

# 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.

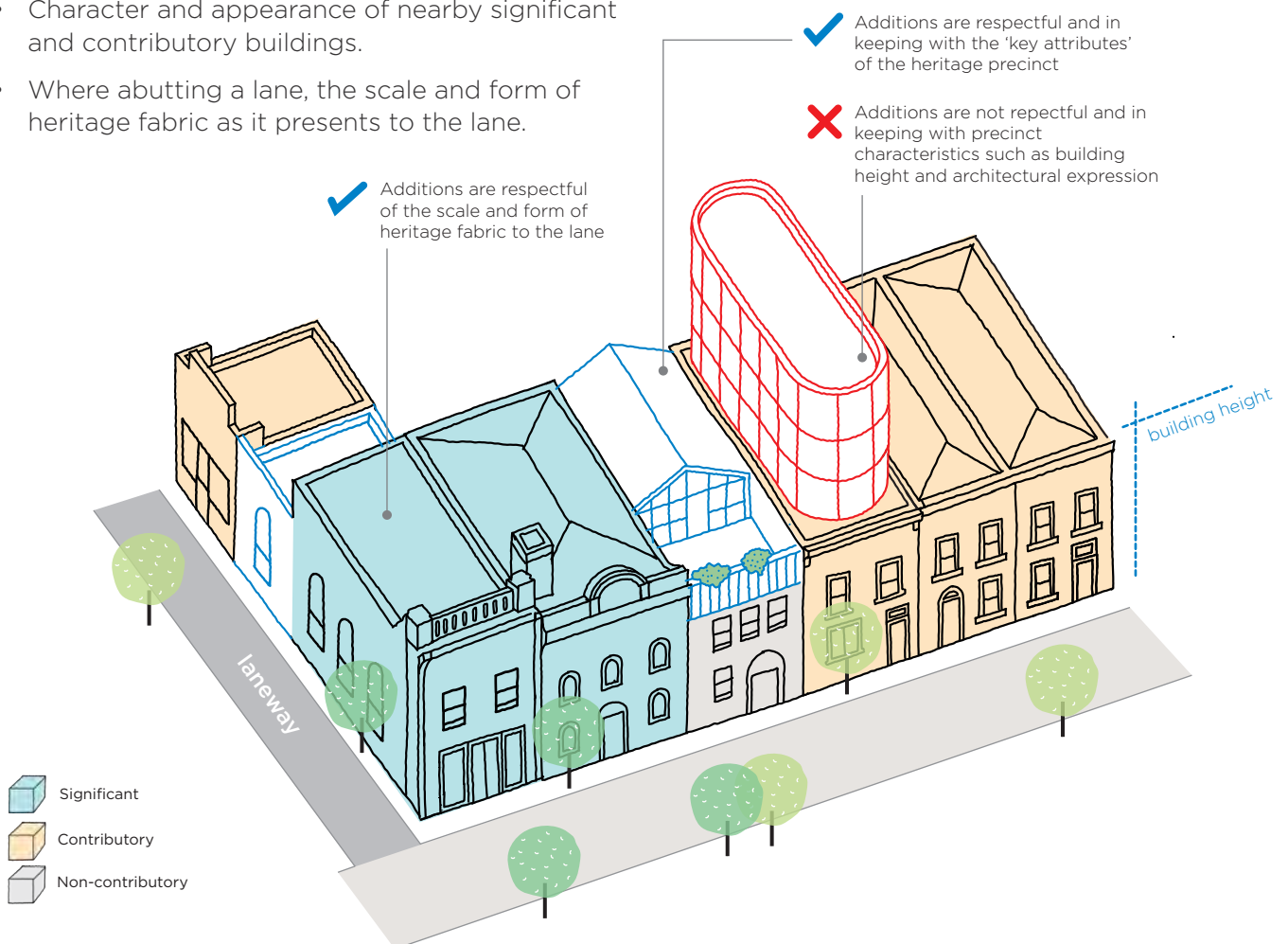


Figure 9 Additions in a heritage precinct

## 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.

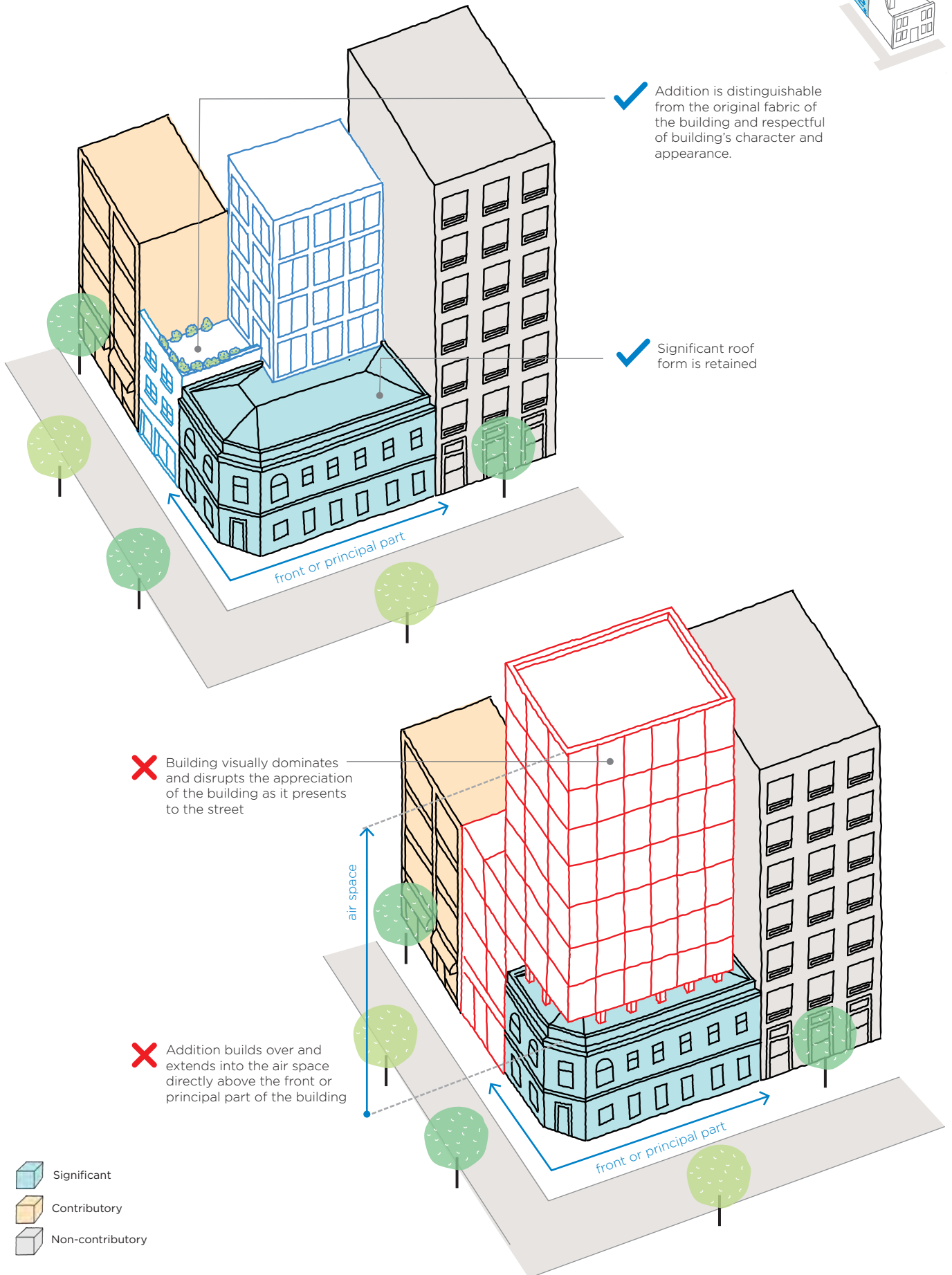
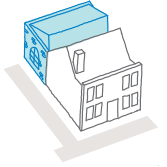
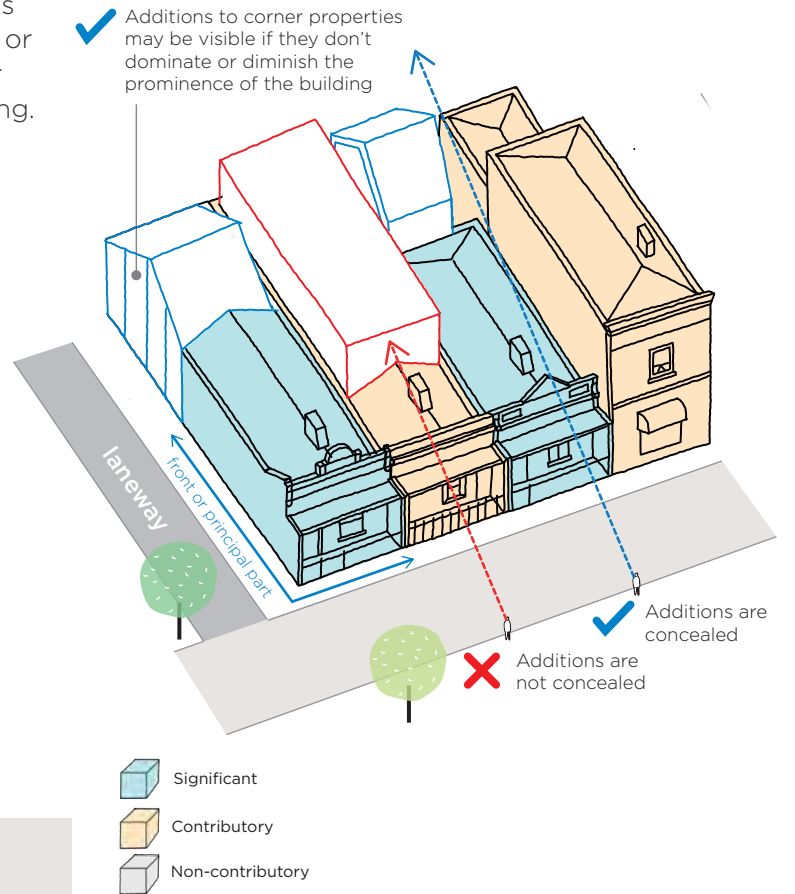
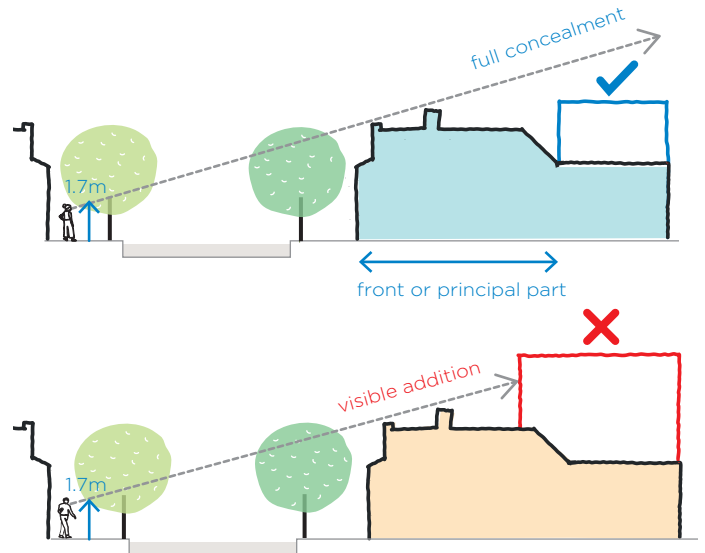


