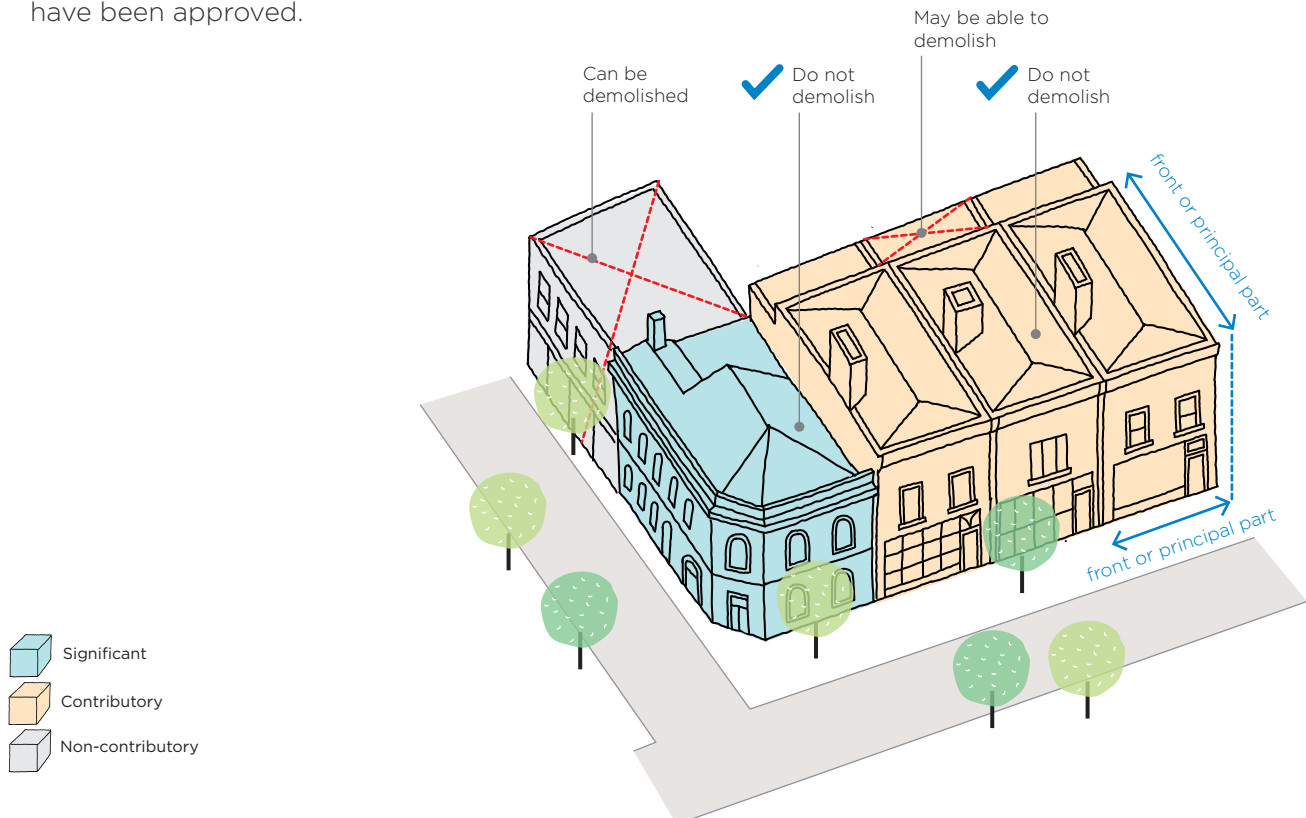
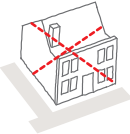


Figure 1 Demolition



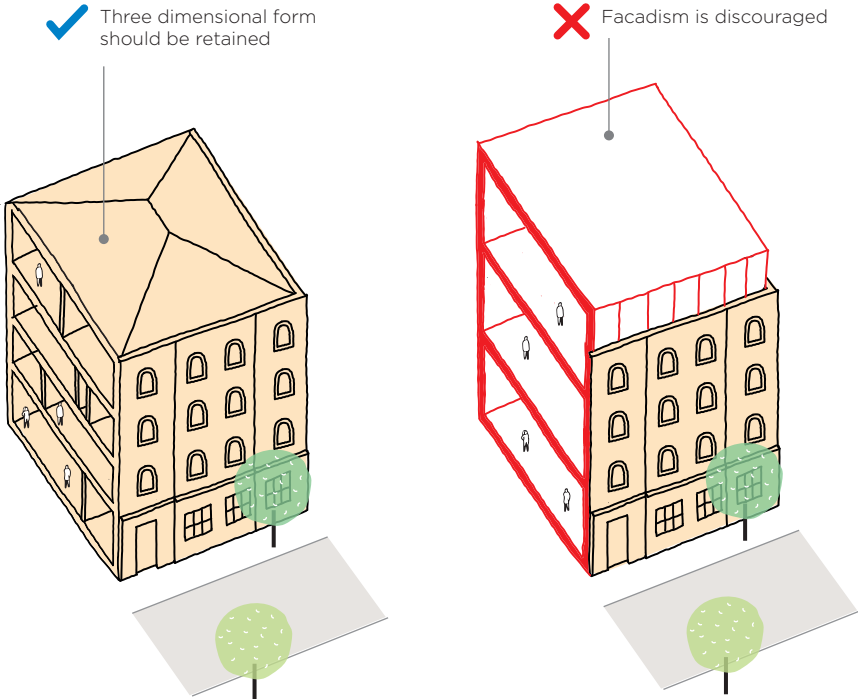
# Retention of three dimensional form

It is policy to:

- Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

**Facadism**

The retention of the exterior face/faces of a building without the three dimensional built form providing for its/ their structural support and understanding of its function.



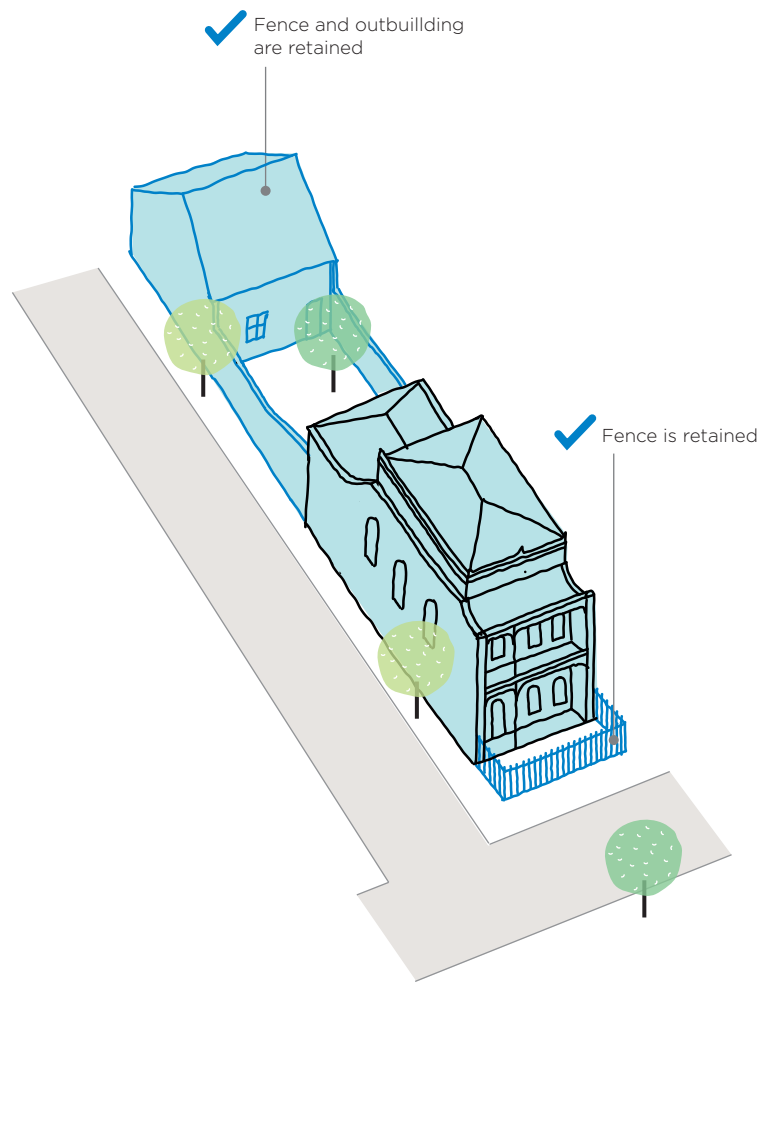
- Significant
- Contributory
- Non-contributory

Figure 2 Retention of three dimensional form

## Demolition of fences and outbuildings

**It is policy to:**

- Preserve fences and outbuildings that contribute to the significance of the heritage place.



- Significant
- Contributory
- Non-contributory

**Figure 3** Demolition of fences and outbuildings

## Decision guidelines

Before deciding on an application for full or partial demolition, the responsible authority will consider, as relevant:

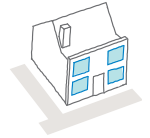
- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

The alterations to this building are respectful to contextual attributes.  
*Brunetti, Flinders Lane, Melbourne*  
Technē





# ALTERATIONS



## External fabric

It is policy to:

- Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.
- Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

### Fabric

Fabric means all the physical material of the heritage place.

