

AUGUST 2020

Attachment 3  
Agenda item 6.2  
Future Melbourne Committee  
4 August 2020



# 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.

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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

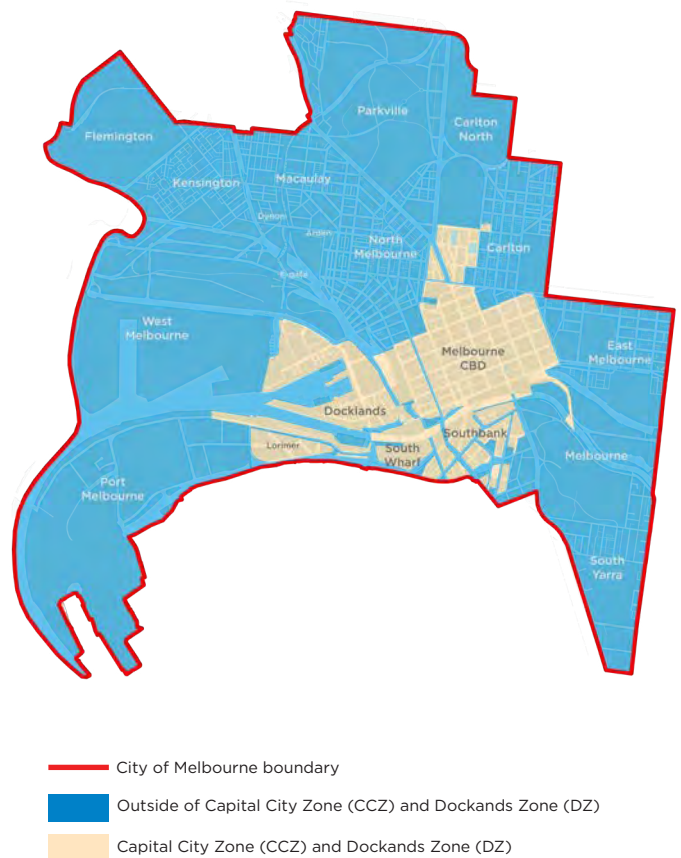
The Heritage Design Guide has been prepared by the City of Melbourne to support interpretation of the heritage policies within the Melbourne Planning Scheme. The heritage policies are as follows:

- Clause 22.04 – Heritage places within the Capital City Zone
- Clause 22.05 – Heritage places outside the Capital City Zone

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.



# 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*

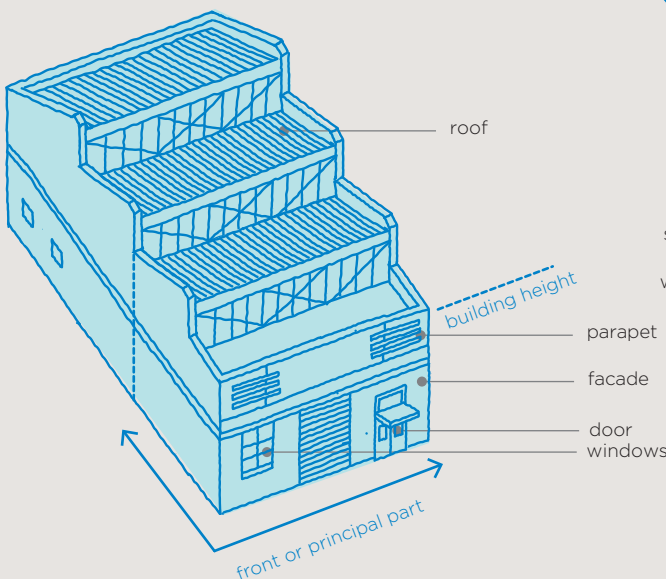
## Heritage places and sustainability

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.

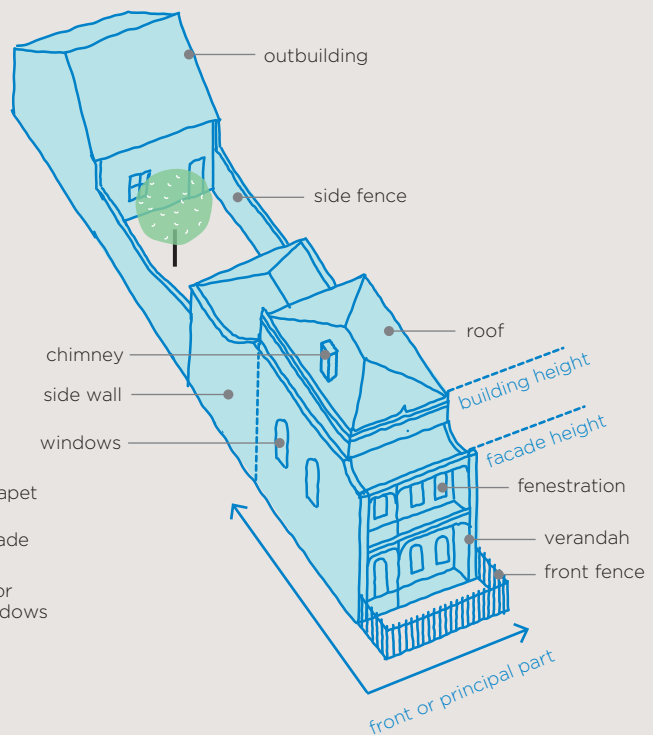
Heritage places can be adapted to incorporate new environmental features to significantly improve their performance, such as solar panels, insulation, draught-proofing, energy efficient heating and hot water systems, water tanks, installation of high performance glazing (depending on the significance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