Figure 10 Additions to significant or contributory buildings

Outside of the CCZ

# Additions in a significant streetscape

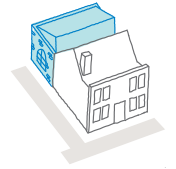
- Additions to a significant or contributory building are concealed in significant streetscapes.
- For a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- All ground level additions to the side of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

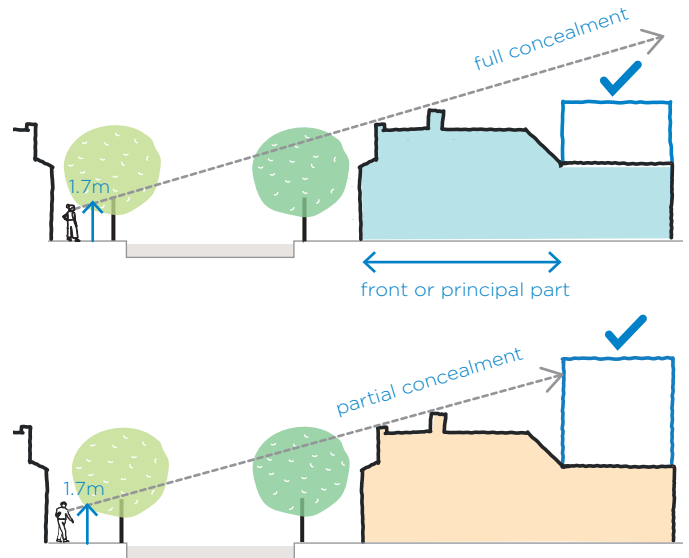
Figure 11 Additions outside the CCZ in a significant streetscape



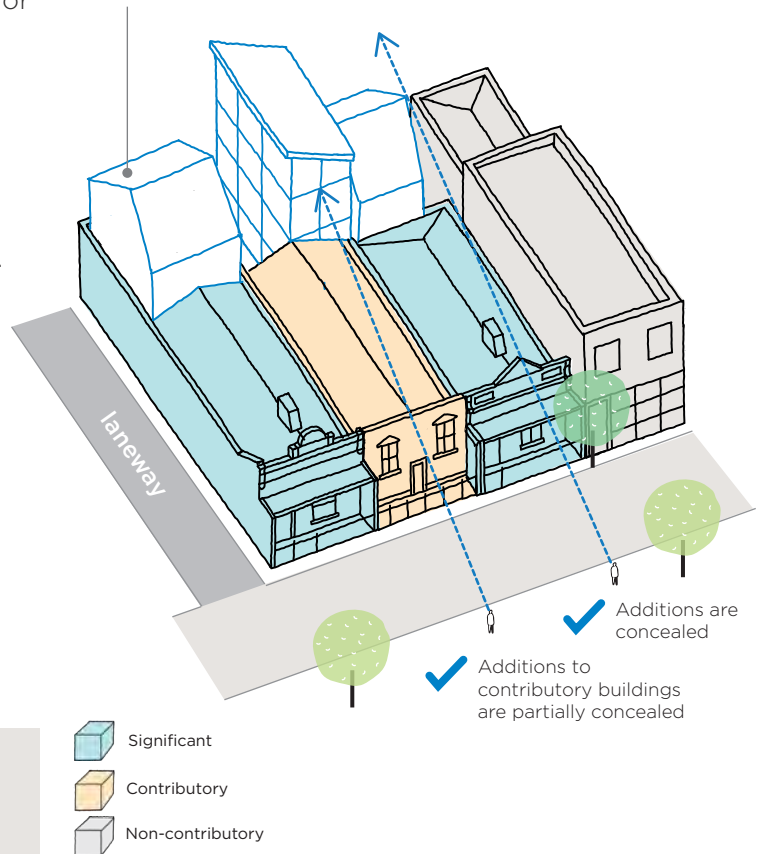
Outside of the CCZ

# 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



## 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

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*





# 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; and orientation and fencing.
  - Prevailing streetscape height and scale.