### Cultural significance

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

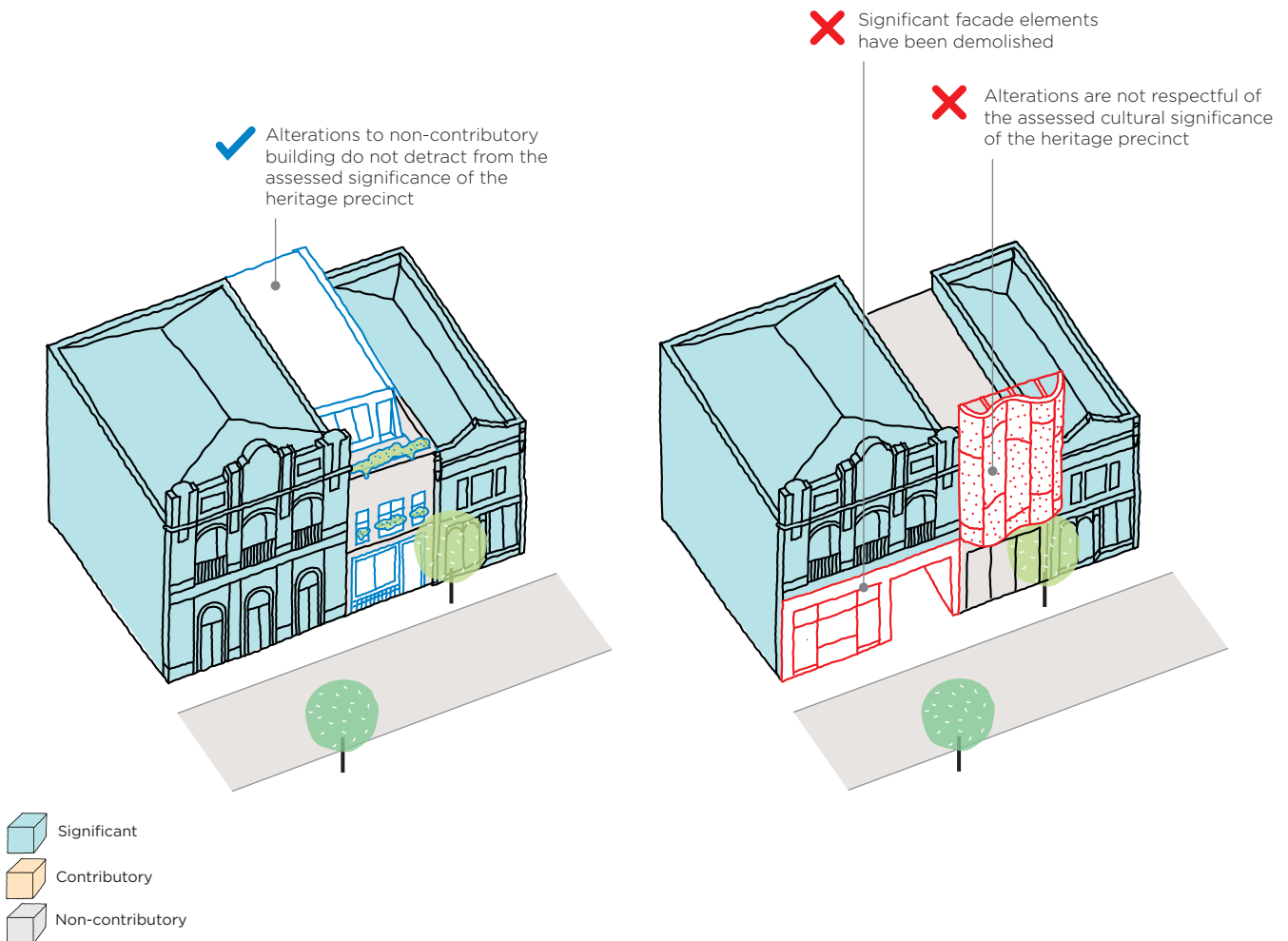


Figure 4 External fabric

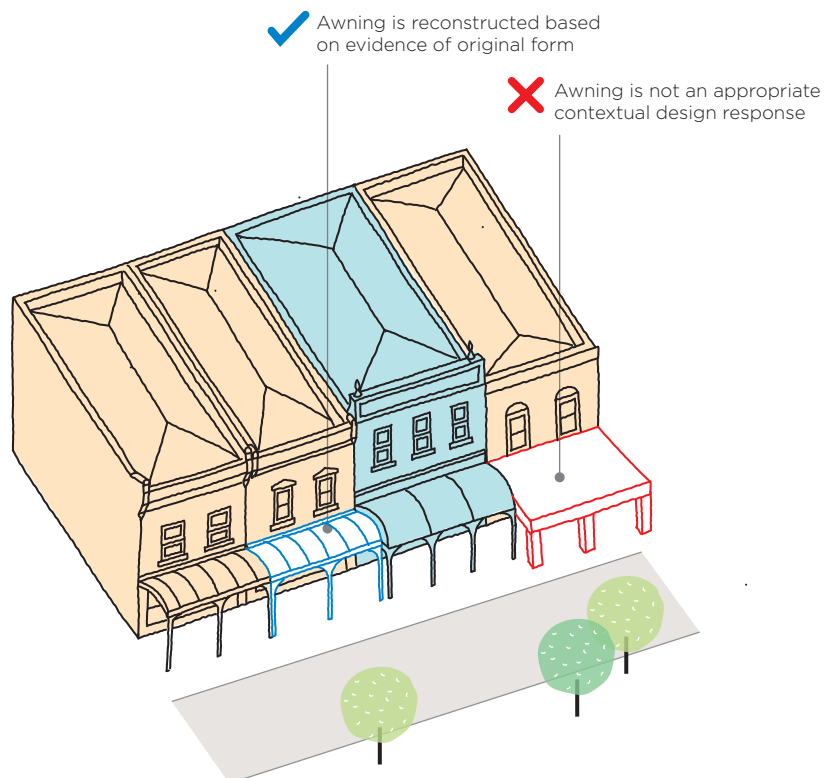
# Verandahs or awnings

**It is policy to:**

- Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.
- Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

## Contextual design

A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.



- Significant
- Contributory
- Non-contributory

**Figure 5** Verandahs or awnings



Figure 6 550 Queensbury Street before and after awning reconstruction.

## Surfaces

It is policy to:

- Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.
- Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

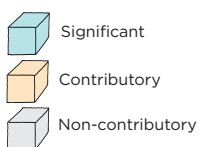
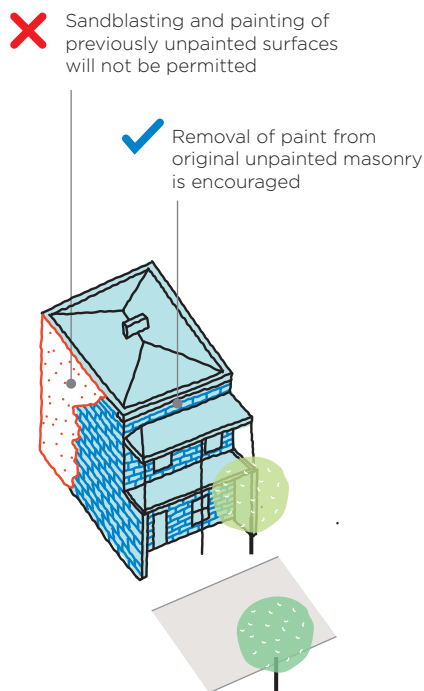


Figure 7 Surfaces



Figure 8 Morrah Street, Parkville - before and after paint removal

## Decision guidelines

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

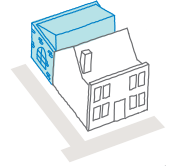
The commercial addition to the original heritage building uses materials and architectural expression that are respectful of precinct characteristics.

*Equity Chambers, Bourke Street, Melbourne*

*Bates Smart*



# ADDITIONS



## Additions in a heritage precinct

### It is policy to:

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

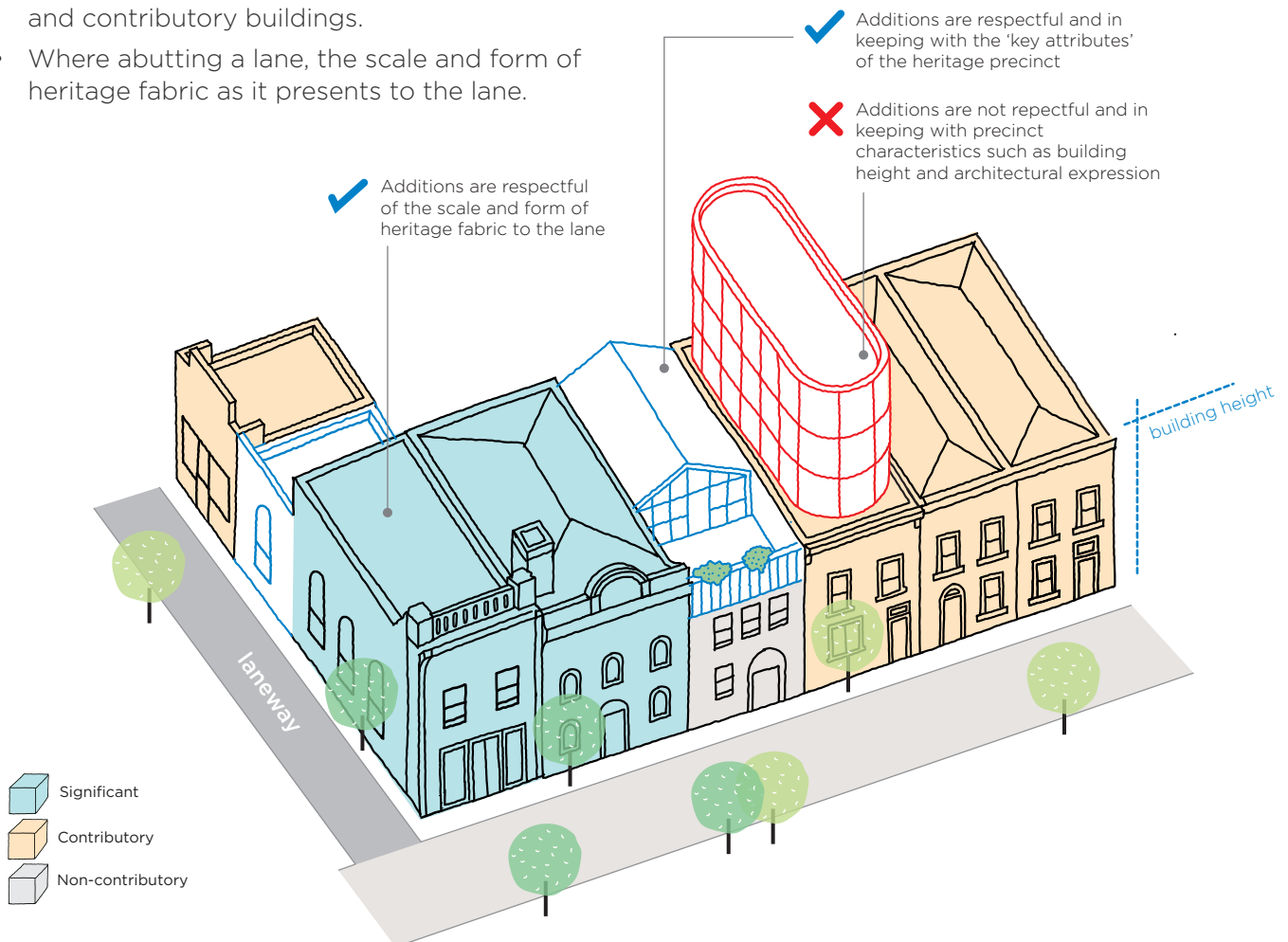


Figure 9 Additions in a heritage precinct

## Additions to significant or contributory buildings

### It is policy to:

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

### Front or principal part of a building

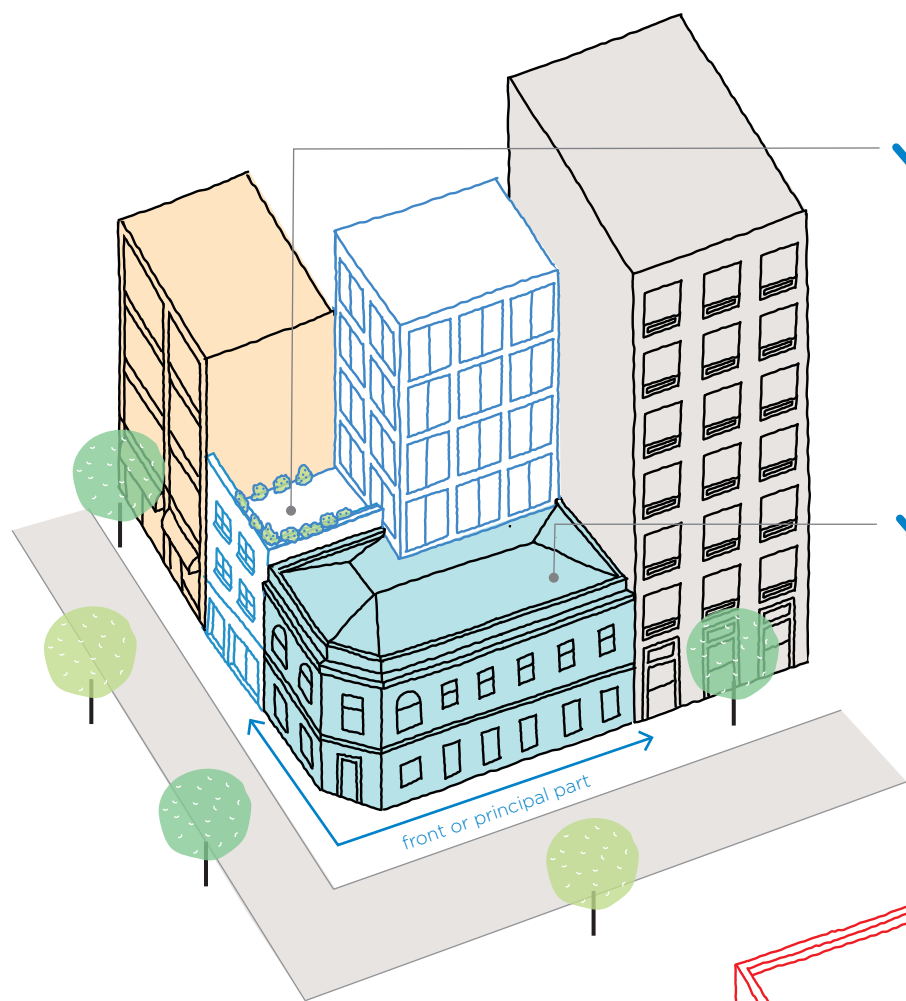
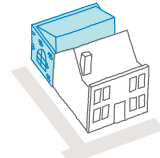
The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.

For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.

For corner sites, the front or principal part of a building includes the side street elevation.

