

HERITAGE LANEWAYS POLICY UPDATE



Photo: HER bar and restaurant



CITY OF MELBOURNE

The City of Melbourne and State Government have recently introduced several new controls and policies which work together to protect and celebrate heritage laneways in the Hoddle Grid.

This Policy Update lists these controls and policies. For more information, please refer to each of the specific policies referenced in this document.

Heritage Policies Review Amendment C258 and the Heritage Good Design Guide

Amendment C258 introduced a new heritage policy for the Capital City Zone at Clause 22.04 of the Planning Scheme. The policy requires additions and new buildings in a heritage precinct to be respectful of and in keeping with the scale and form of heritage fabric as it presents to lanes.

Furthermore, additions to non-residential buildings are required to be setback one full structural bay in depth complete with the structure and cladding to the roof or 8-10 metres in depth. In practice, this ensures visual bulk in heritage laneways is minimised.

The Heritage Good Design Guide illustrates successful application of the policy. The Design Guide is a valuable resource for developers and property owners seeking to develop heritage buildings in the CBD.

Guildford and Hardware Laneways Amendment C271

Amendment C271 protects heritage buildings and the iconic laneway networks of Guildford and Hardware Lanes through two new heritage precincts.

Protection of these laneways will ensure the retention of their heritage fabric, and the setback and design of additions and new infill to respect their heritage values.

Case study #1: HER bar and restaurant

Cigar and cigarette firm Sniders and Abrahams constructed the heritage building at 268-270 Lonsdale Street, off Drewery Lane, in 1903.

Council issued a permit for a redevelopment of the building in 2019 in accordance with its new heritage policies. The two level addition is well set back and the rooftop bar nestles into the space behind the original parapet, in accordance with Council's new heritage policies.

Drewery Lane will be protected as part of the Drewery Lane Heritage Precinct. The HER development activates Drewery Lane by inviting patrons into the laneway off Lonsdale Street and with multi-level windows orientated towards the laneway.

For more information on these policies, please visit melbourne.vic.gov.au/heritageguides

Hoddle Grid Heritage Review Amendment C387

Amendment C387 is the result of the largest heritage review ever undertaken in Victoria. This Amendment protects five new precincts and 118 individual heritage places in the Hoddle Grid, including the highly valued laneway networks of Flinders Lane East and Drewery Lane.

Protection of these precincts, including key laneway networks, and significant heritage buildings along Melbourne's laneways, will ensure the retention of heritage fabric, and the respectful setback and design of additions and new infill to respect their heritage values. Amendment C387 will provide permanent controls for these precincts and 126 individual heritage places and is with the Minister for Planning for approval.

Urban Design in the Central City and Southbank Amendment C308

Amendment C308 introduced a new Design and Development Overlay for the central city (DDO1). This new DDO sets new standards for the design quality of development outcomes in the central city. The Central Melbourne Design Guide, approved in late 2021, uses illustrations and photos to visually communicate the desired outcomes of Amendment C308. Laneway connections, attractiveness, accessibility, solar access, safety, pedestrian scale are encouraged in the Guide.

Amendment C308 also mandates that ground floor building services must occupy less than 40 per cent of the ground floor or any site area to address laneway frontages being dominated by waste, loading and parking access.

Central City Built Form Review Amendment C270

Amendment C270, led by the Minister for Planning, introduced changes to planning controls that guide built form in the central city, including mandatory street wall height in laneways in most Design and Development Overlays (DDOs). These controls ensure street walls are kept at reasonable, human-scale heights along many heritage laneways.

Case study #2: Melbourne House

Melbourne House (360 Little Bourke Street, Melbourne) is an interwar Chicagoesque commercial building, built and designed by renowned hotel architects Sydney Smith, Ogg & Serpell. A permit was issued in 2018 for full demolition of Melbourne House under superseded City of Melbourne heritage policy.

Following Council endorsement of Amendments C258 and C327, a new permit was issued for a revised development that retains Melbourne House, and constructs a multi-storey tower above the existing heritage building.

Retention of the full building completes a consistent heritage streetscape along Little Bourke Street and retains heritage fabric along White Hart Lane. The new addition is set back from Little Bourke Street to minimise visual bulk along the laneway. Melbourne House will be protected under the Hoddle Grid Heritage Review Amendment C387.