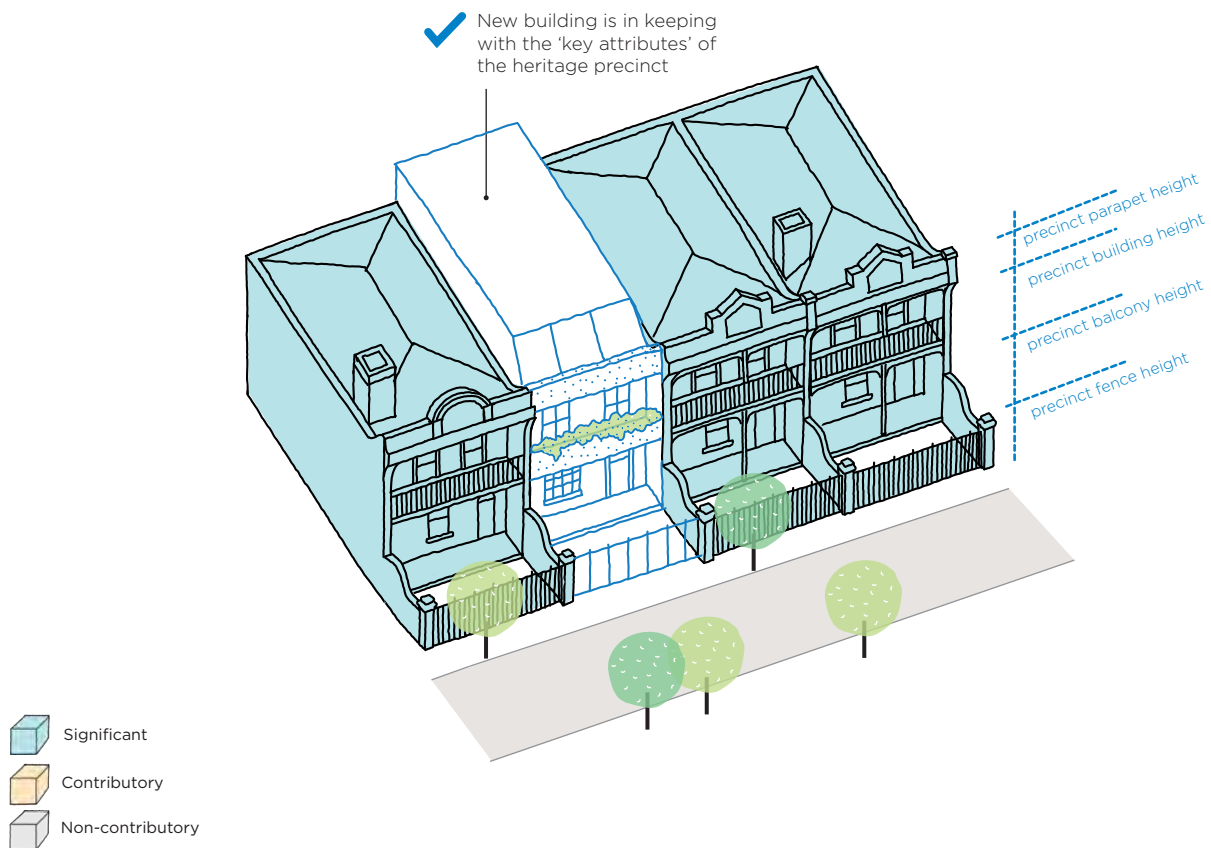


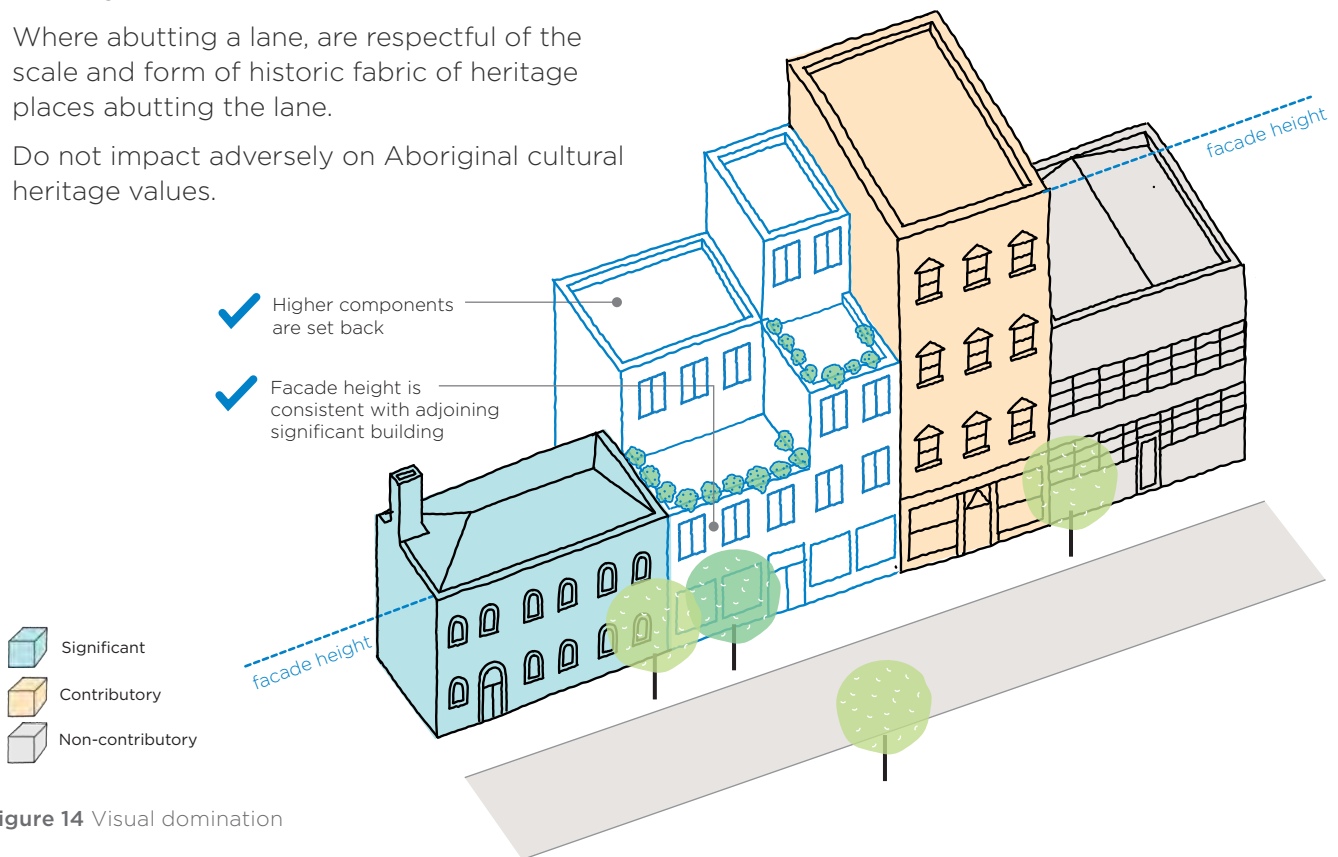
Figure 13 New buildings in a heritage precinct

# Visual domination

**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:

- Do not obscure views from the street(s) 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 facade height which 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.



**Figure 14** Visual domination

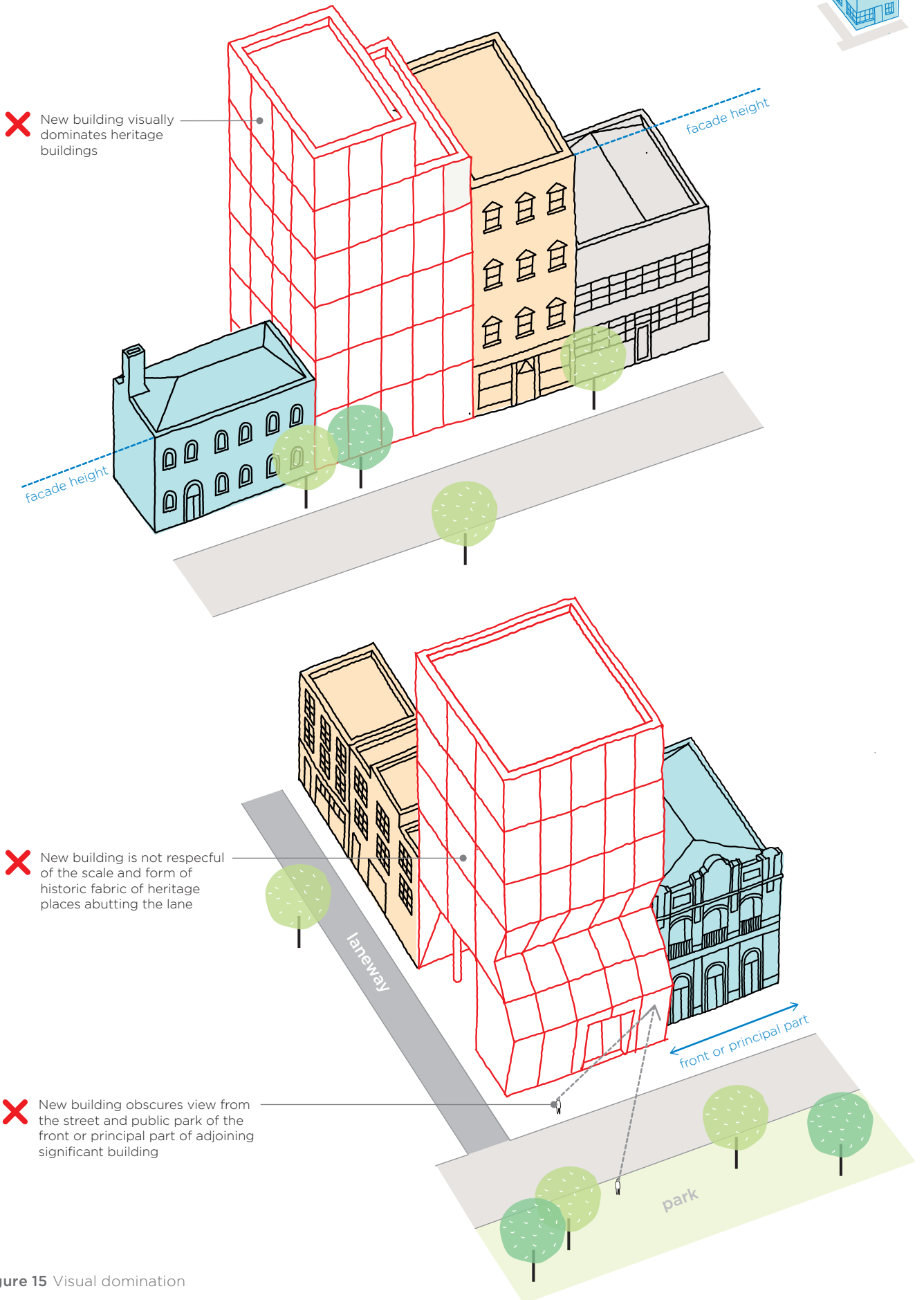


Figure 15 Visual domination

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:

- Do not adopt a facade height which is significantly lower than prevailing heights in the street.
- Are neither positioned forward of the facade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street. For land within the CCZ, new buildings should be positioned in line with the prevailing building line in the street.

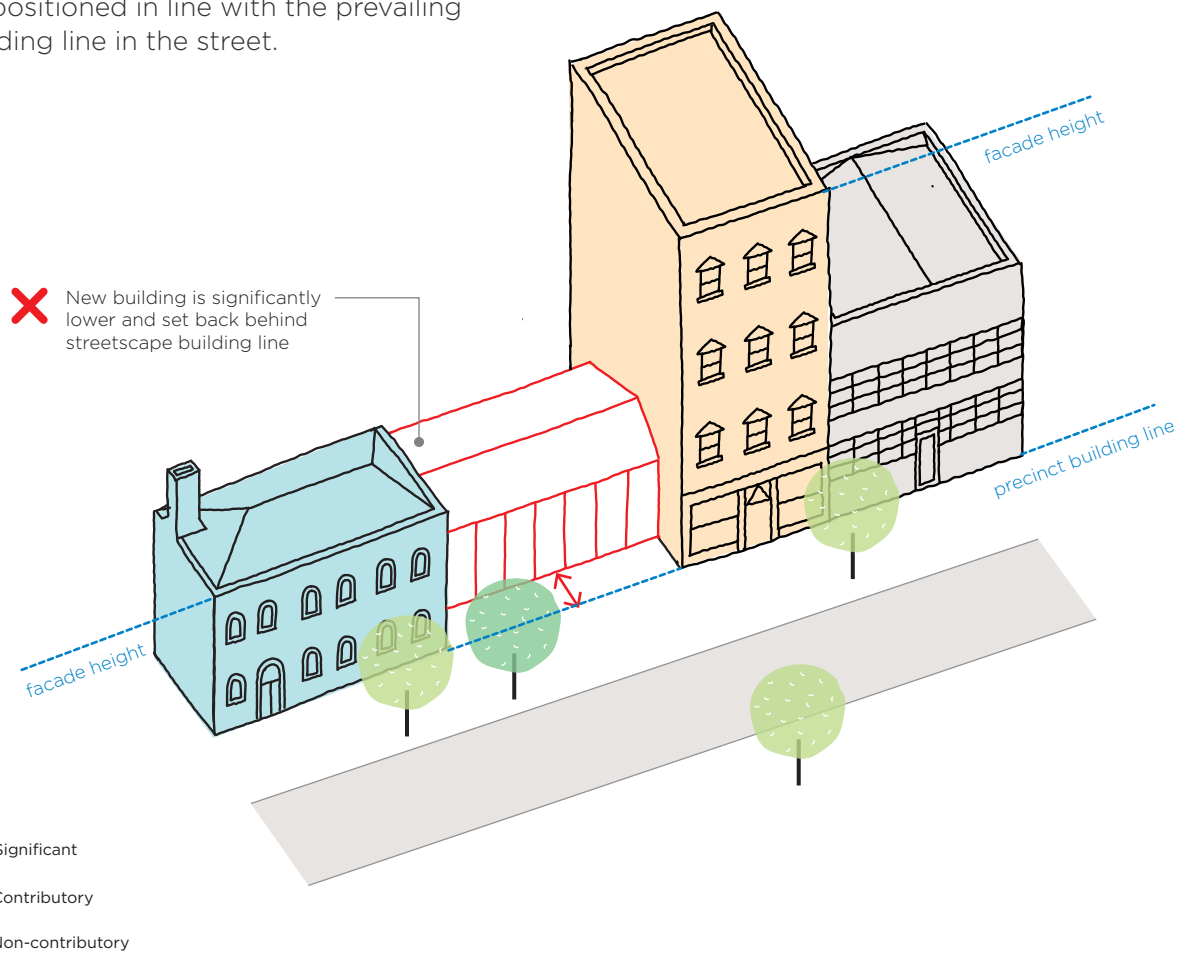


Figure 16 Consistent facade height and setback

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*





# Air space of significant or contributory buildings

It is policy that new buildings:

- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.