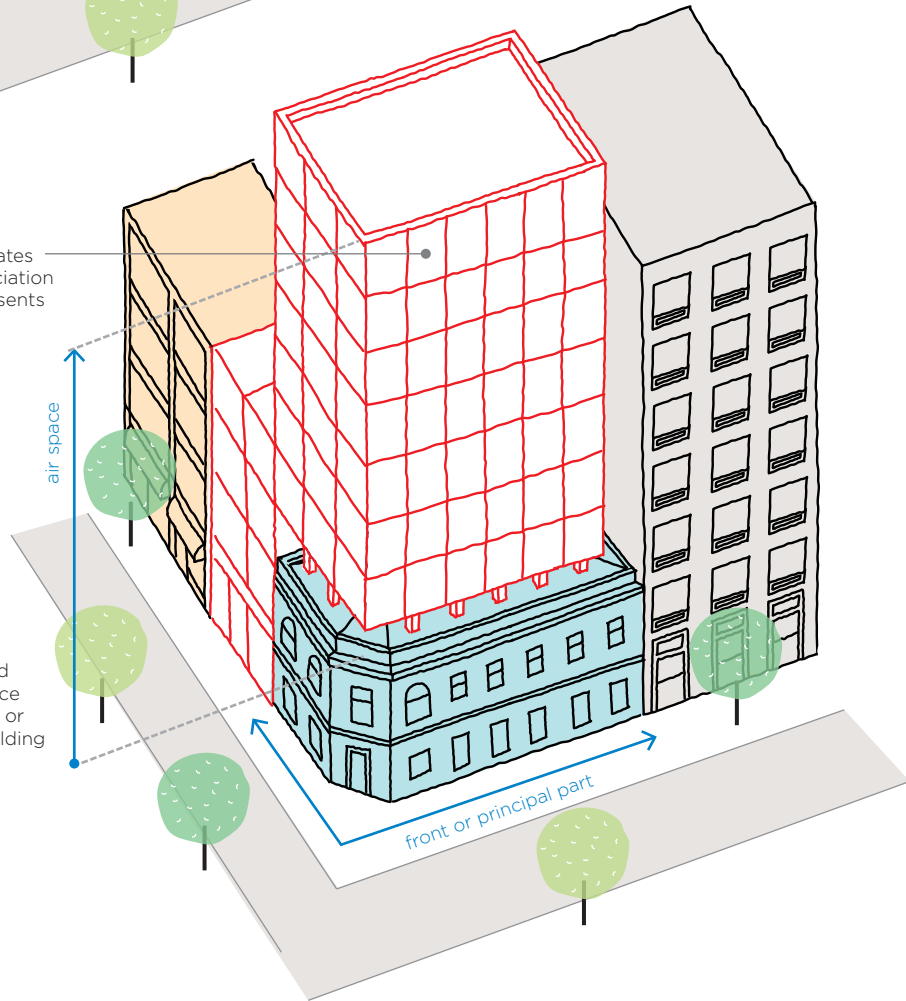
For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.





**✗** Building visually dominates and disrupts the appreciation of the building as it presents to the street

**✗** Addition builds over and extends into the air space directly above the front or principal part of the building



- Significant
- Contributory
- Non-contributory

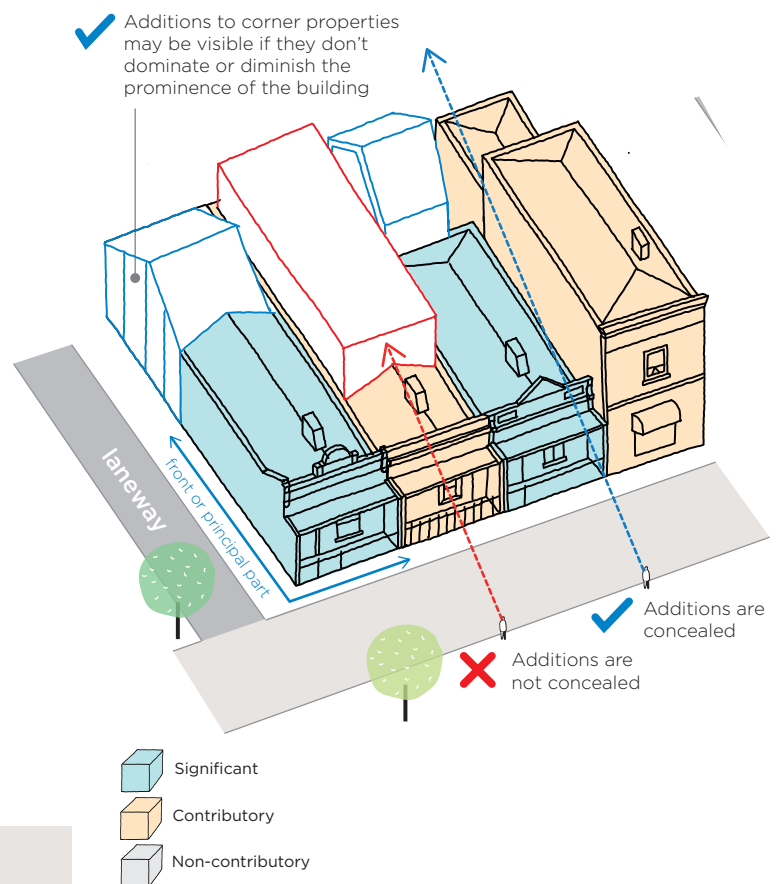
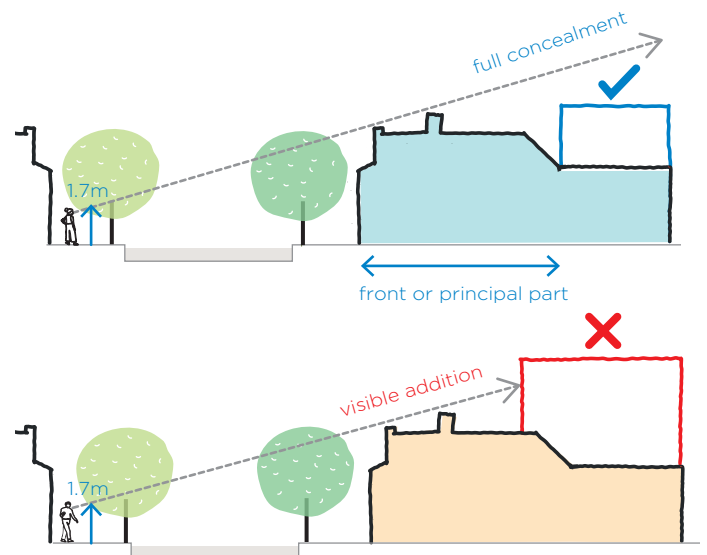
Figure 10 Additions to significant or contributory buildings

Outside of the CC

# Additions in a significant streetscape

Ensure additions are:

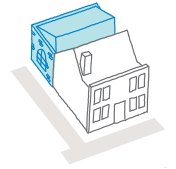
- Concealed in significant streetscapes for significant or contributory buildings.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.



## Concealed

Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park.

Figure 11 Additions outside the CCZ in a significant streetscape

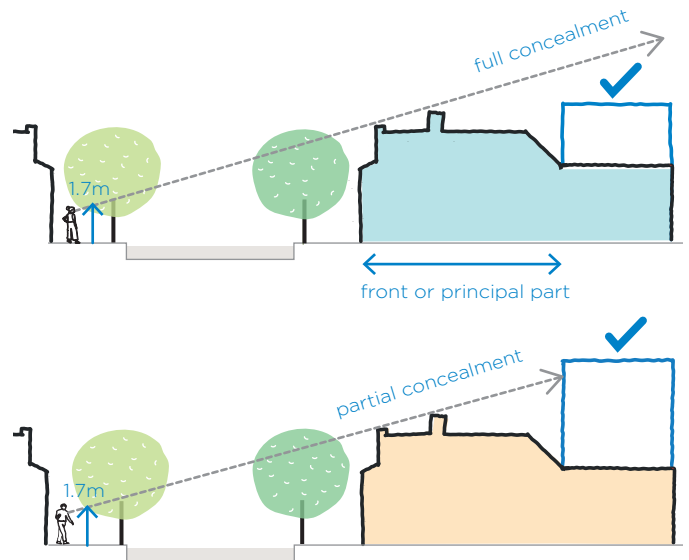


## Outside of the CCZ

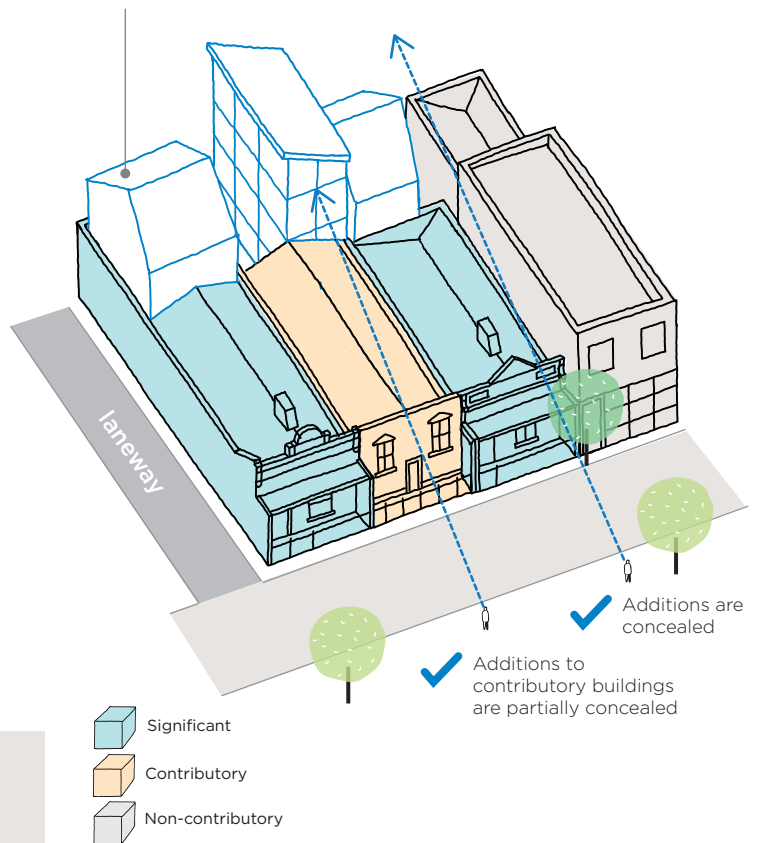
# Additions in other streetscapes

### Ensure additions are:

- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.



✓ Additions to corner properties may be visible if they don't dominate or diminish the prominence of the building



## Partly concealed

Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.

- Significant
- Contributory
- Non-contributory

Figure 12 Additions outside the CCZ in other streetscapes



The rear addition to single storey weatherboard terrace house is fully concealed from the streetscape.

*House on Mills Street, Albert Park  
Austin Maynard Architects*

## Design guidelines

### Ensure the design of additions:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.



The infill building keeps with the 'key attributes' of the heritage building to the right, including balcony height and fencing.

*House on Bellair Street, Kensington  
Baldasso Cortese*

# NEW BUILDINGS



## New buildings in a heritage precinct

### It is policy that:

- New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and;
- Key attributes of the heritage precinct such as:
  - Building height, massing and form; Style and architectural expression; Details; Materials; Front and side setbacks; Orientation; Fencing; Prevailing streetscape height and scale; Prevailing streetscape height and scale.