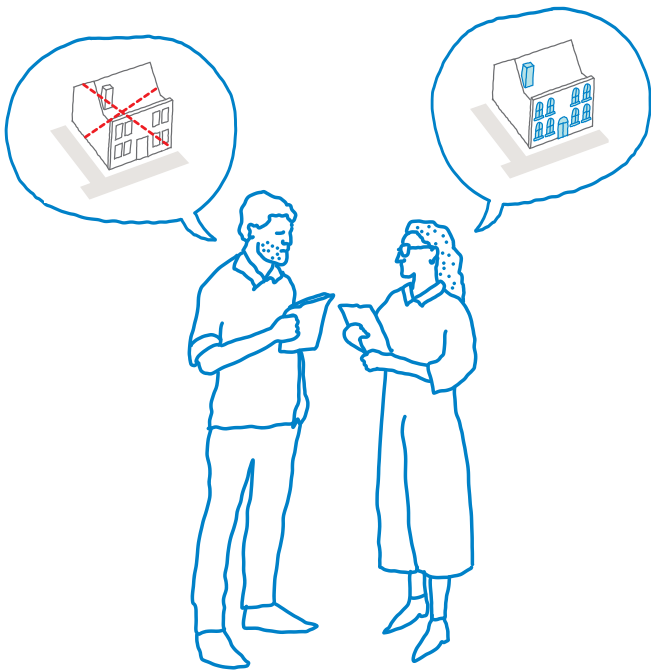
non-residential example



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 conserve and enhance Melbourne's heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or council documentation.
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the *Australia ICOMOS Burra Charter*.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

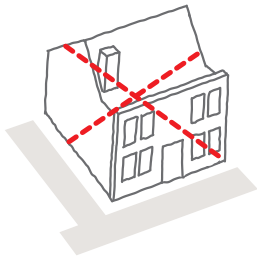
## Permit application requirements

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.

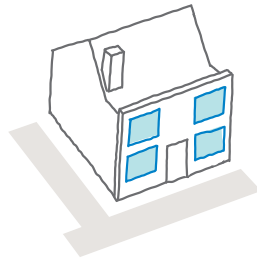


## Heritage policy categories

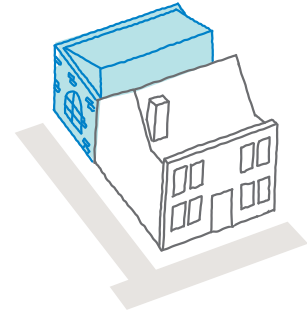
This guide covers the following categories within the heritage policies:



Demolition pg.12



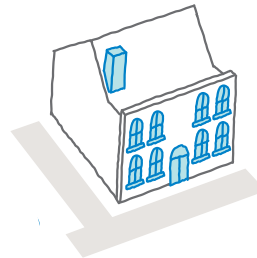
Alterations pg.17



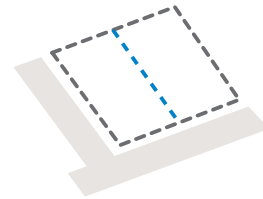
Additions pg. 23



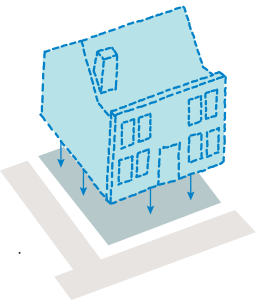
New buildings pg. 31



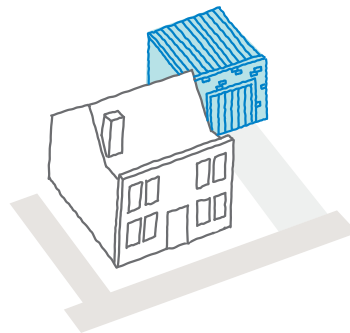
Restoration and Reconstruction pg. 43



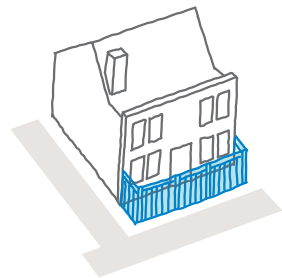
Subdivision pg. 44



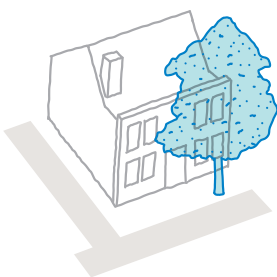
Relocation pg. 45



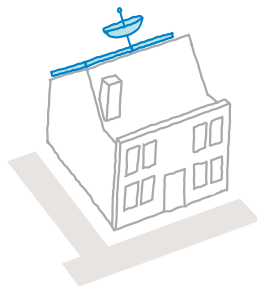
Vehicle accommodation and access pg. 46



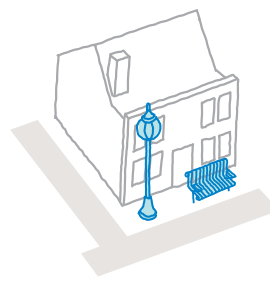
Fences and gates pg. 48



Trees pg. 49



Services and ancillary fixtures pg. 50



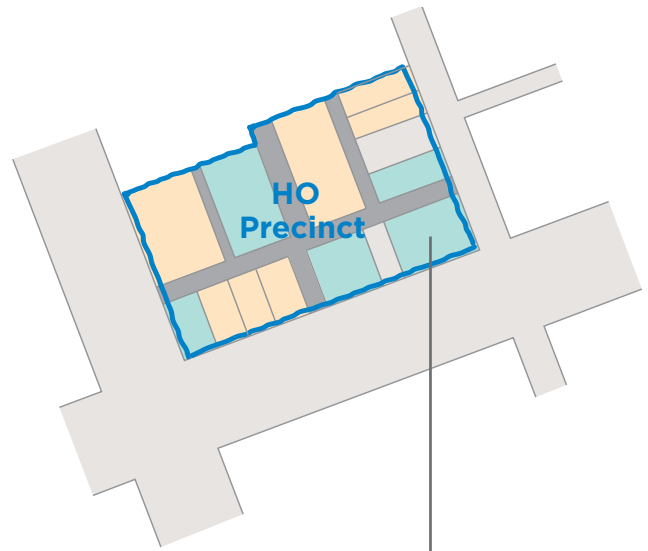
Street fabric and infrastructure pg. 51



Signage pg. 52

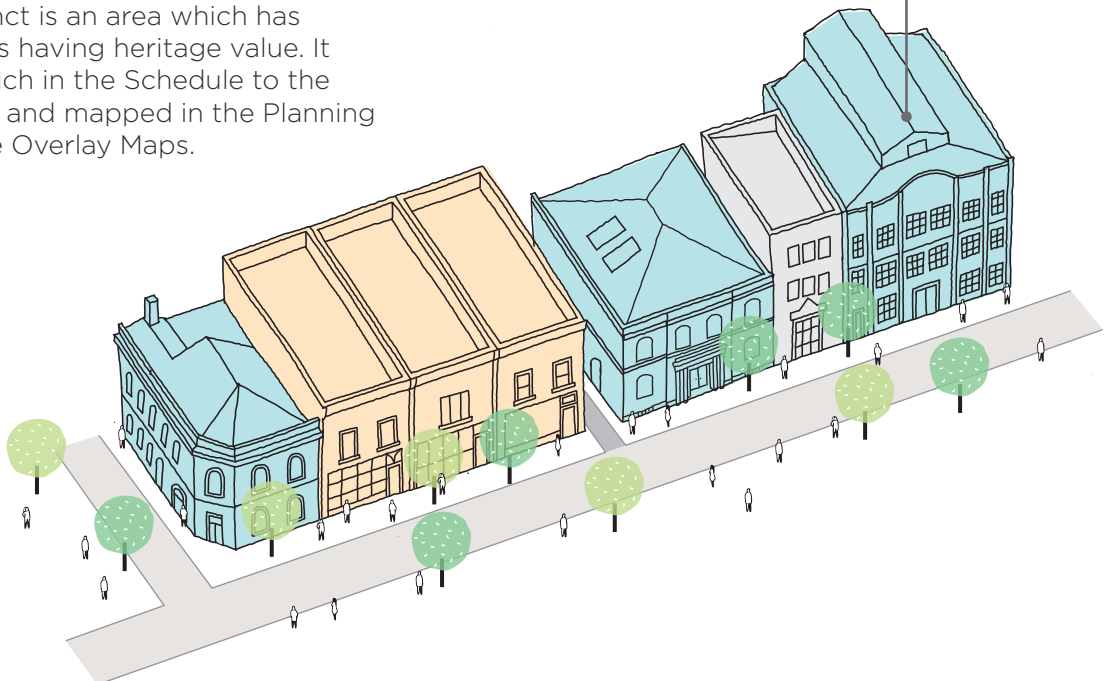
# HERITAGE PLACE

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.



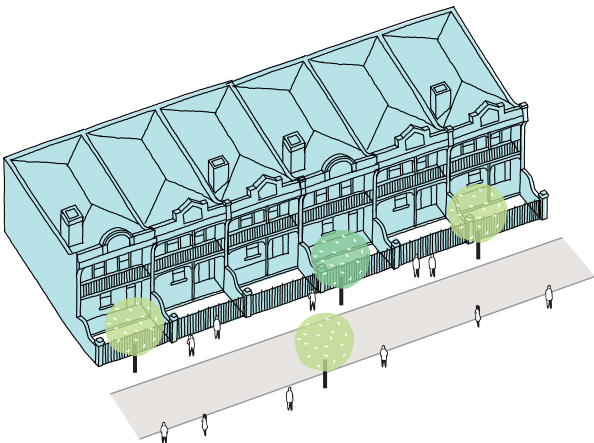
## Individual heritage place

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.
- The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.
- A demolition permit 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.

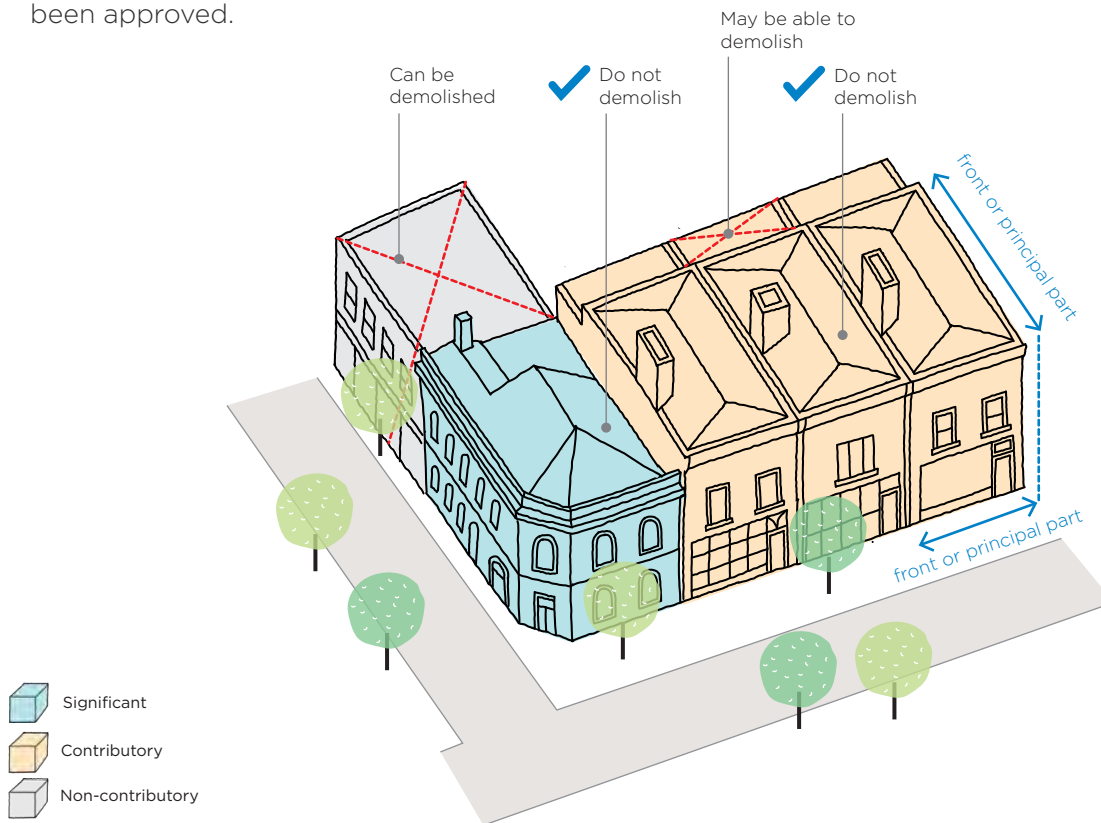
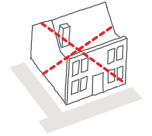