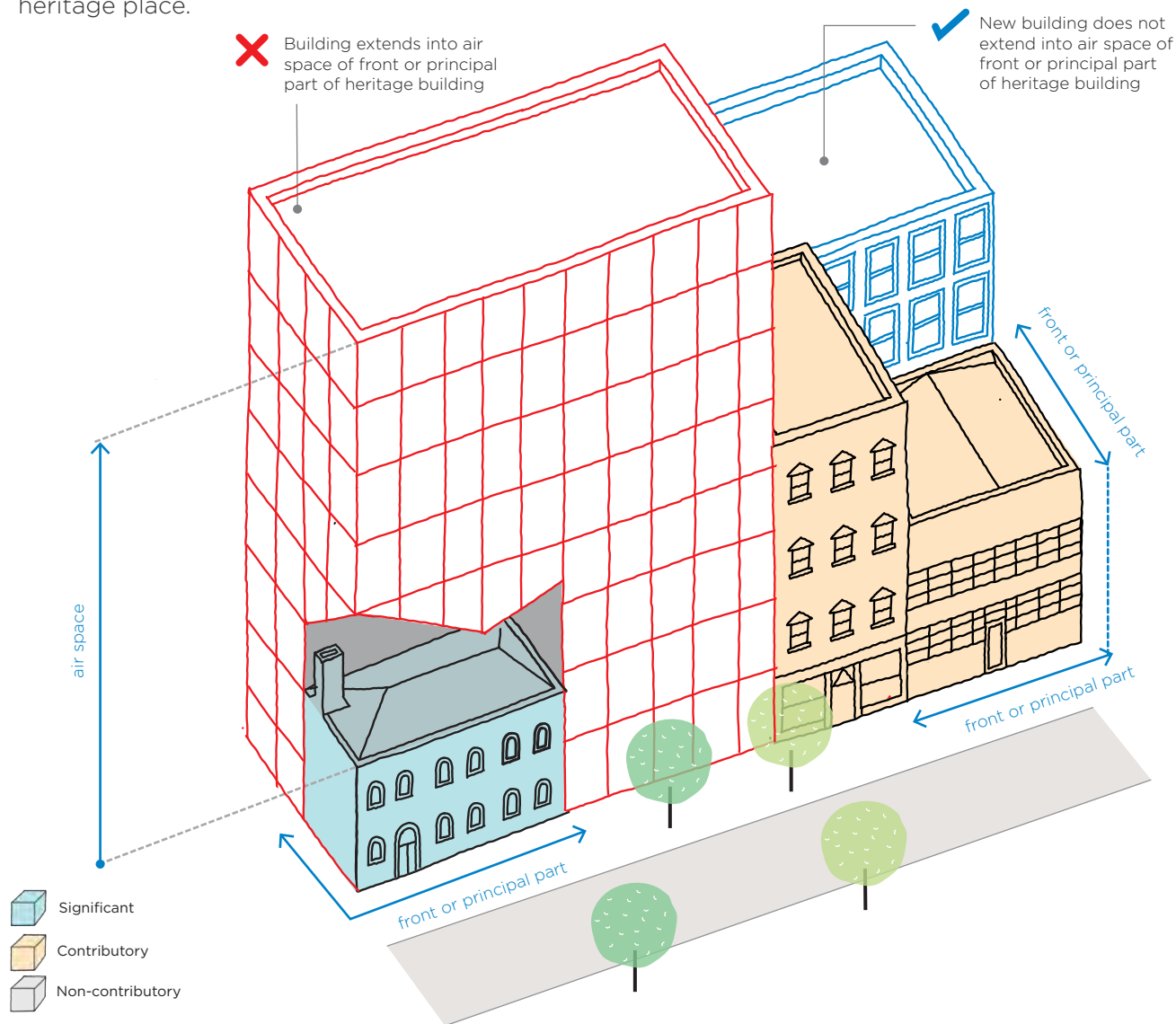
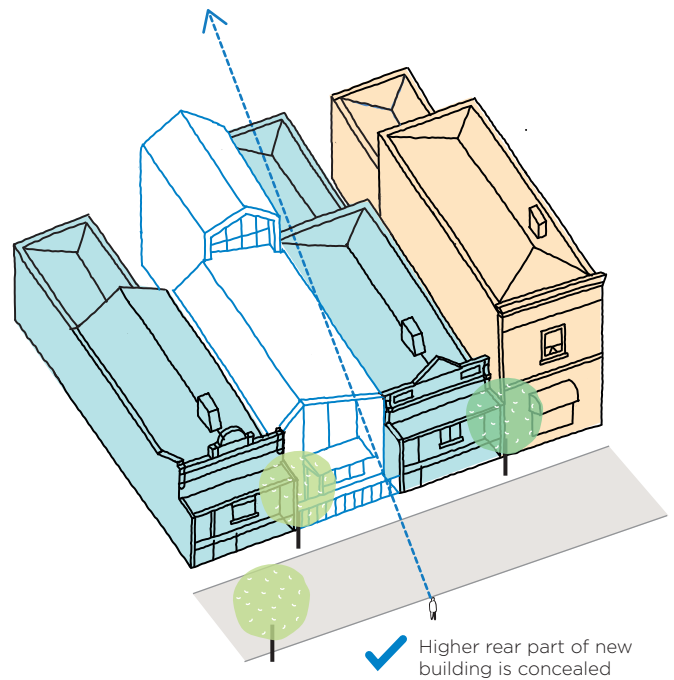
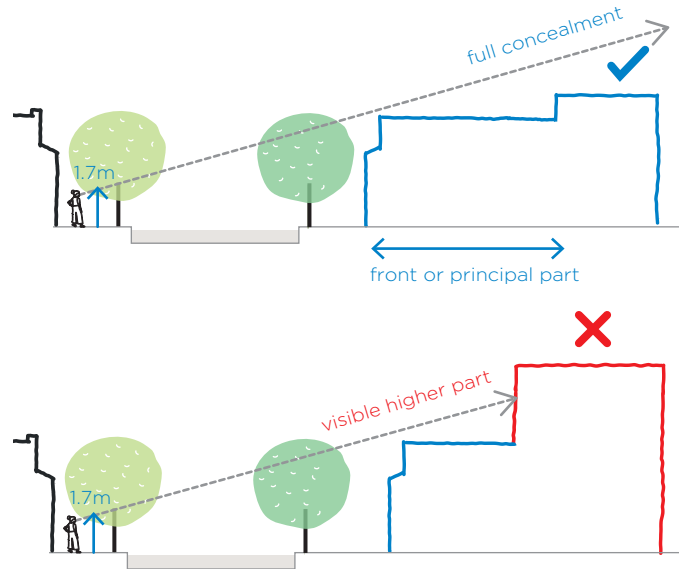


Figure 17 Air space of significant or contributory buildings

Outside of the CCZ

# New buildings in a significant streetscape

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



- Significant
- Contributory
- Non-contributory

## 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

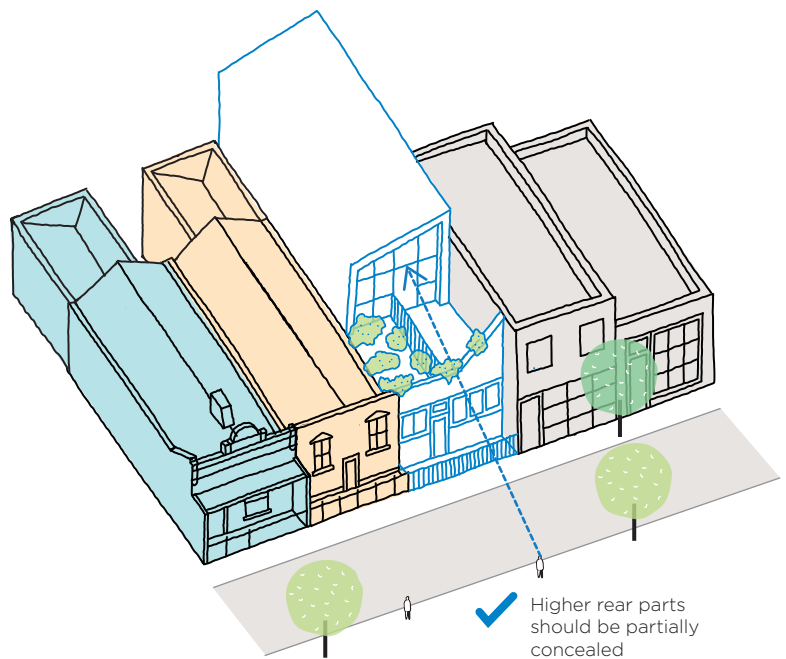
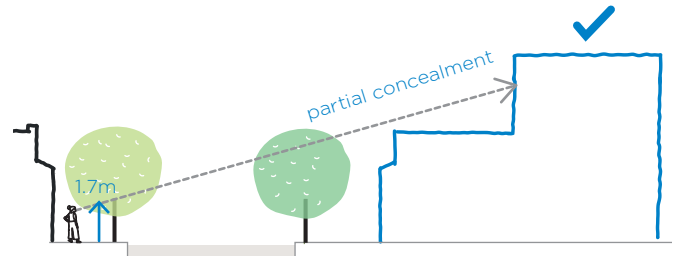




Outside of the CCZ




# New buildings in other streetscapes

- 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.