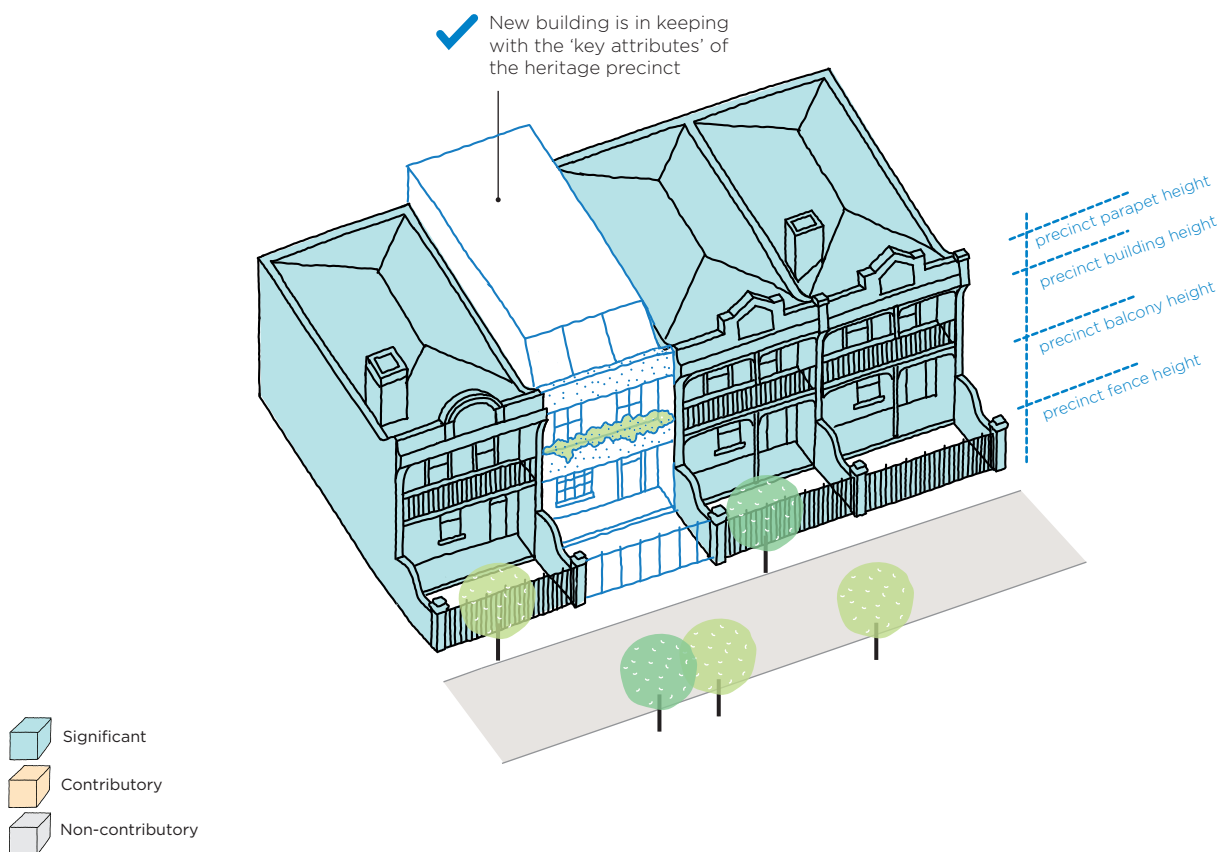


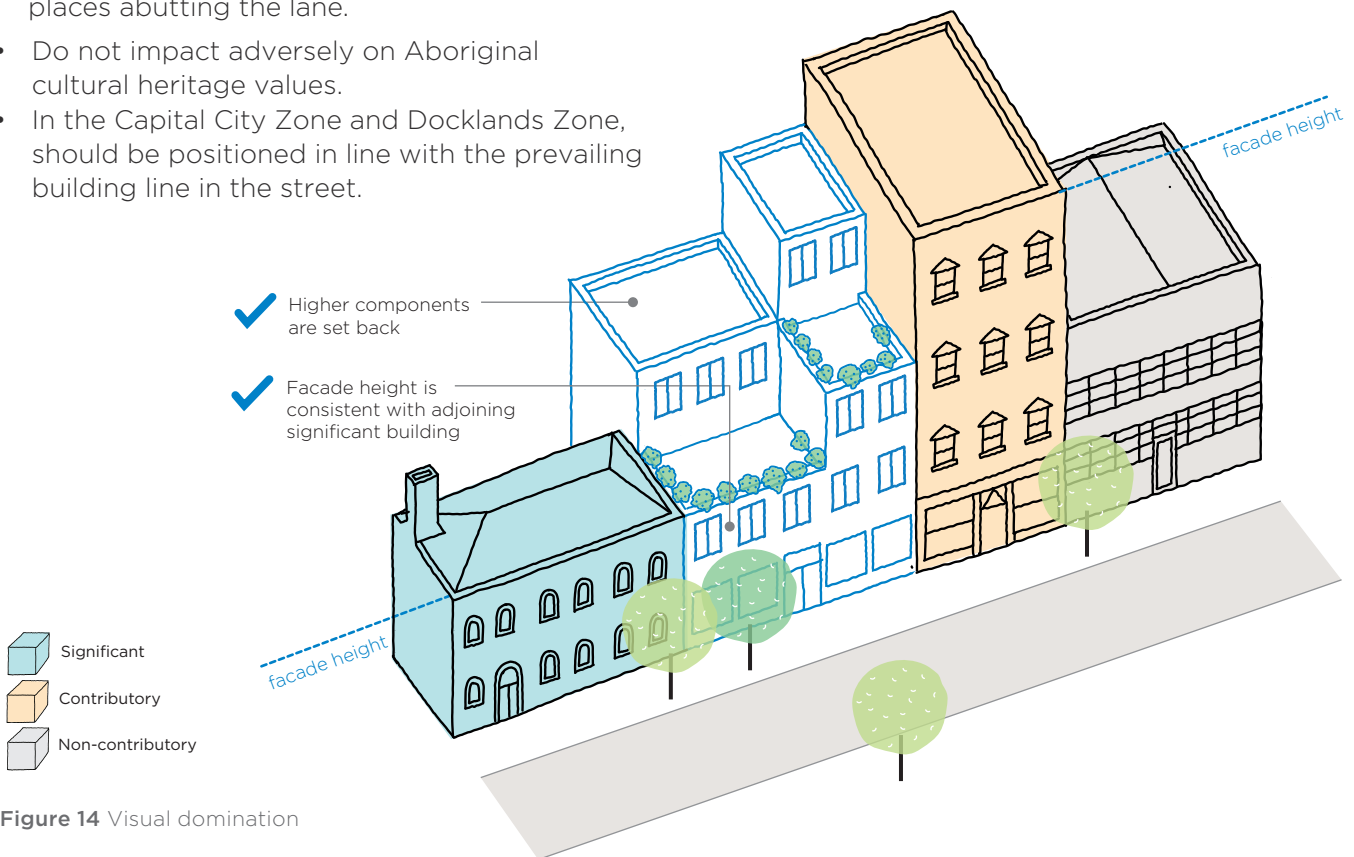
Figure 13 New buildings in a heritage precinct

# Visual domination

**It is policy to:**

Ensure new buildings:

- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

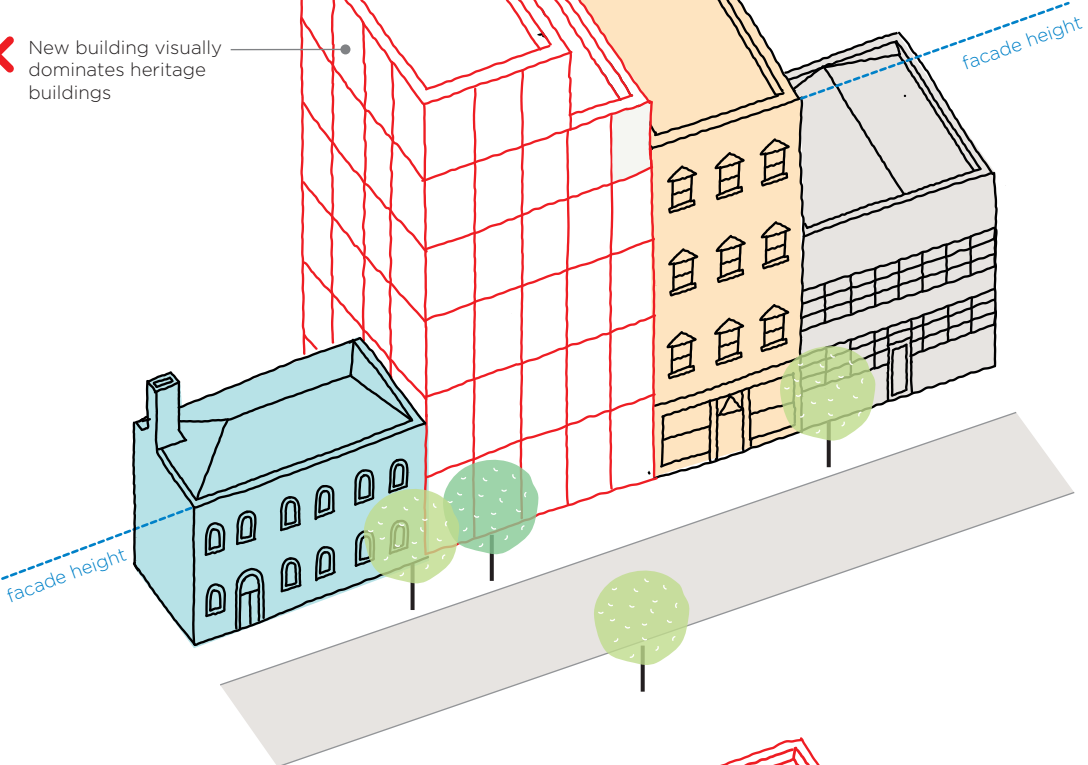


**Figure 14** Visual domination

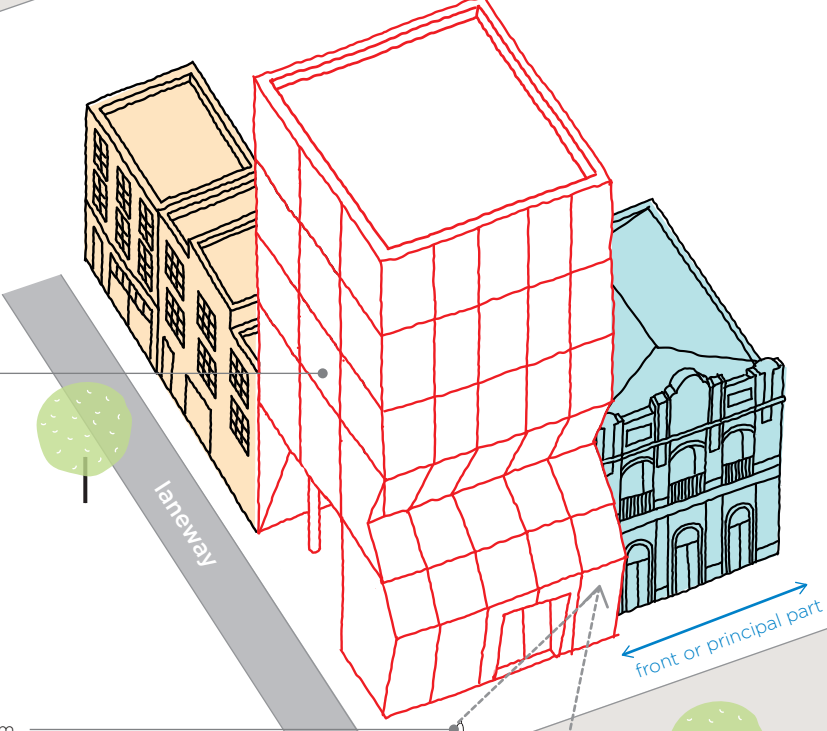




**X** New building visually dominates heritage buildings



**X** New building is not respectful of the scale and form of historic fabric of heritage places abutting the lane



**X** New building obscures view from the street and public park of the front or principal part of adjoining significant building

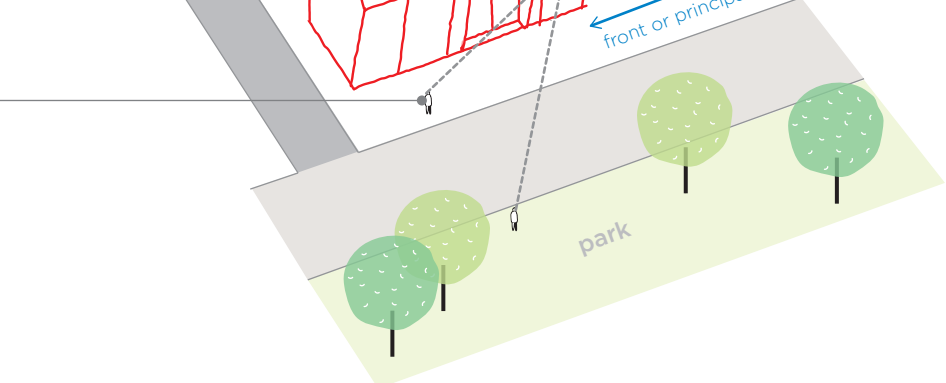


Figure 15 Visual domination

The infill building has a street-wall height that is consistent with that of adjoining heritage buildings.

*Arc, Clarence Street, Sydney*  
*Koichi Takada Architects*





## Consistent facade height and setback

### It is policy that new buildings:

- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding heights that are significantly lower.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.