Figure 1 Demolition

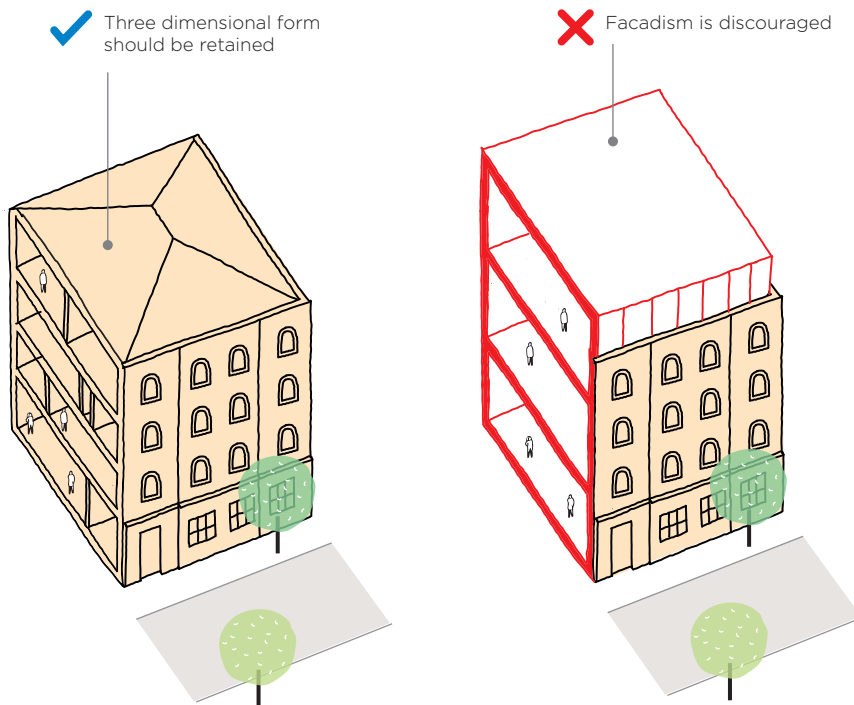


# Retention of three dimensional form

It is policy that:

- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The adaptive reuse of a heritage place is encouraged as an alternative to demolition.

**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.



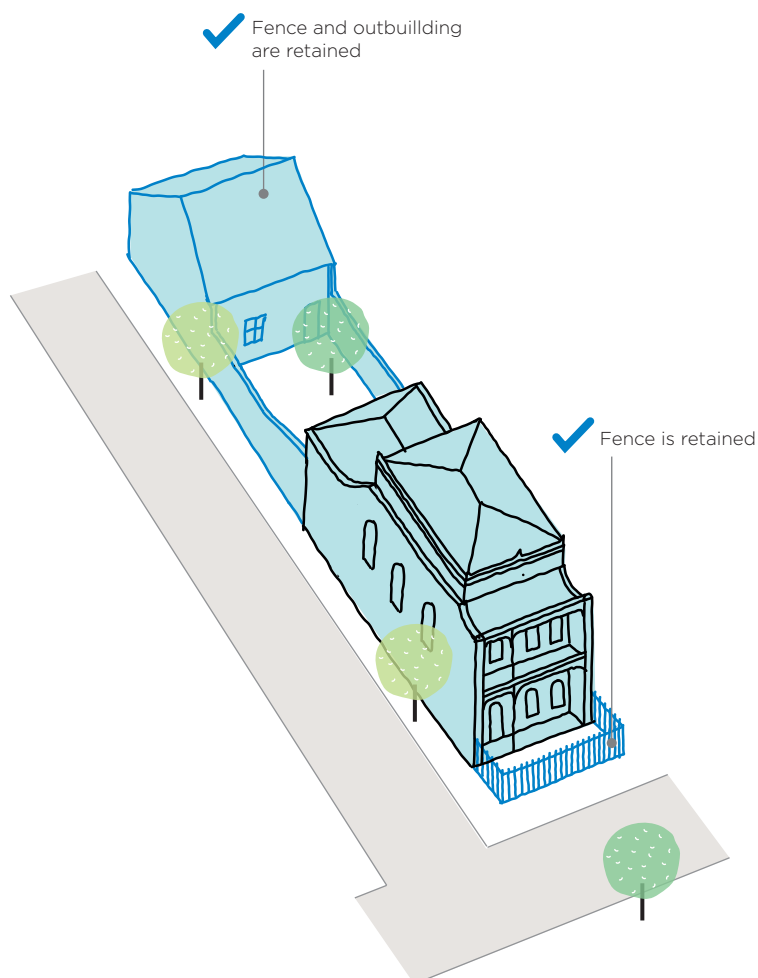
- Significant
- Contributory
- Non-contributory

Figure 2 Retention of three dimensional form

# Demolition of fences and outbuildings

It is policy that:

- Fences and outbuildings which contribute to the cultural significance of the heritage place are not demolished.






-  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 appropriate:

- 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.

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority.