-  Significant
-  Contributory
-  Non-contributory

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



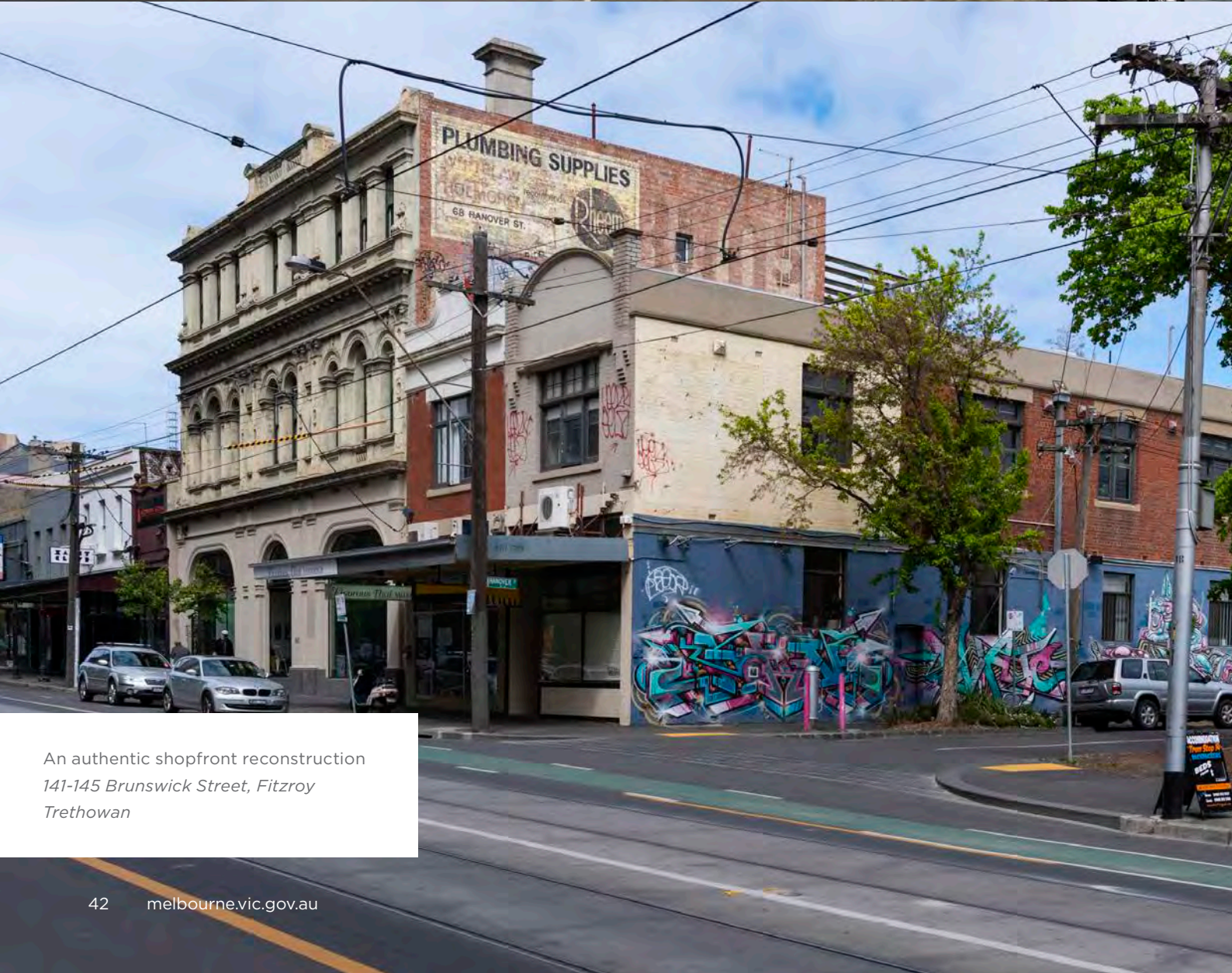
The new building adopts high quality and respectful contextual design, as well as an interpretive approach to detail within a heritage context.

*North Melbourne House*  
*NMBW Architecture Studio*

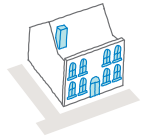
## Design guidelines

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

- It is policy to encourage the restoration and/or reconstruction of a heritage place.
- Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.
- Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted 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.

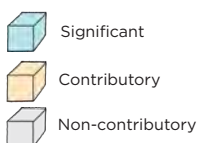
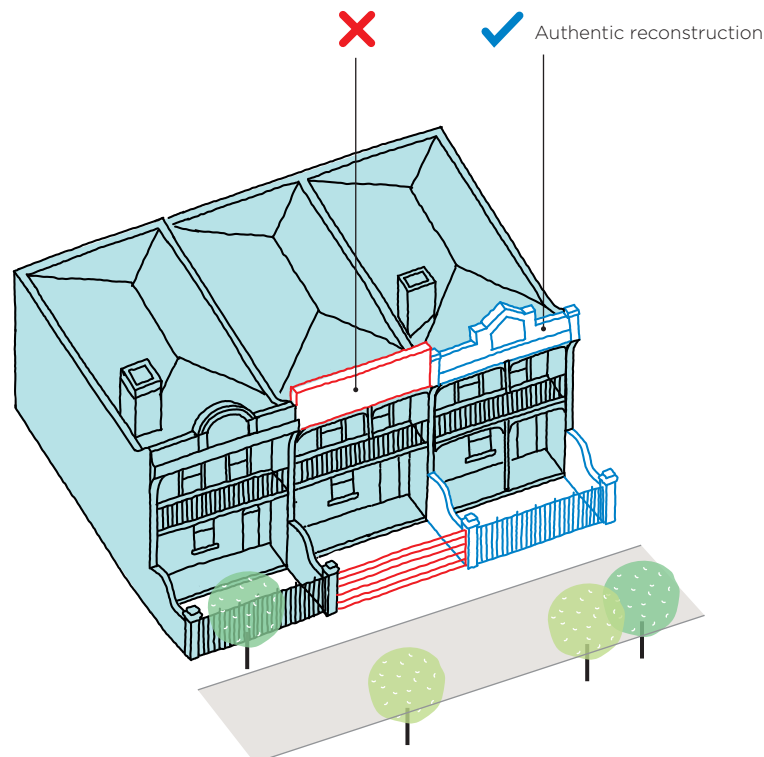
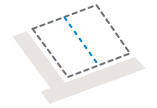


Figure 20 Restoration and reconstruction



# SUBDIVISION

**It is policy that:**

Subdivision of a heritage place:

- Reflect the pattern of development in the street or precinct, whichever is most relevant to the place.
- Maintain appropriate 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.
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each new lot proposed.

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

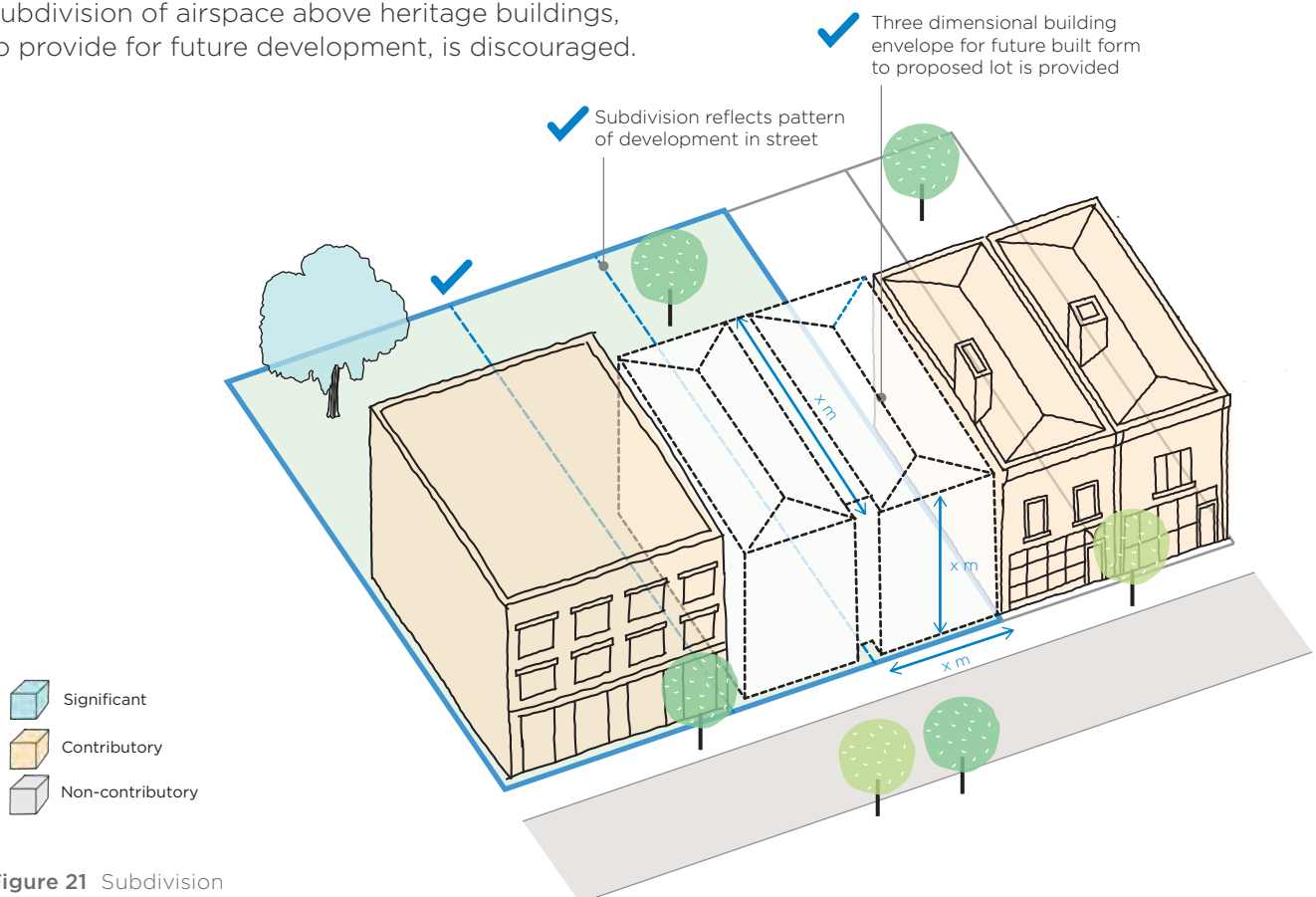
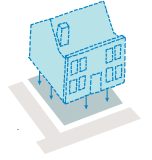


Figure 21 Subdivision



# RELOCATION

## It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.



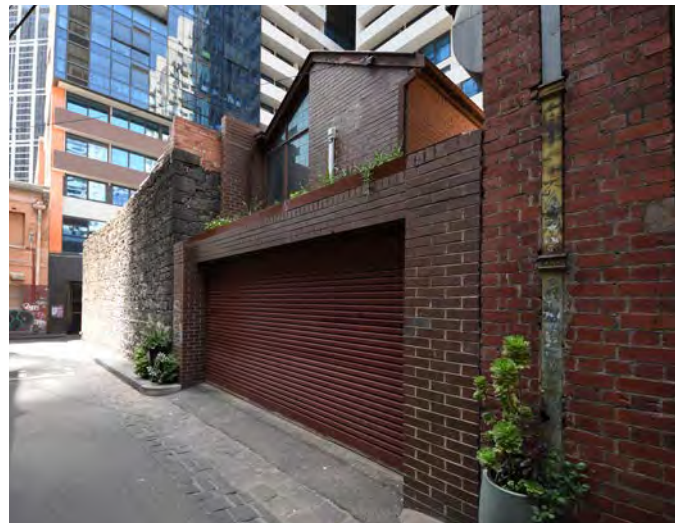
**Figure 22** La Trobe's cottage, currently located in the Botanical Gardens, Melbourne.