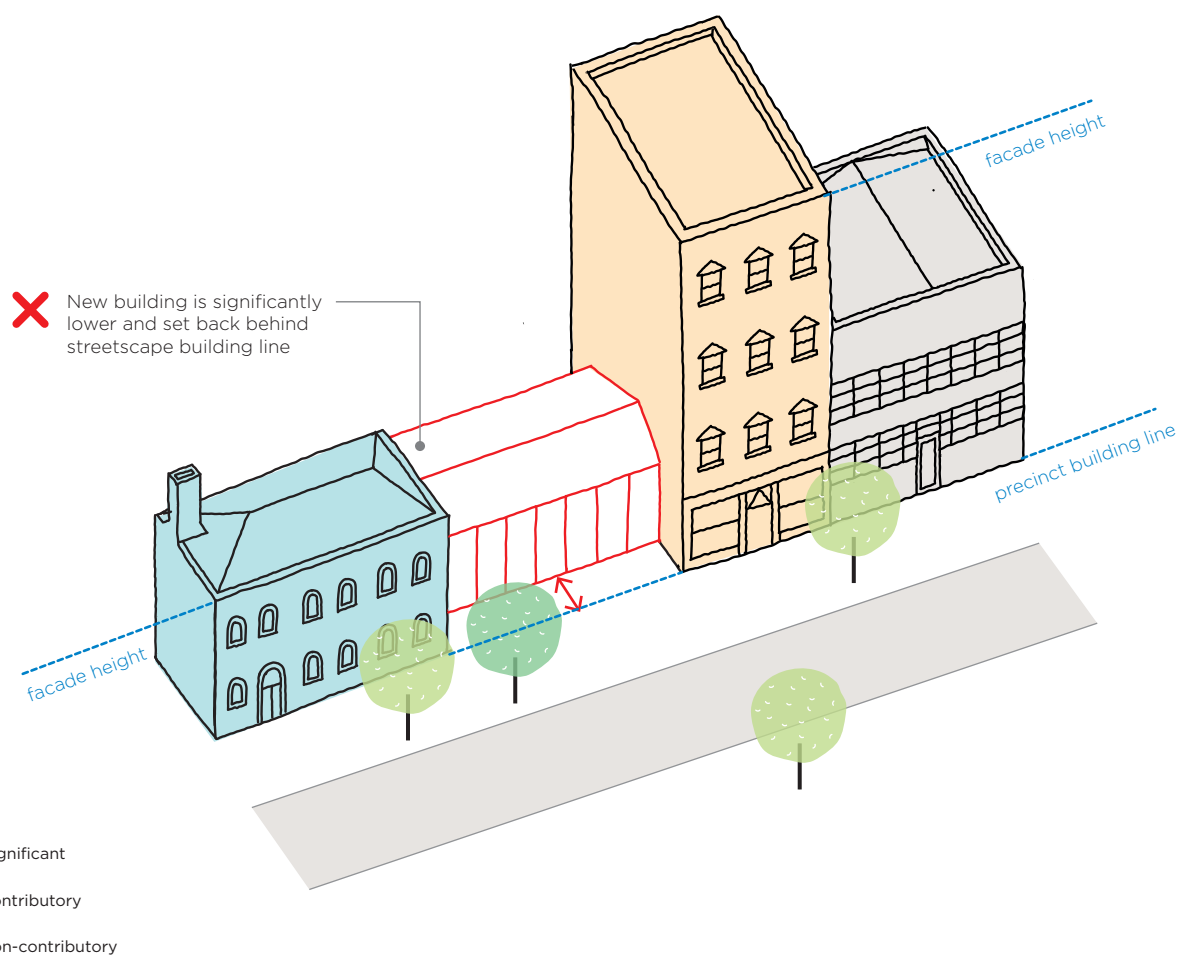


Figure 16 Consistent facade height and setback

Within the CCZ, the new building is sufficiently set back to allow the heritage building to retain prominence in the streetscape.

*Urban Workshop, Lonsdale Street, Melbourne*

*John Wardle Architects*



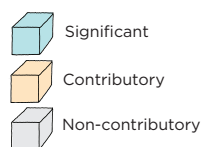
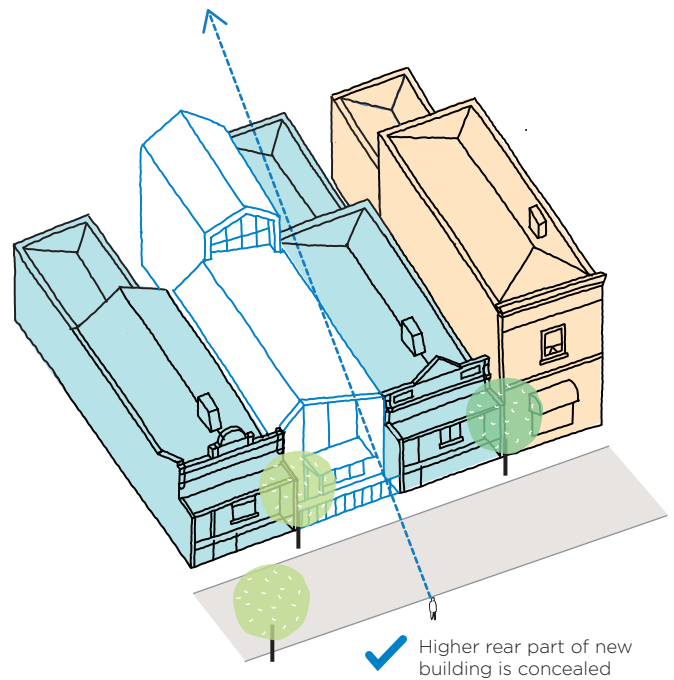
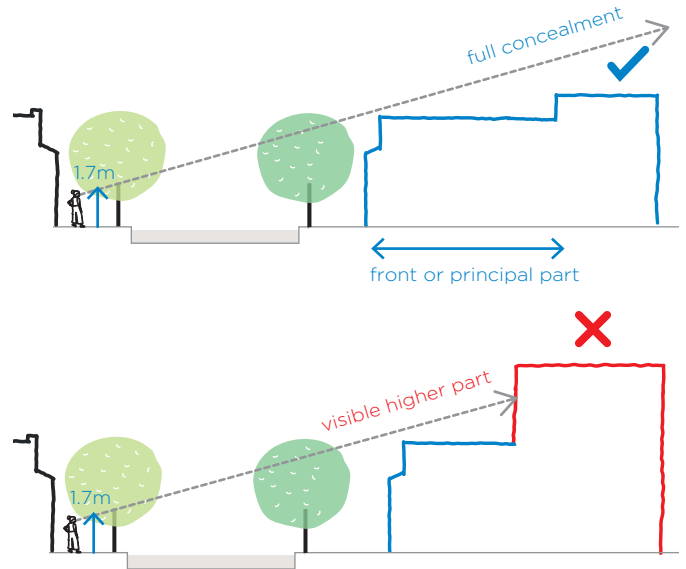


## Outside of the CCZ

# New buildings in a significant streetscape

### Ensure:

- In significant streetscapes, higher rear parts of a new building should be concealed.



## Concealed

Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park.

Figure 18 New buildings outside of the CCZ in a significant streetscape

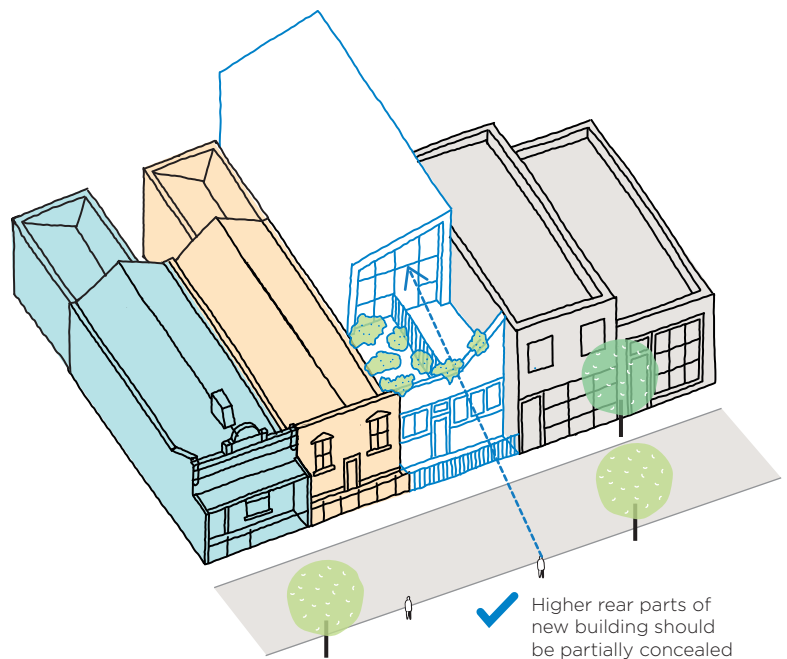
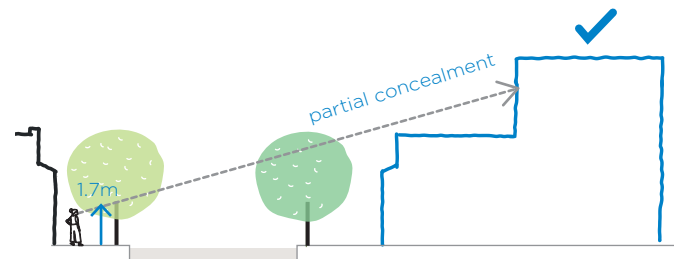


## Outside of the CCZ

# New buildings in other streetscapes

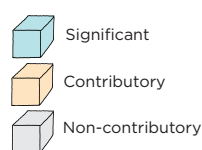
### Ensure:

- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.



## Partly concealed

Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.



**Figure 19** New buildings outside of the CCZ in other streetscapes



The new building adopts high quality and respectful contextual design, as well as an interpretive approach to detail within a heritage context.

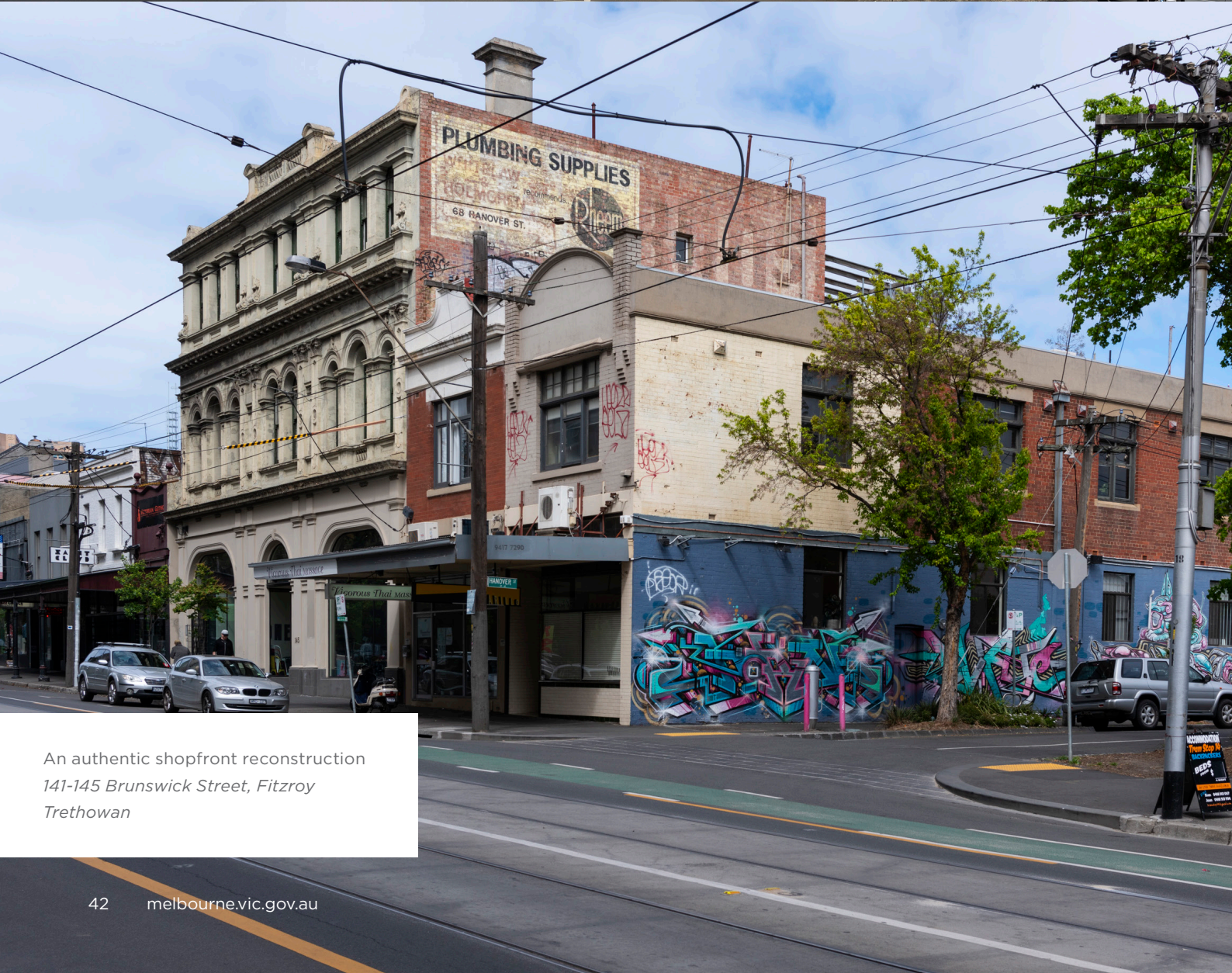
*North Melbourne House*  
*NMBW Architecture Studio*



## Design guidelines

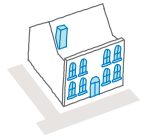
### The design of new buildings is to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.



An authentic shopfront reconstruction  
141-145 Brunswick Street, Fitzroy  
Trethowan

# RESTORATION AND RECONSTRUCTION



## Its is policy to:

- Encourage the restoration and/or reconstruction of heritage places.
- Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.
- Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

## Restoration

Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.

## Reconstruction

Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.