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







# ALTERATIONS

## External fabric

### It is policy that:

- External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.
- Alterations to non-contributory buildings and fabric are respectful of, and do 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.

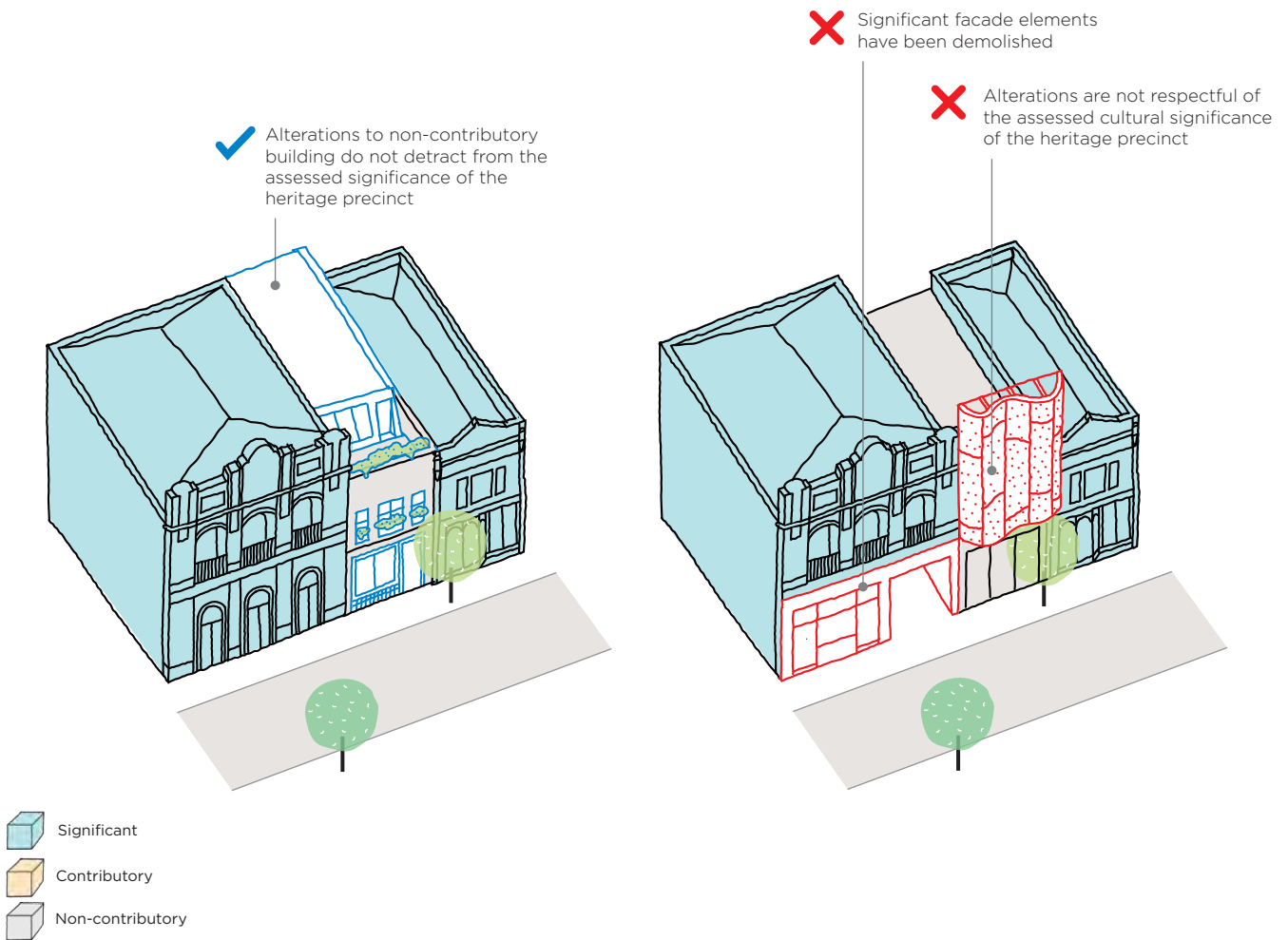


Figure 4 External fabric

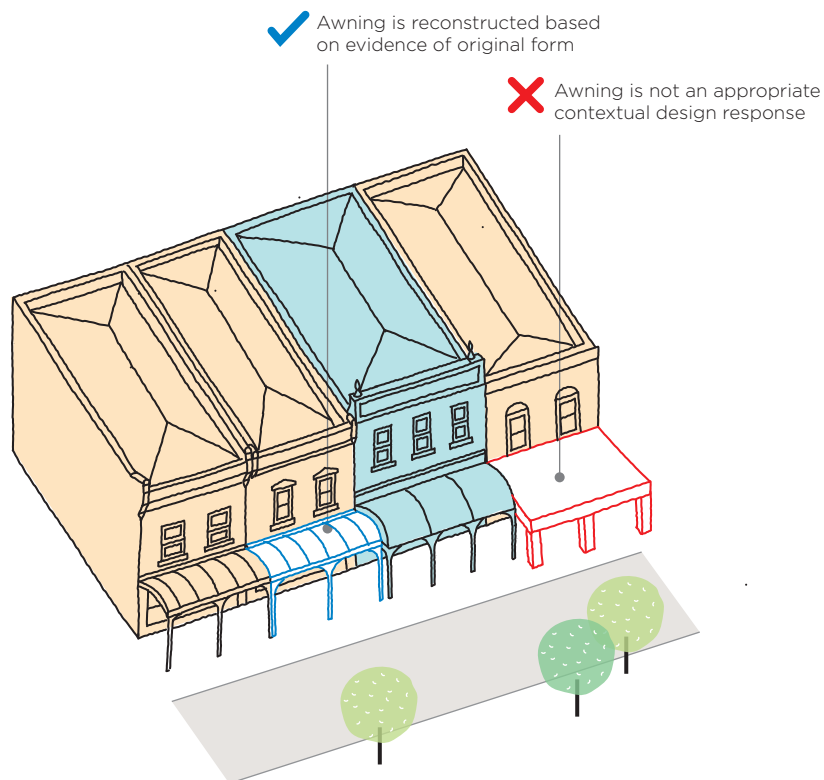
# Verandahs or awnings

**It is policy that:**

- Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.
- Any new awning or verandah is an appropriate contextual design response compatible with the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