# VEHICLE ACCOMMODATION AND ACCESS

## It is policy that:

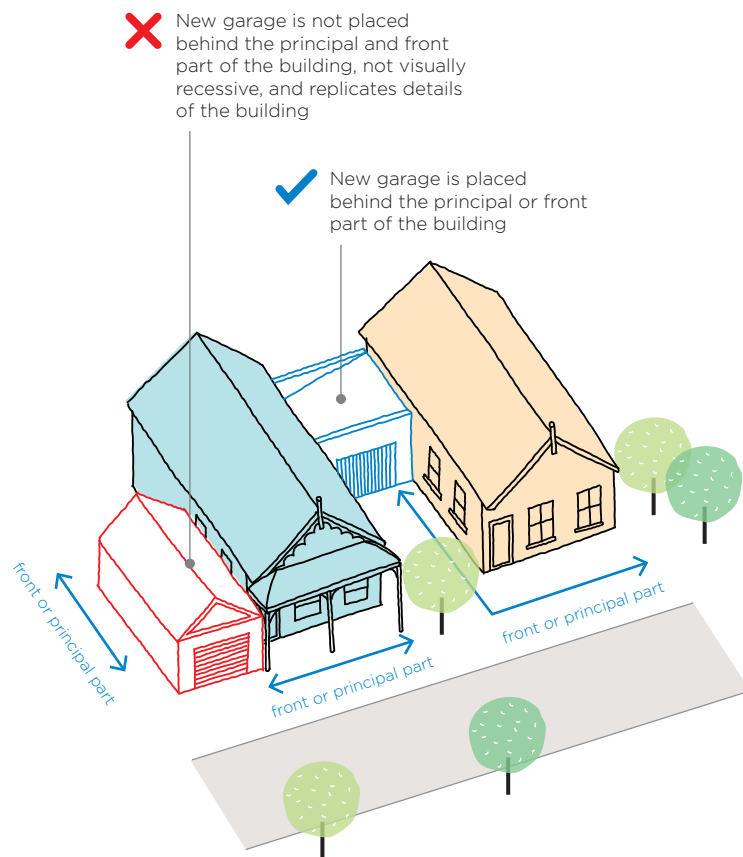
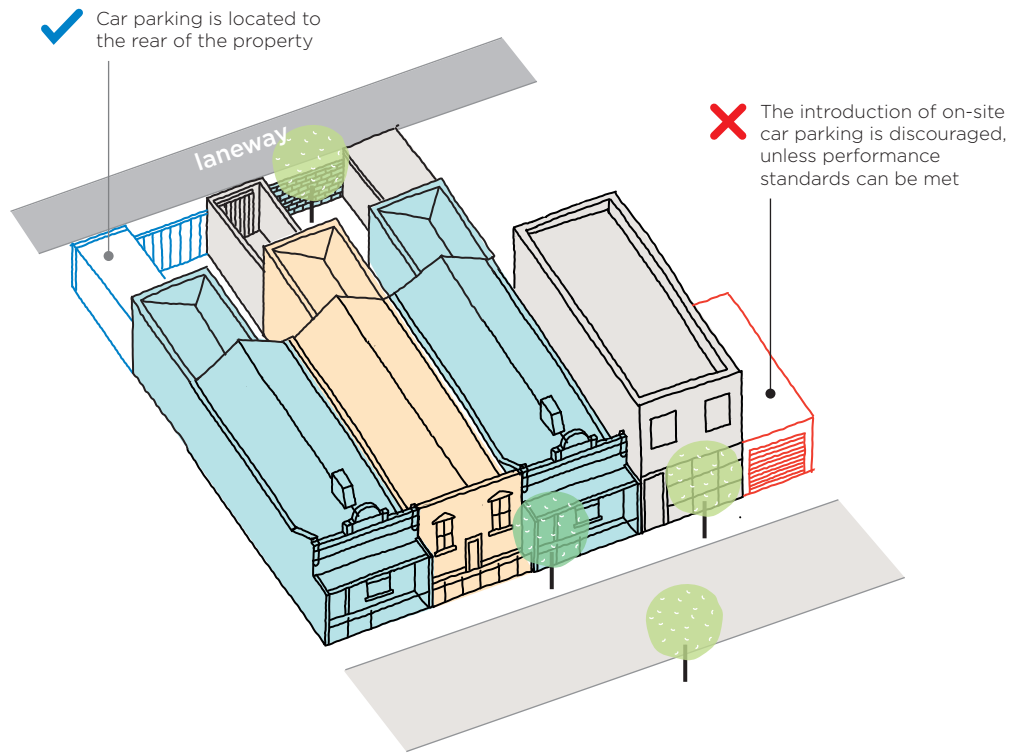
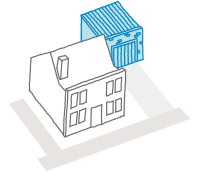
The introduction of on-site car parking, garages and carports, and vehicle crossover is discouraged and should only be permitted where the following performance standards can be met:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new 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); and
  - the form, details and materials will be respectful of the building, 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.








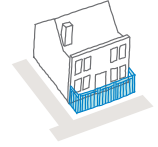
-  Significant
-  Contributory
-  Non-contributory

Figure 24 Vehicle accommodation and access



# FENCES AND GATES

**It is policy that:**

- Where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- The new fence or gate is an appropriate contextual design response, and 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; and
  - is a maximum height of 1.5 metres; and
  - is more than 50% transparent.

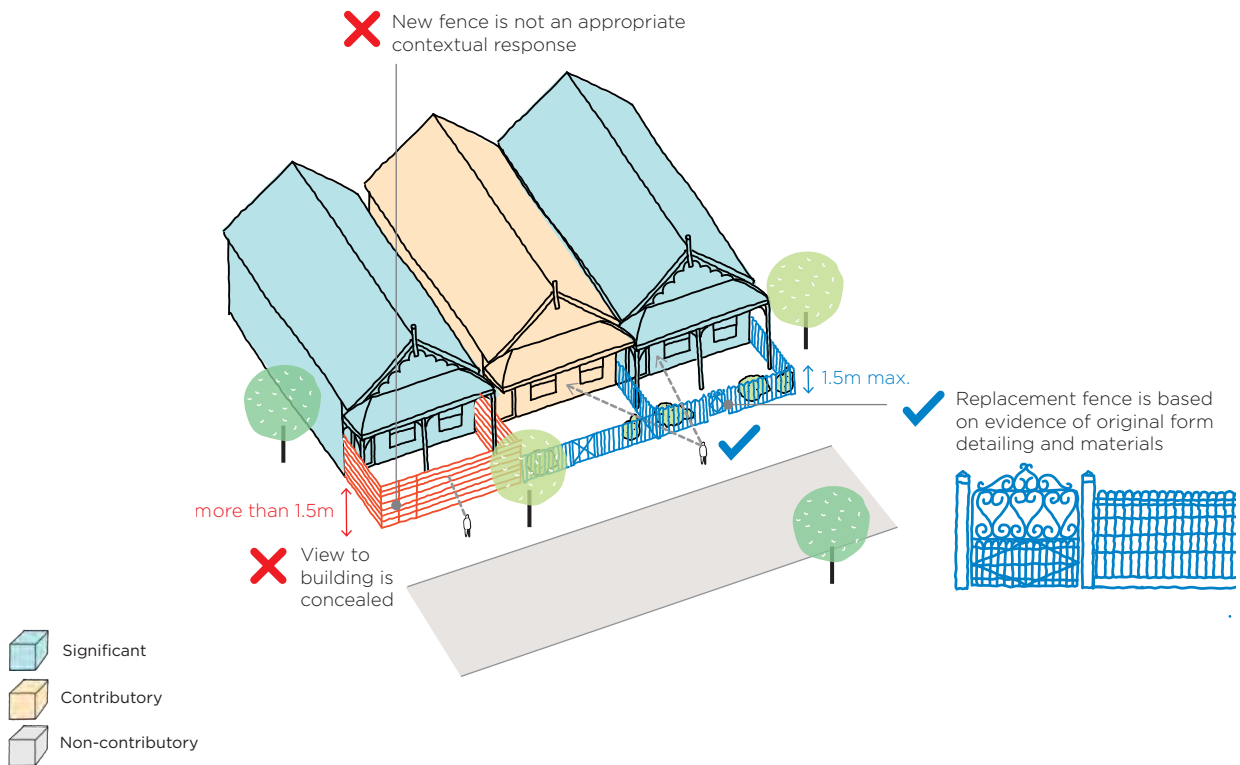
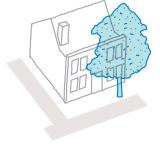


Figure 25 Fences and gates



# TREES

## It is policy that:

- Trees with assessed cultural significance (as noted in the Schedule to the Heritage Overlay) be retained wherever possible.
- Buildings and works respect trees with assessed cultural significance (as noted in the Schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.
- New buildings and works comply with the *Australian Standard AS 4970-2009 Protection of trees on development sites* for vegetation of assessed significance.