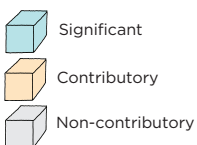
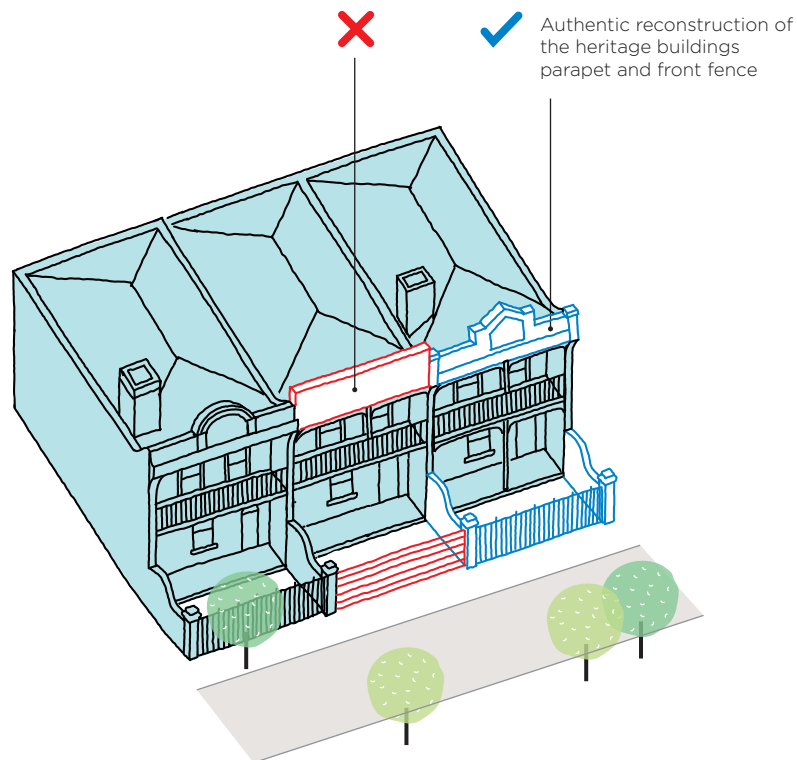
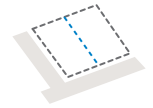


Figure 20 Restoration and reconstruction

# SUBDIVISION



## It is policy to:

- Ensure subdivision of a heritage place:
  - Reflects the pattern of development in the street or precinct.
  - Maintains settings and contexts for significant and contributory heritage buildings and places, including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
  - Does not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Ensure subdivision that provides for three dimensional building envelopes for future built form to each lot proposed.
- Discourage subdivision of airspace above heritage buildings that provides for future development.

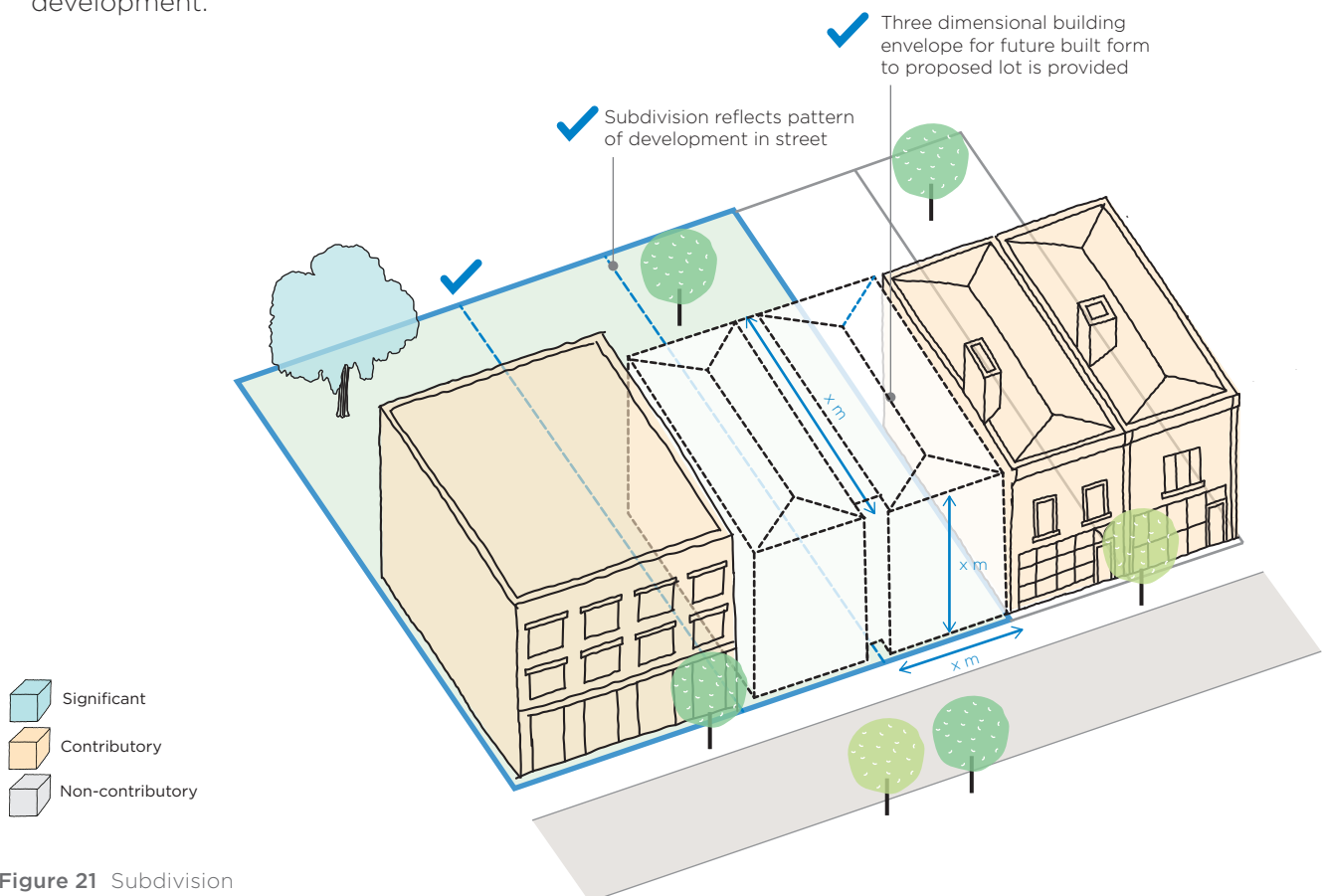
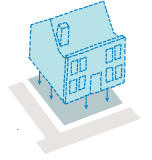


Figure 21 Subdivision

# RELOCATION



## It is policy to:

- Retain buildings in-situ unless it can be shown that it has a history of relocation or is designed for relocation.

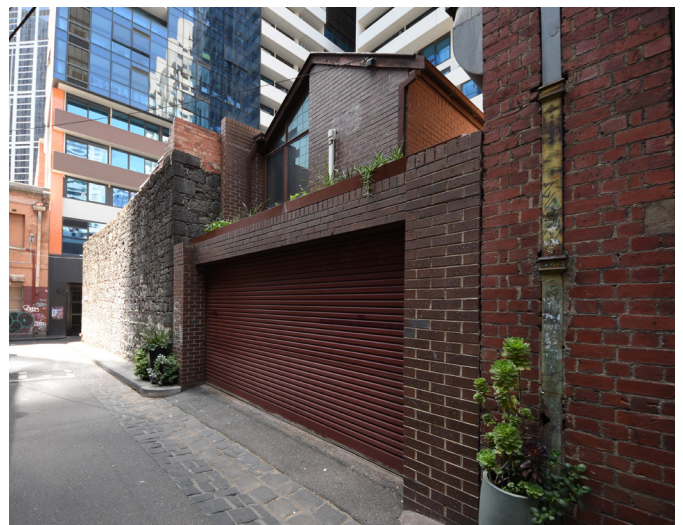


**Figure 22** La Trobe's cottage, currently located in the Botanical Gardens, Melbourne.

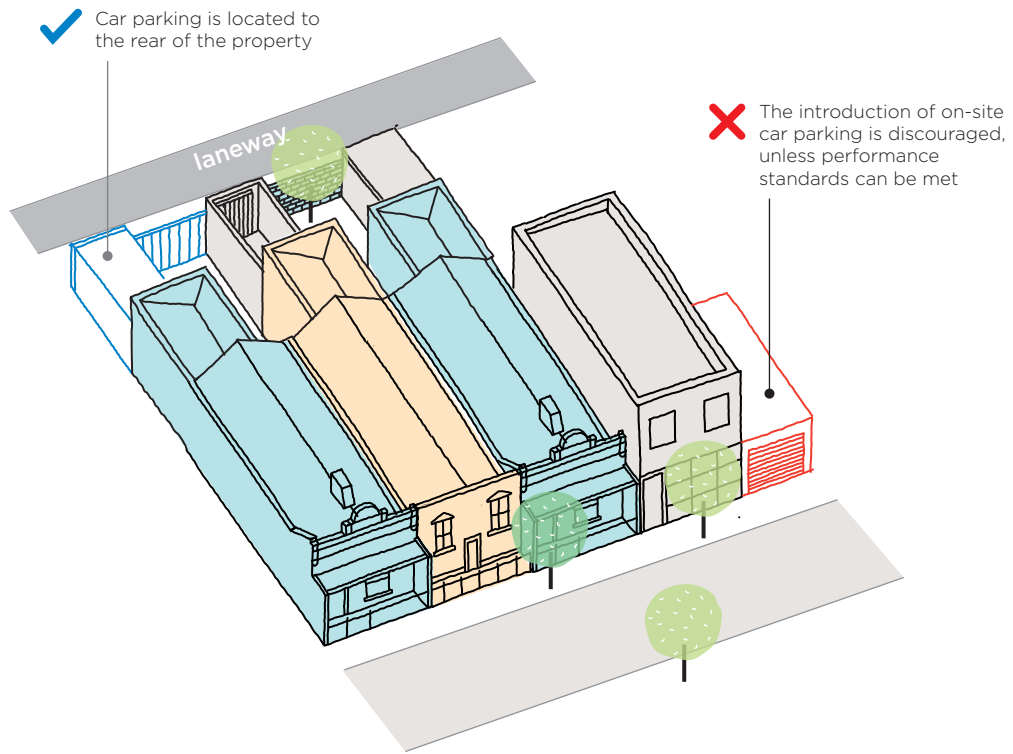
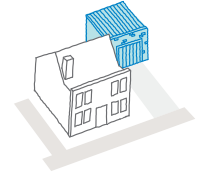
# VEHICLE ACCOMMODATION AND ACCESS

## It is policy to:

- Discourage new on-site car parking, garages, carports, and vehicle crossovers unless:
  - Car parking is located to the rear of the property, where this is an established characteristic.
  - Any garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
    - It will be visually recessive.
    - It will not conceal an original contributory element of the building (other than a plain side wall).
    - The form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

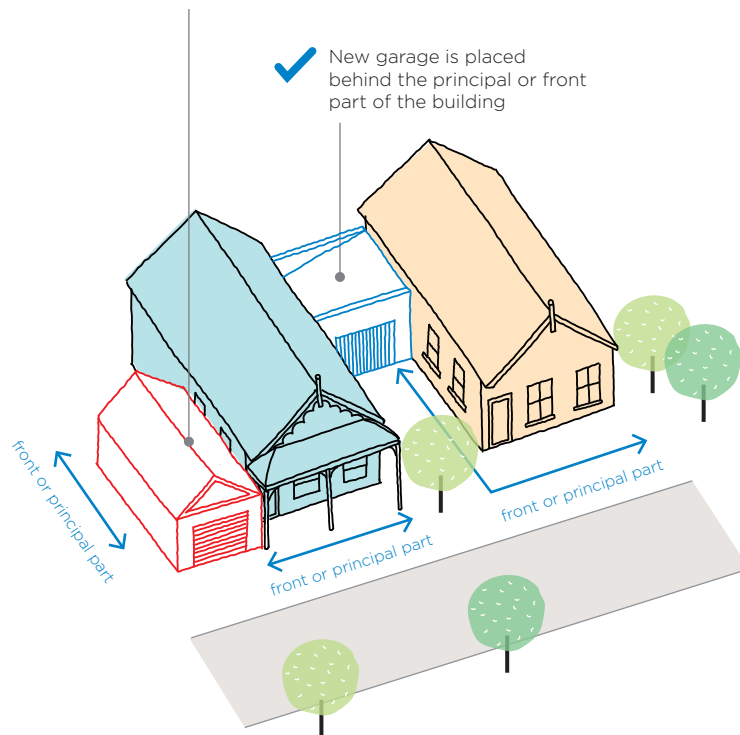


**Figure 23** Vehicle entries located to rear of properties in Carlton and inner Melbourne as per the established characteristic.



✗ New garage is not placed behind the principal and front part of the building, not visually recessive, and replicates details of the building

✓ New garage is placed behind the principal or front part of the building






-  Significant
-  Contributory
-  Non-contributory

Figure 24 Vehicle accommodation and access

# FENCES AND GATES



## It is policy to:

- Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the original form, detailing and materials.
- Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:
  - It does not conceal views of the building or heritage place.
  - Is a maximum height of 1.5 metres.
  - Is more than 50 per cent transparent.