## 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

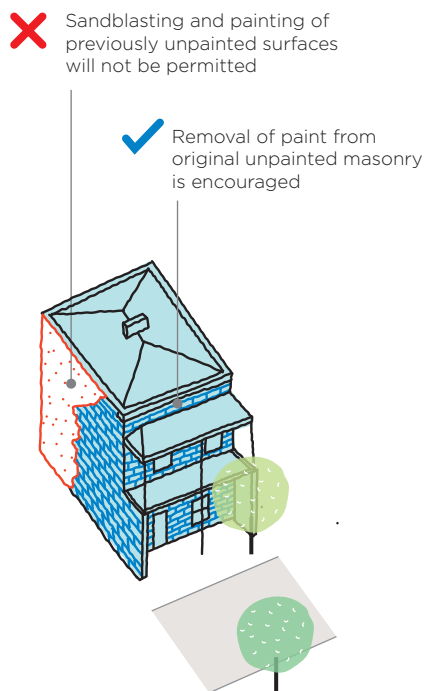


Figure 6 550 Queensbury Street before and after awning reconstruction.

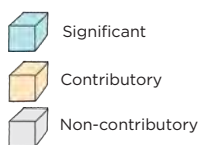
# Surfaces

It is policy that:

- Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.
- Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.



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



**Figure 7** Surfaces

## Decision guidelines

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

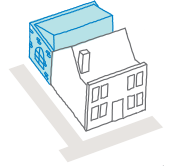
- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- 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 that:

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.

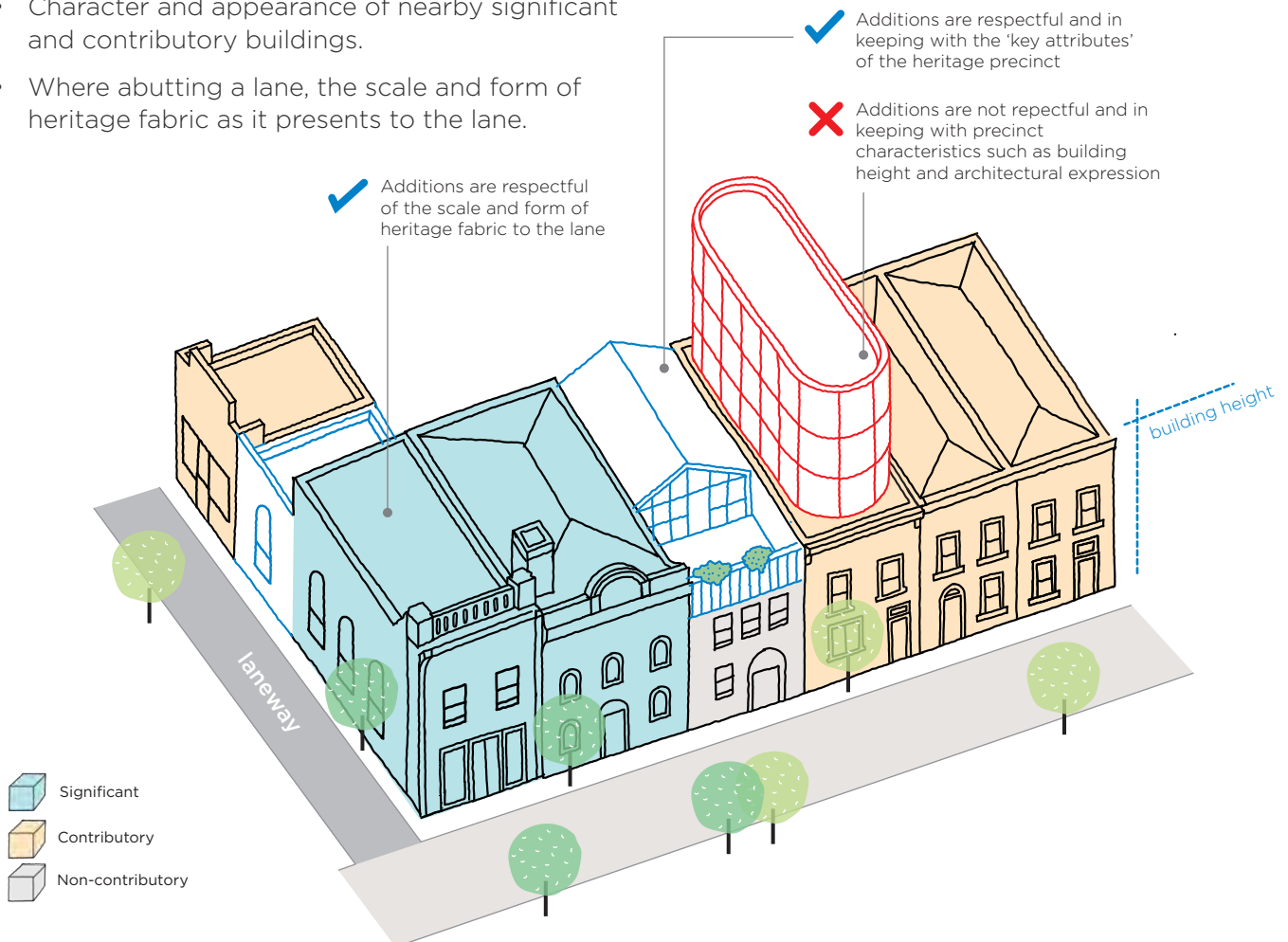


Figure 9 Additions in a heritage precinct

## Additions to significant or contributory buildings

### It is policy that:

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 and moderating height.
- Do not build over or extend into the air space directly above the front or principal part of the significant or contributory 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.