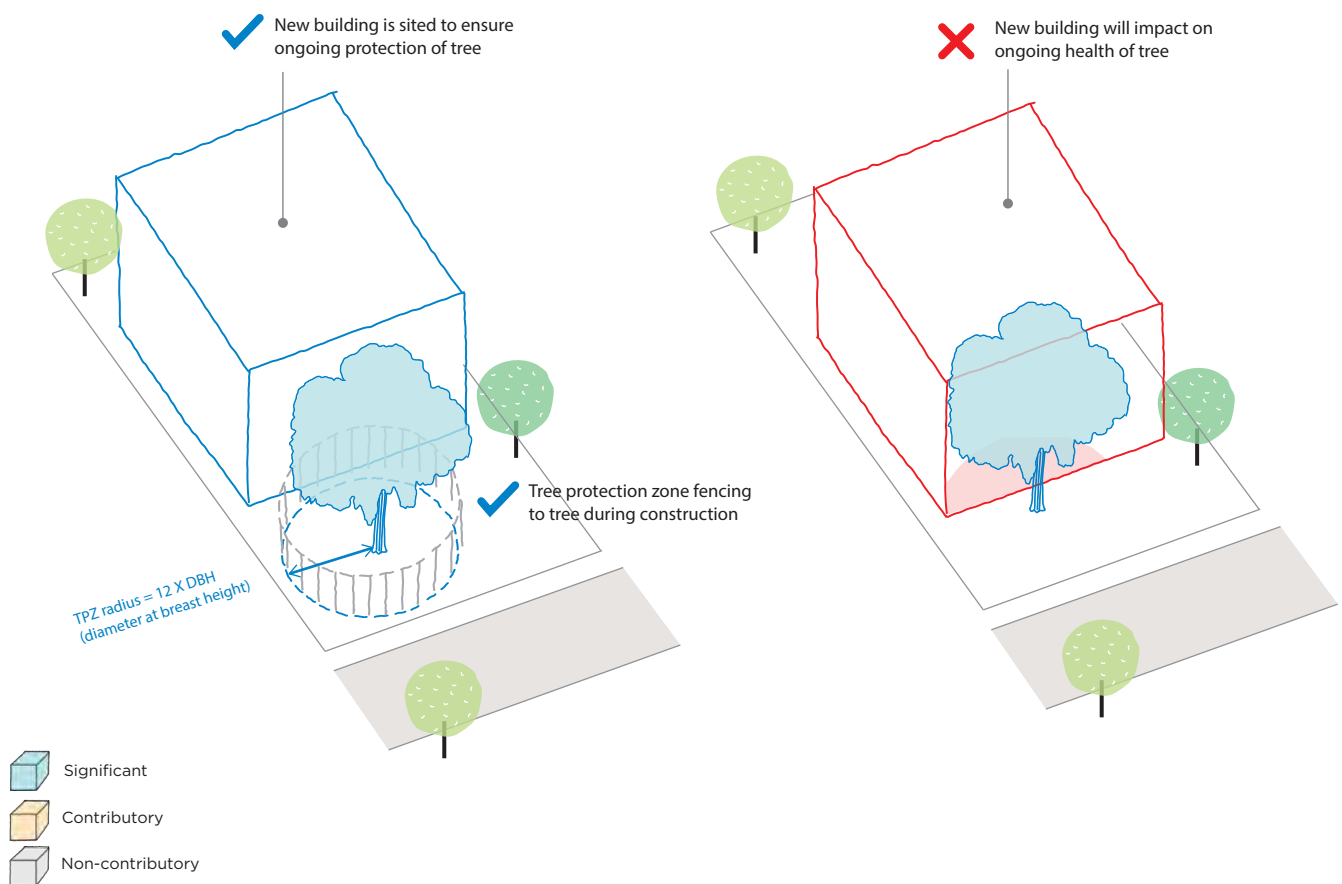


Figure 26 Trees



# SERVICES AND ANCILLARY FIXTURES

## It is policy that:

- The installation of 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 and the services and ancillary fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, align with the profile of the roof.
- Services and ancillary fixtures are installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

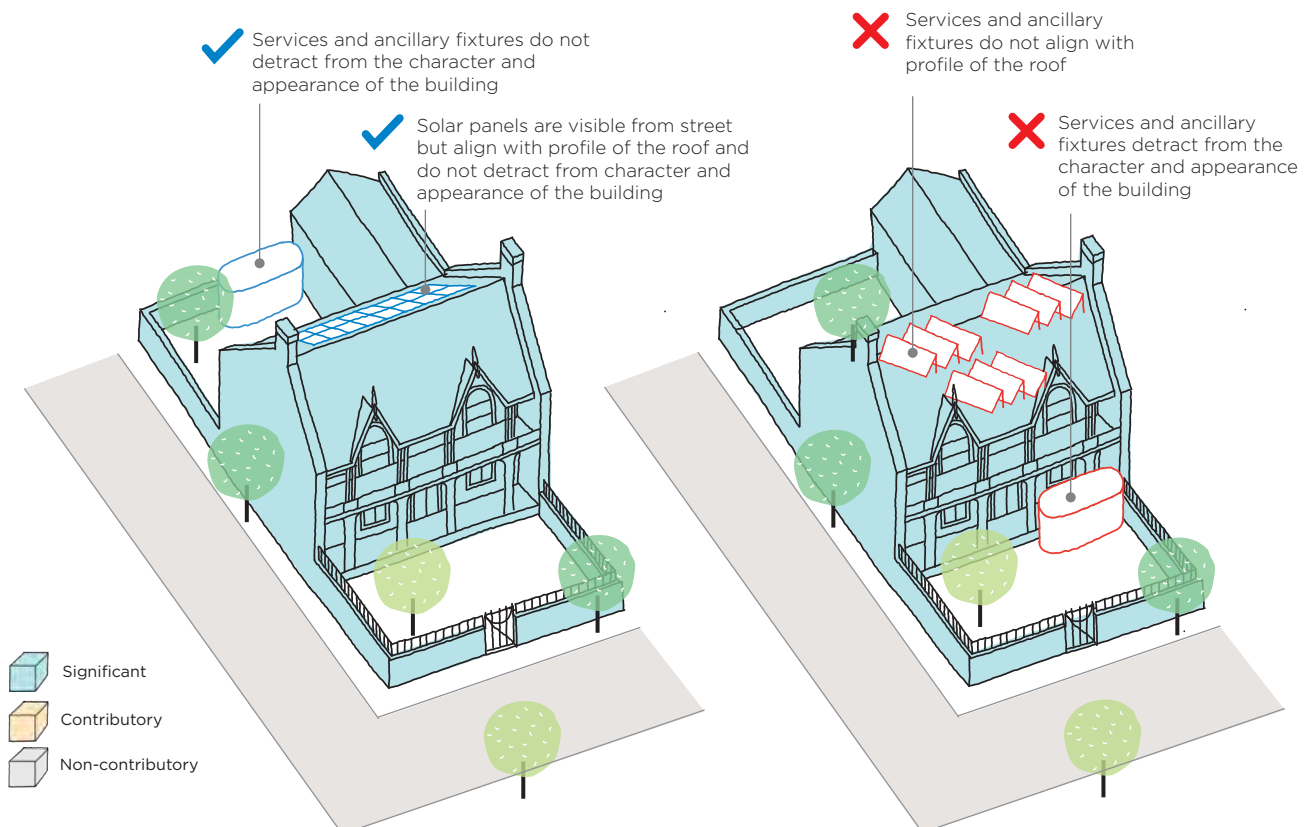
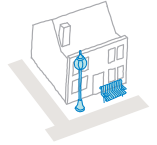


Figure 27 Services and ancillary fixtures



# STREET FABRIC AND INFRASTRUCTURE

**It is policy that:**

Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

- impacts on views to significant or contributory places and contributory elements; and
- physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

For existing historic street/lane fabric and infrastructure, restoration, reconstruction and maintenance be carried out in a way that retains the original fabric, form and appearance.