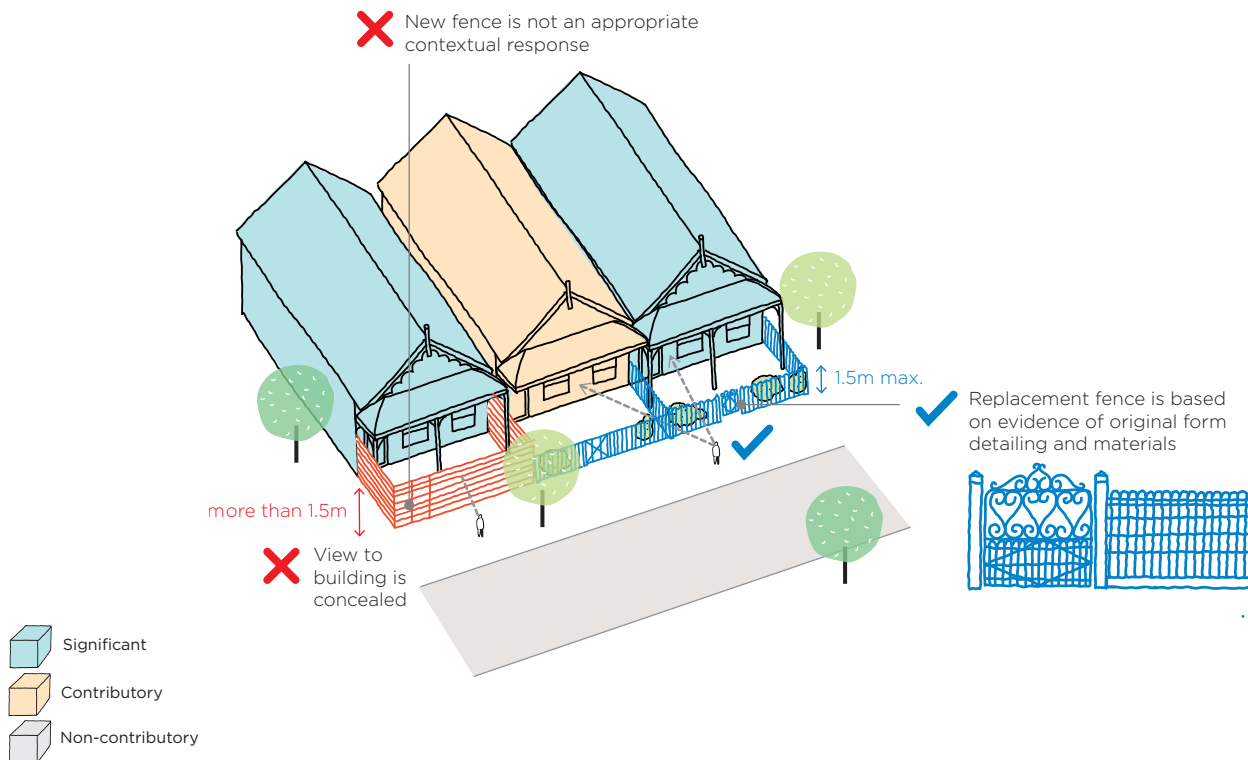
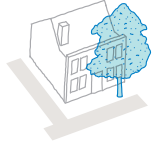


Figure 25 Fences and gates



# TREES



## It is policy to:

- Retain trees with assessed heritage significance (as noted in the Schedule to the Heritage Overlay).
- Locate new development at a distance that ensures the ongoing health of any tree with assessed heritage significance.
- Ensure new buildings and works comply with the *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* (Standards Australia) for vegetation of assessed significance.

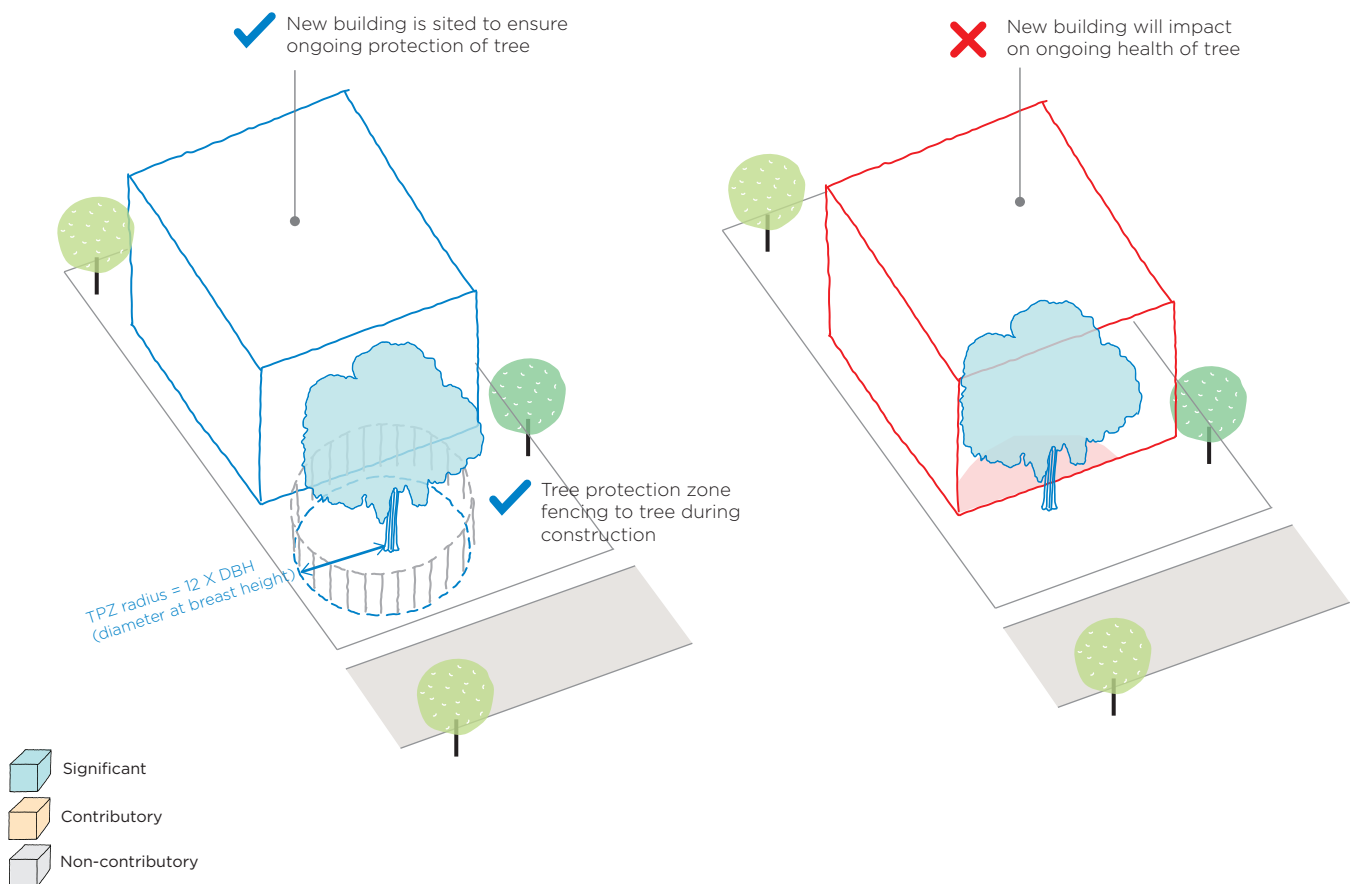


Figure 26 Trees



# SERVICES AND ANCILLARY FIXTURES

## It is policy to:

- Ensure services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings, where:
  - It can be demonstrated there is no feasible alternative.
  - It will not detract from the character and appearance of the building or heritage place.
- Ensure items affixed to roofs, such as solar panels, align with the profile of the roof.
- Ensure services and ancillary fixtures are installed in a manner where they can be removed without damaging significant fabric.
- Ensure, for new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

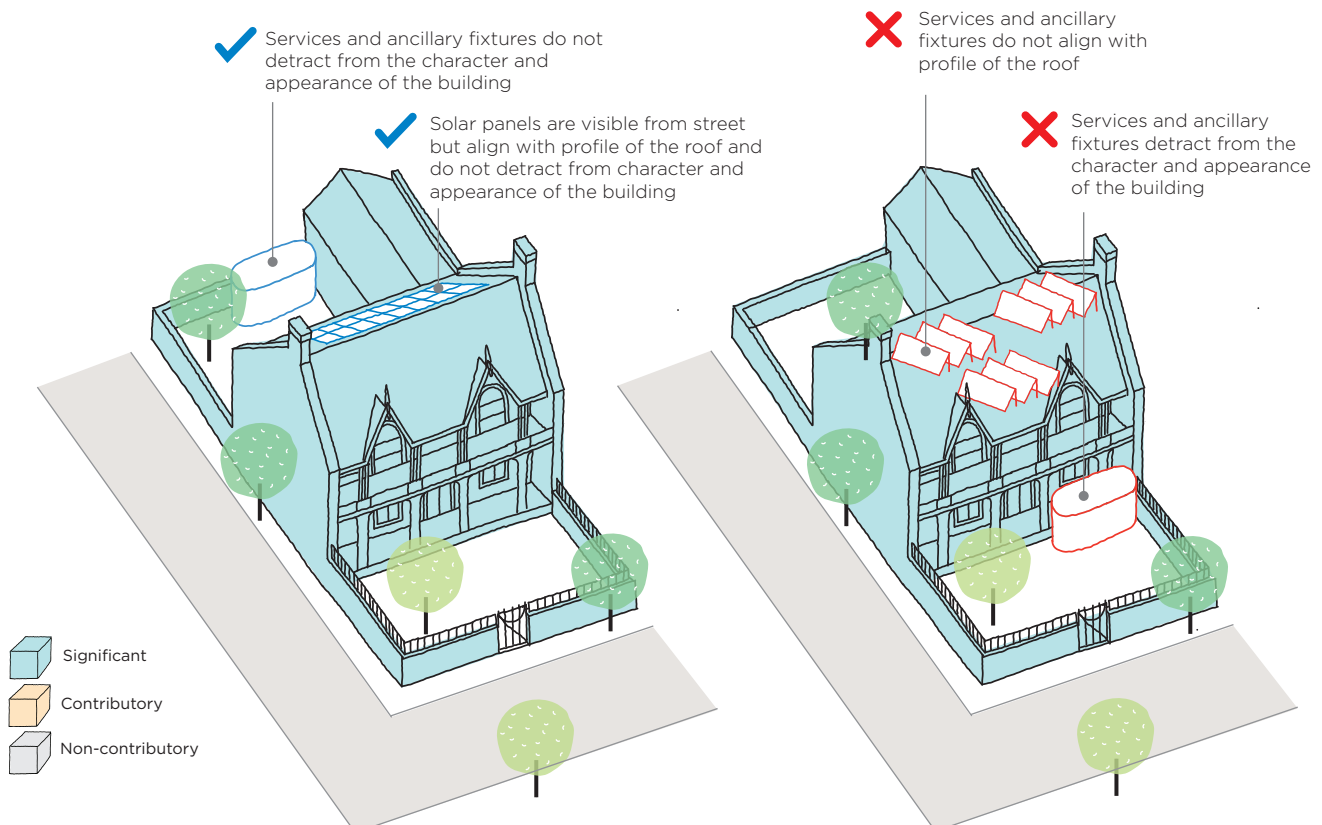
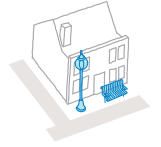


Figure 27 Services and ancillary fixtures



# STREET FABRIC AND INFRASTRUCTURE

## It is policy to:

- Encourage street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and: the like, where it avoids:
  - Impacts on views to significant or contributory places and contributory elements.
  - Physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.
- Ensure works to existing historic street/lane fabric and infrastructure is carried out in a way that retains the original fabric, form and appearance.