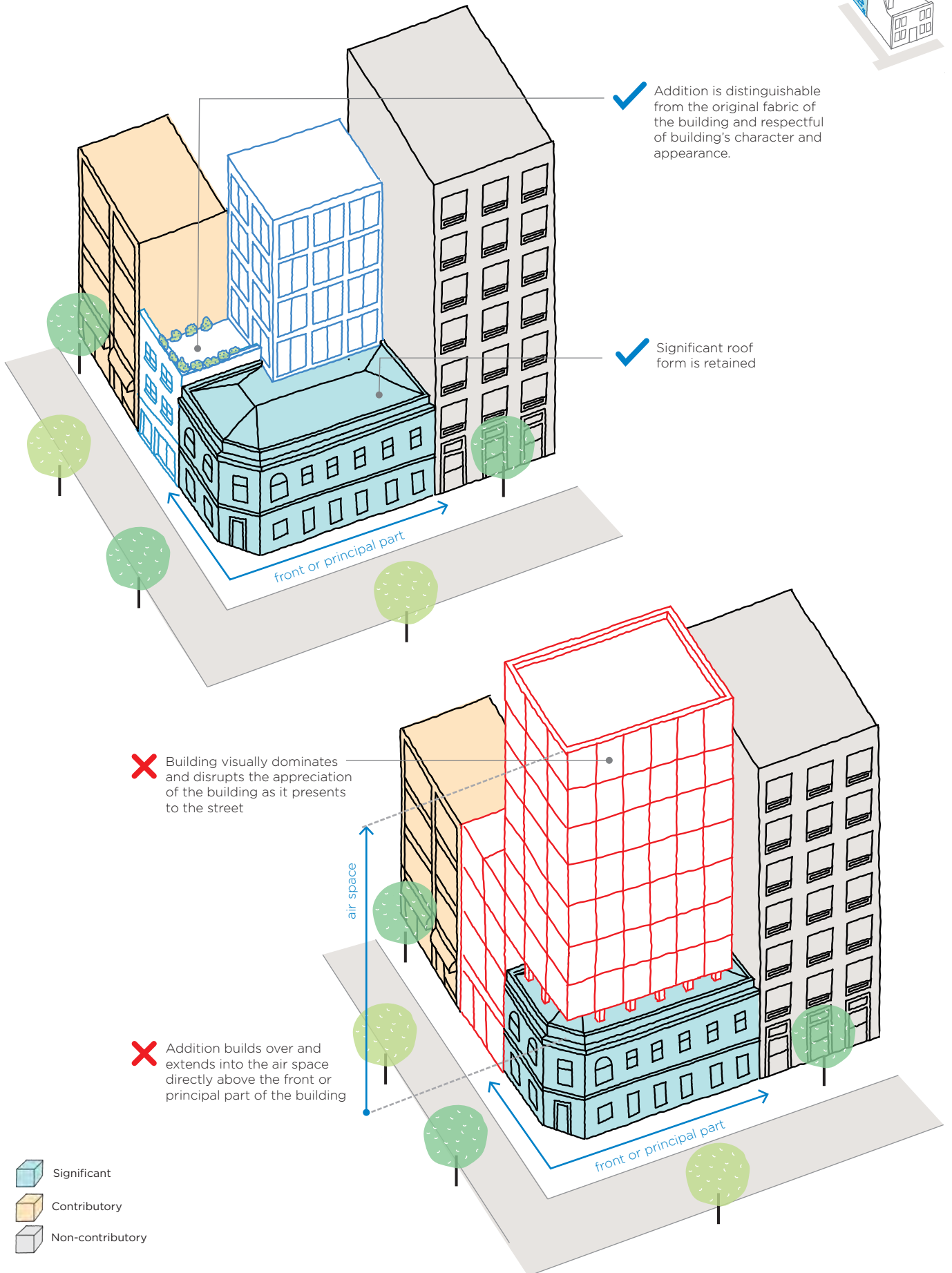
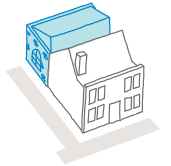
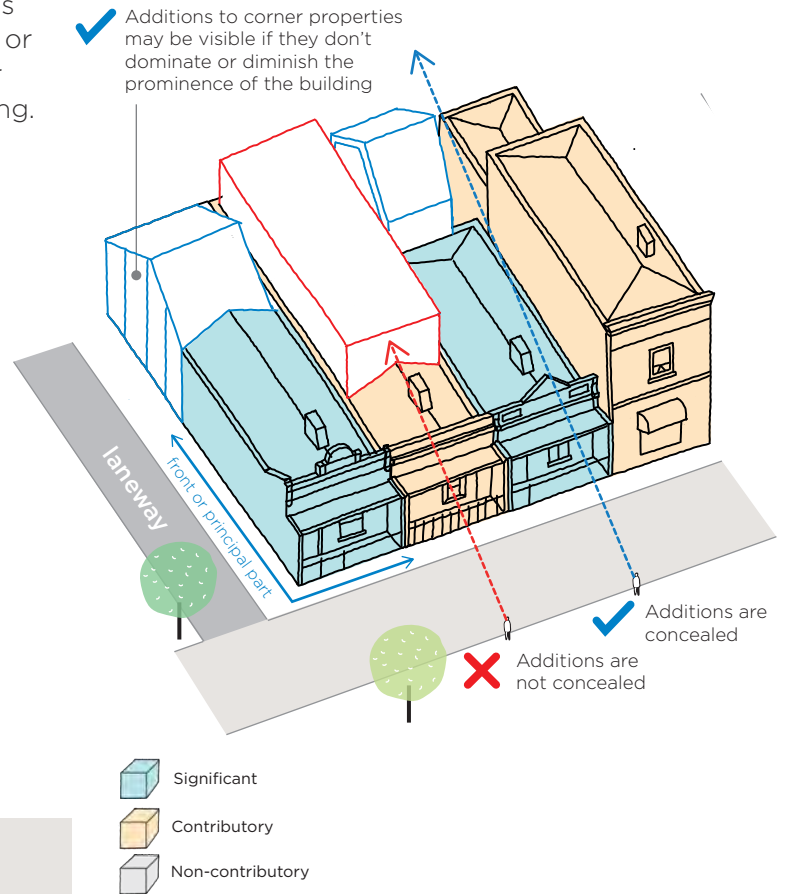
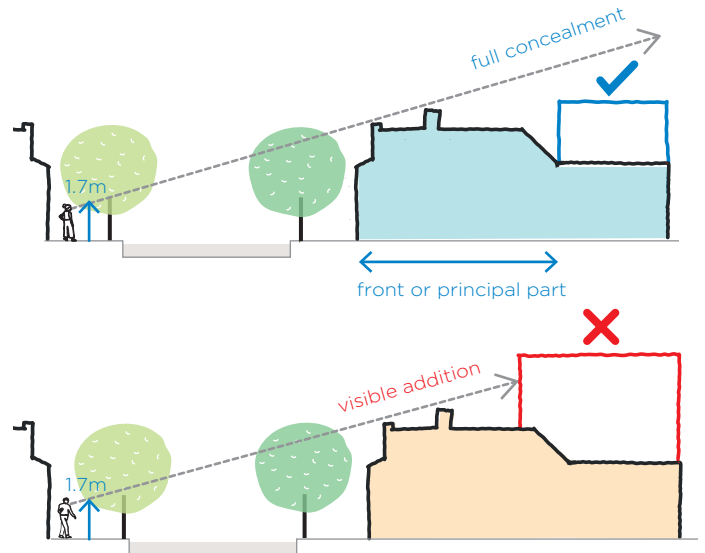