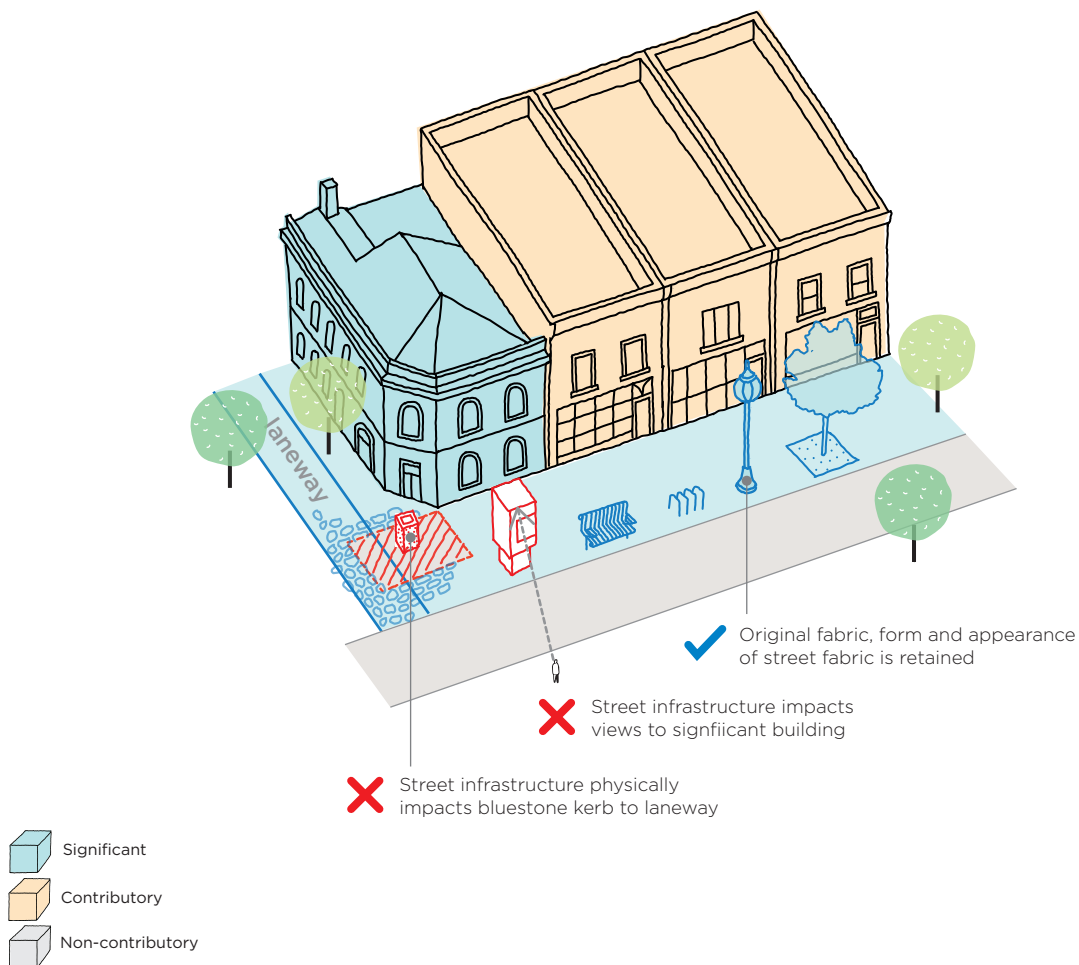


Figure 28 Street fabric and infrastructure

# SIGNAGE

## Existing signage

It is policy to:

- Retain existing signage with heritage value and do not alter or obscure historic painted signage.



Figure 29 Historic painted signs, or 'ghost signs' can be found around Melbourne.

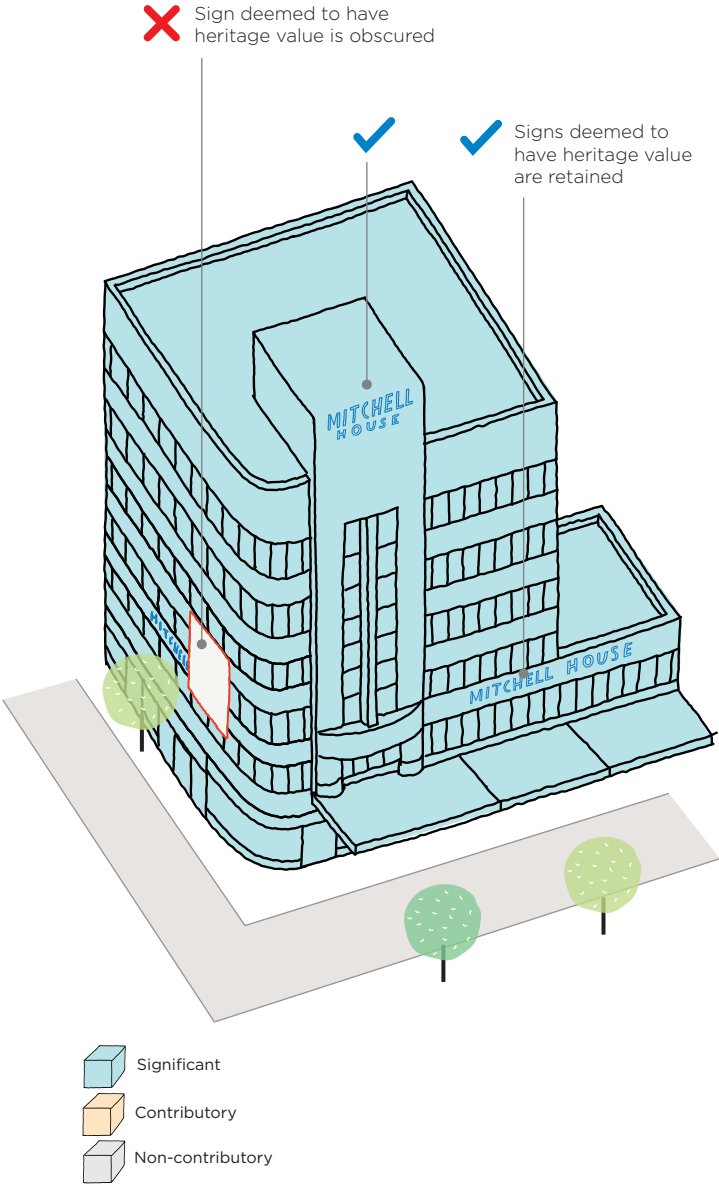


Figure 30 Existing signage



## New signage

### It is policy to:

- Ensure new signage associated with heritage places:
  - Minimises visual clutter.
  - Does not conceal architectural features or details which contribute to the significance of the heritage place.
  - Does not damage the fabric of the heritage place.
  - Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
  - Is placed in locations where they were traditionally placed.
  - Is readily removable

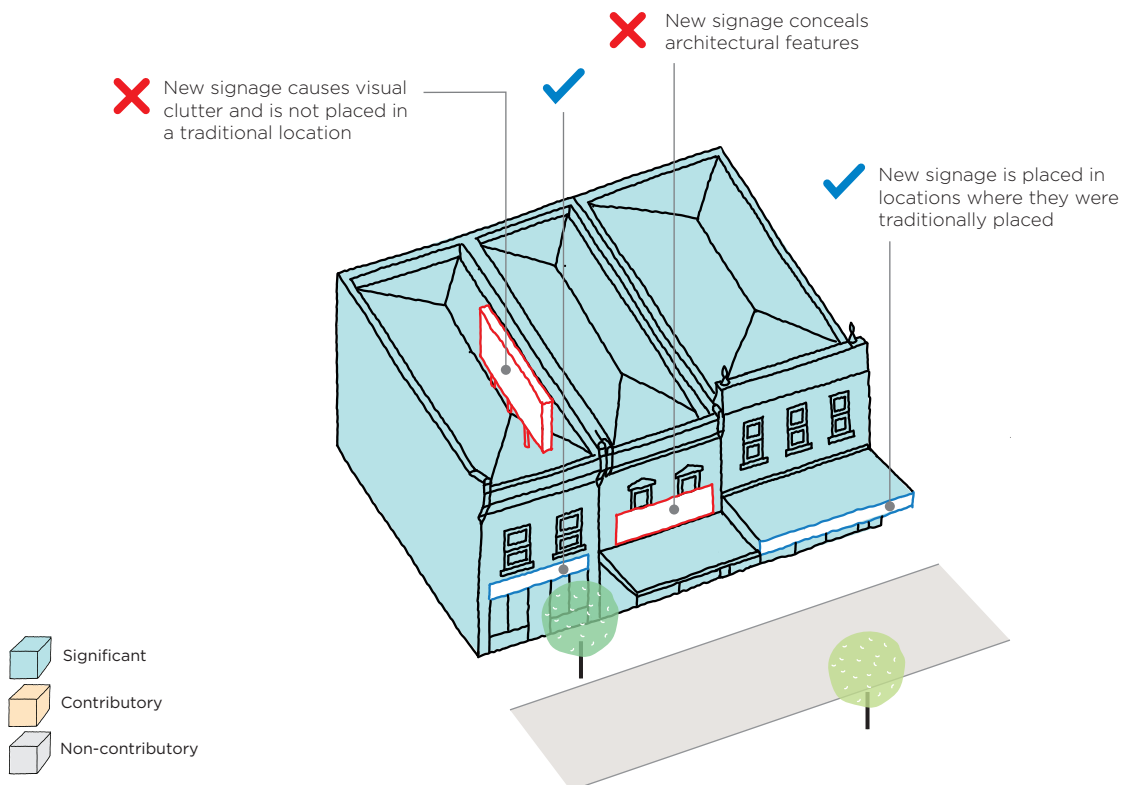


Figure 31 New signage

# DEFINITIONS

## term

## definition

### Alteration

An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.

---

### Assessed significance

The assessed significance of an individual heritage place or heritage precinct is identified in the relevant Statement of Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.

---

### Concealed/partly concealed

Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.

---

### Conservation

Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.

---

### Context

The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.

---

### Contextual design

A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.

---

### Contributory heritage place

A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.

---

### Cultural significance

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

---

# DEFINITIONS

## term

## definition

### Enhance

Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.

### Fabric

Fabric means all the physical material of the heritage place.

### Facadism

The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.

### Front or principal part of a building

The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.

For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.

For corner sites, the front or principal part of a building includes the side street elevation.

For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.

For sites with more than one frontage, the front or principal part of a building can include each frontage, where these are of identified heritage value.

### Heritage place

A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.

### Heritage precinct

A heritage precinct is an area which has been identified as having heritage value. It is identified as such in the Schedule to the Heritage Overlay and mapped in the Planning Scheme Heritage Overlay Maps.

### Individual heritage place

An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.

# DEFINITIONS

## term

## definition

### Key attributes

The key attributes or important characteristics of a heritage precinct as identified in the precinct Statement of Significance, include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.

---

### Lane

A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.

---

### Maintenance

Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.

---

### Massing

Massing means the arrangement of a building's bulk and its articulation into parts.

---

### Non-contributory place

A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.

---

### Preservation

Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.

---

### Reconstruction

Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.

---

### Respectful and interpretive

Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.

---

### Restoration

Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.

---



# DEFINITIONS

term	definition
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Significant heritage place	A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

A contemporary new build in a heritage context.

*Monaco House, Melbourne*  
*McBride Charles Ryan*



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*161 Collins Street, Melbourne*

Design team: Bates Smart  
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*Equity Chambers (Digital render)*

Design team: Bates Smart  
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*Mills, the toy management house*

Design team: Austin Maynard Architects  
Photo credit: Peter Bennetts

## Page 40

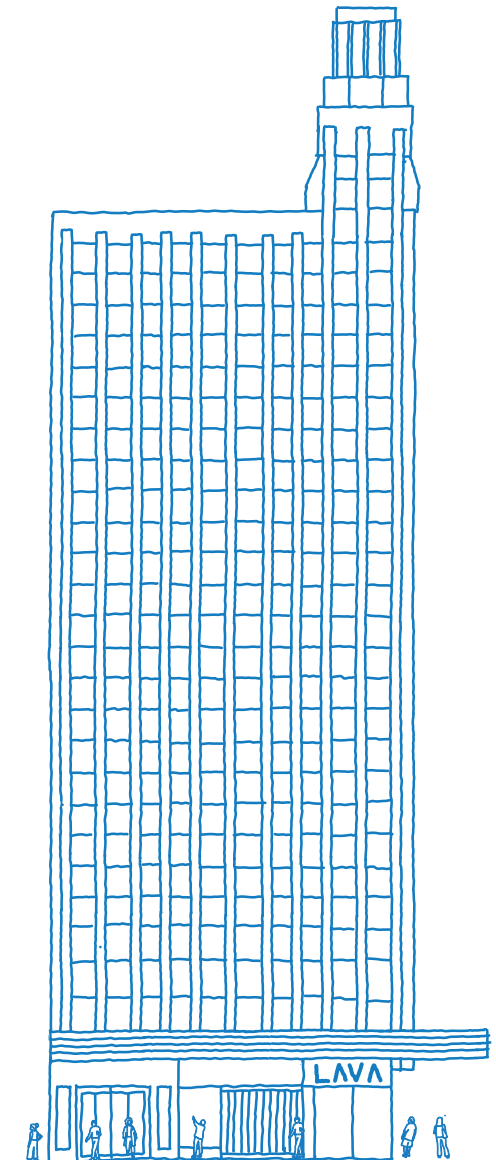
*North Melbourne house*

Design team: NMBW Architecture Studio  
Photo credit: Peter Bennetts

## Page 42

*141-145 Brunswick Street*

Design team: Trethowan  
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## How to contact us

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