Figure 10 Additions to significant or contributory buildings

Outside of the CCZ

# Additions in a significant streetscape

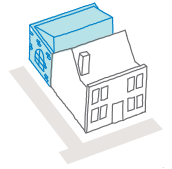
- Additions to a significant or contributory building are concealed in significant streetscapes.
- For a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- All ground level additions to the side of a building should be 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.

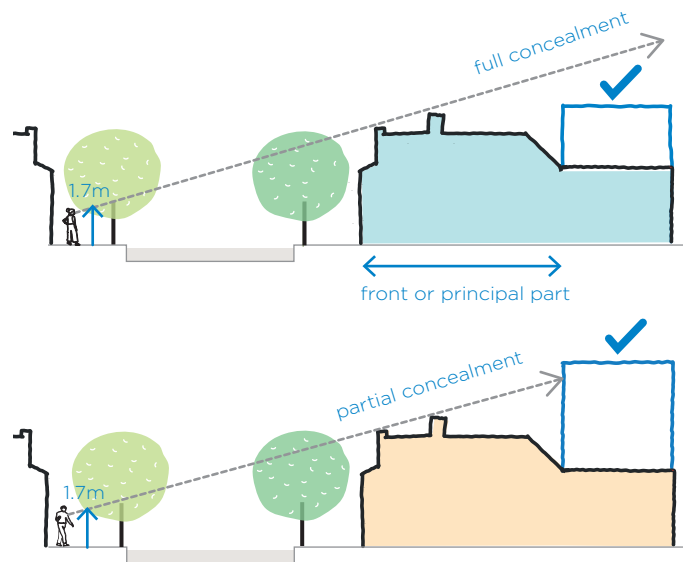
Figure 11 Additions outside the CCZ in a significant streetscape



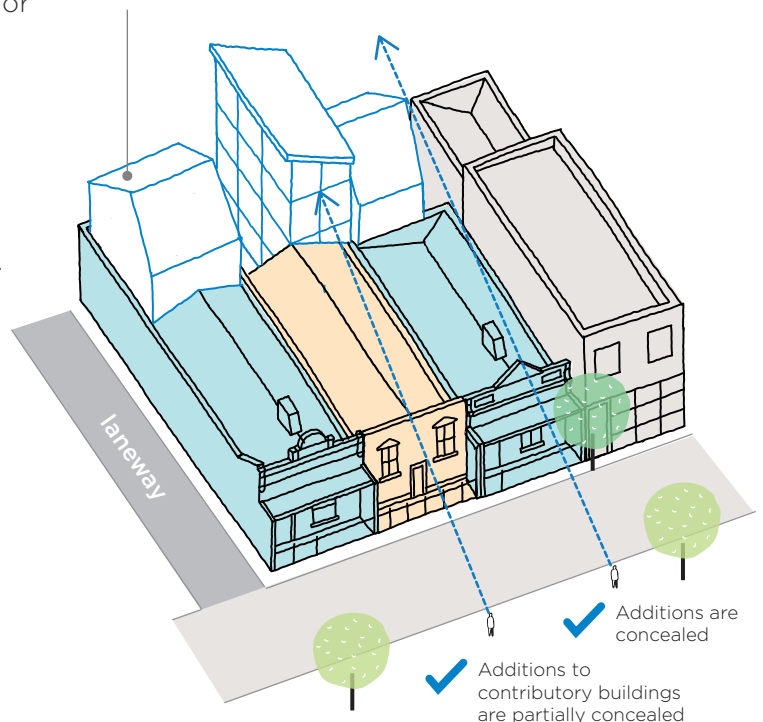
## Outside of the CCZ

# Additions in other streetscapes

- In other streetscapes, additions to significant buildings are concealed.
- 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.
- In streetscapes that are not significant, additions to contributory buildings should be partly concealed. Some of the addition or higher rear part(s) may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- All ground level additions to the side of a building should be 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.



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



- Significant
- Contributory
- Non-contributory

### 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 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

The design of additions is to:

- 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*