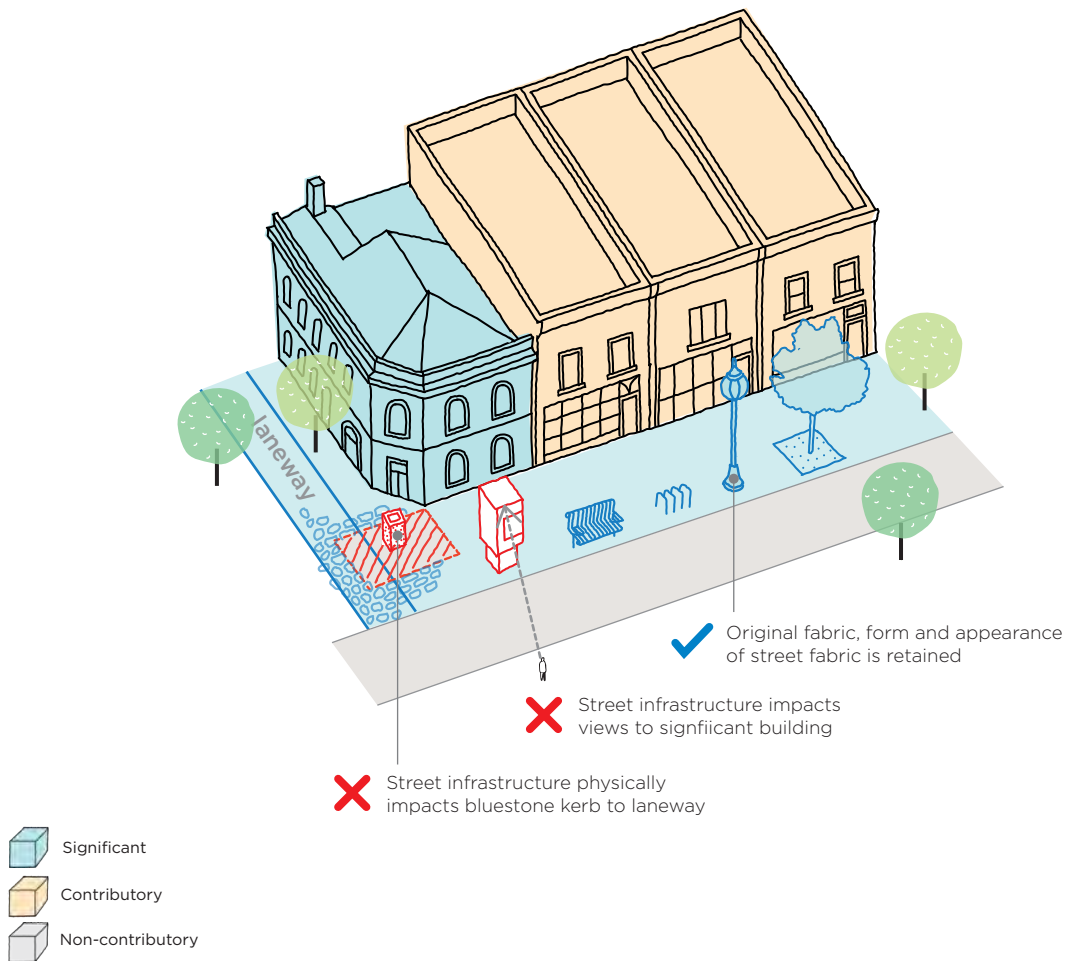


Figure 28 Street fabric and infrastructure

# SIGNAGE

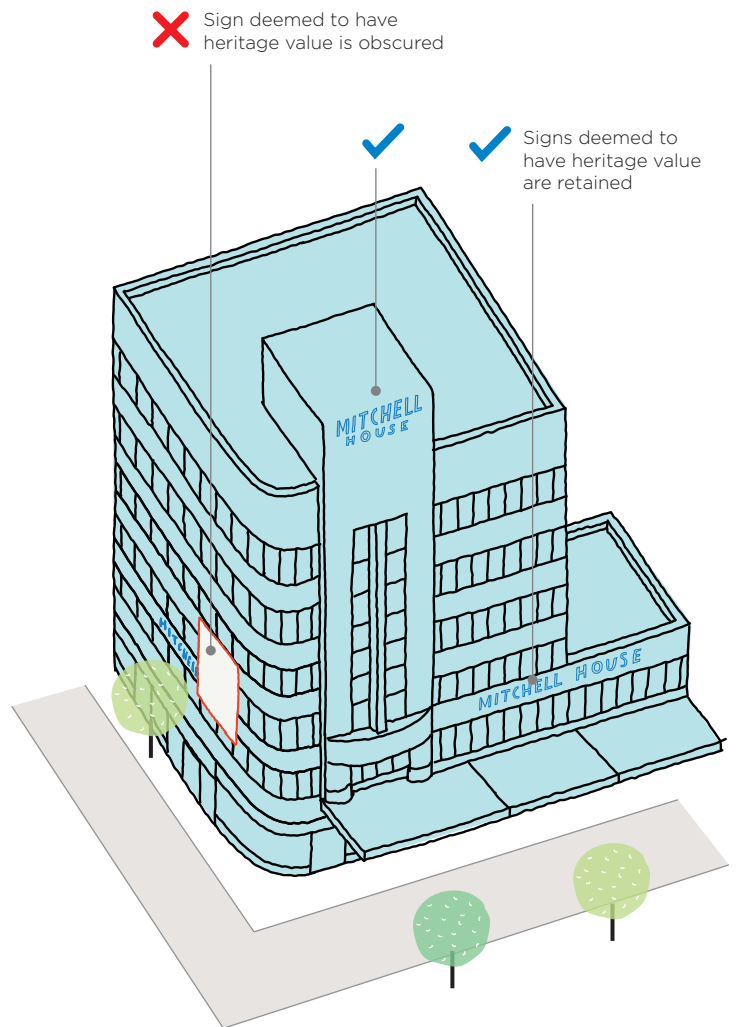
## Existing signage

It is policy that:

- Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.



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



- Significant
- Contributory
- Non-contributory

**Figure 30** Existing signage



## New signage

### It is policy that:

- New signage associated with heritage places:
  - Minimise visual clutter.
  - Not conceal architectural features or details which contribute to the significance of the heritage place.
  - Not damage the fabric of the heritage place.
  - Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
  - Be placed in locations where they were traditionally placed.
  - Be readily removable.
  - Address all relevant performance standards of Clause 22.07 – Advertising Signage.

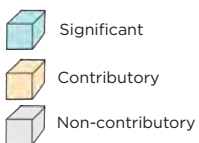
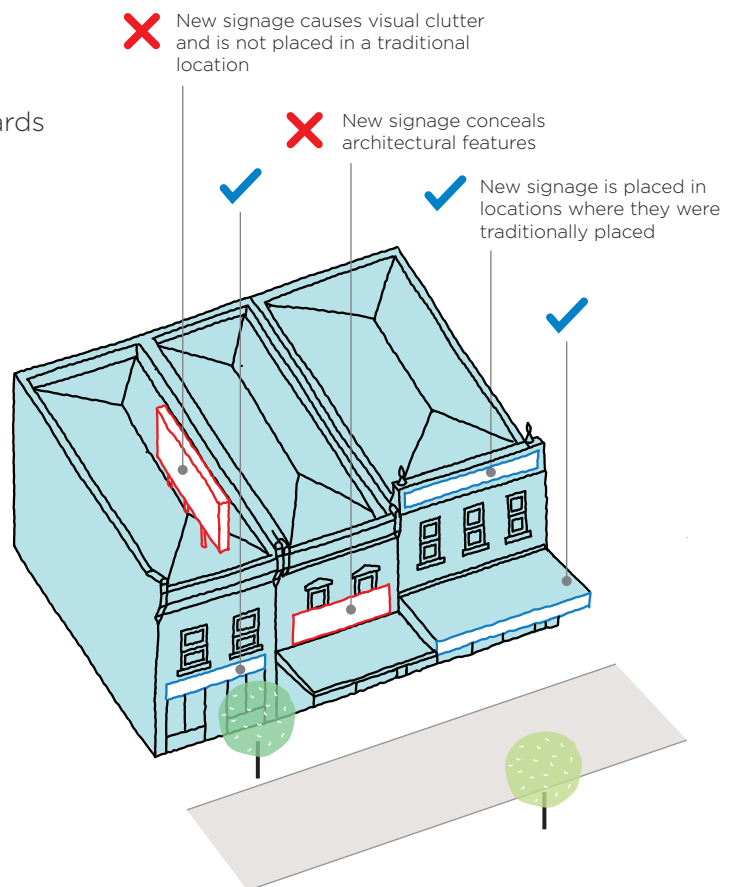


Figure 31 New signage

# 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*



# IMAGE CREDITS

Where the author of the image is not specified, these images are taken by or owned by the City of Melbourne. All illustrations have been prepared by the City of Melbourne.

## Page 4

*161 Collins Street, Melbourne*

Design team: Bates Smart  
Photo credit: Peter Clarke

## Page 22

*Equity Chambers (Digital render)*

Design team: Bates Smart  
Photo credit: Bates Smart

## Page 29

*Mills, the toy management house*

Design team: Austin Maynard Architects  
Photo credit: Peter Bennetts

## Page 40

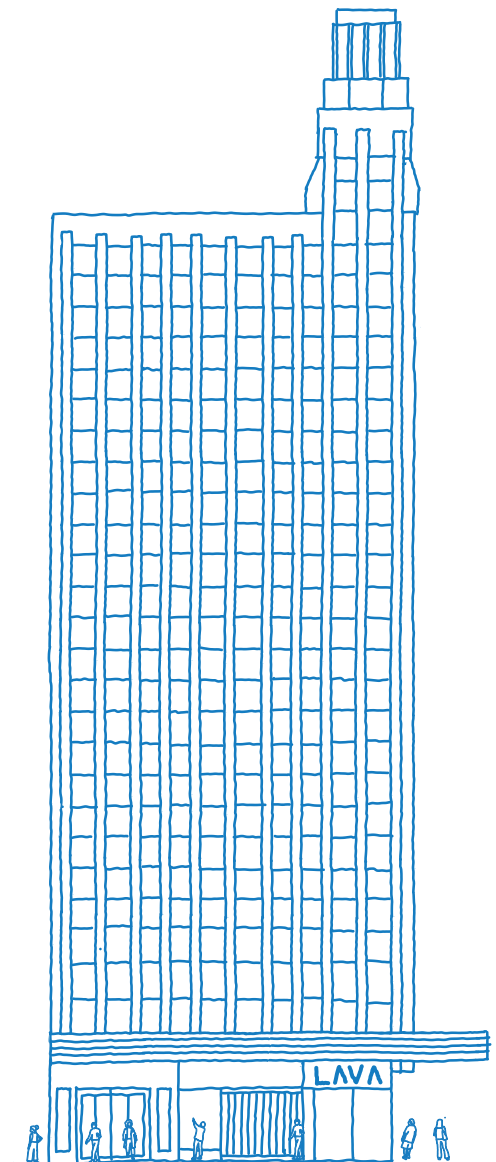
*North Melbourne house*

Design team: NMBW Architecture Studio  
Photo credit: Peter Bennetts

## Page 42

*141-145 Brunswick Street*

Design team: Trethowan  
Photo credit: Chris Sanders Photography



## How to contact us

### Online:

[melbourne.vic.gov.au](http://melbourne.vic.gov.au)

### In person:

Melbourne Town Hall - Administration Building  
120 Swanston Street, Melbourne  
Business hours, Monday to Friday  
(Public holidays excluded)

### Telephone:

03 9658 9658  
Business hours, Monday to Friday  
(Public holidays excluded)

### Fax:

03 9654 4854

### In writing:

City of Melbourne  
GPO Box 1603  
Melbourne VIC 3001  
Australia



### Interpreter services

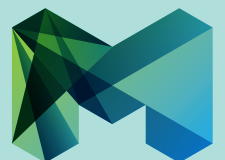
We cater for people of all backgrounds  
Please call 03 9280 0726

03 9280 0717 廣東話  
03 9280 0719 Bahasa Indonesia  
03 9280 0720 Italiano  
03 9280 0721 普通话  
03 9280 0722 Soomaali  
03 9280 0723 Español  
03 9280 0725 Việt Ngữ  
03 9280 0726 عربي  
03 9280 0726 한국어  
03 9280 0726 हिंदी  
03 9280 0726 All other languages

### National Relay Service:

If you are deaf, hearing impaired or speech-impaired,  
call us via the National Relay Service: Teletypewriter (TTY)  
users phone 1300 555 727 then ask for 03 9658 9658  
9am to 5pm, Monday to Friday (Public holidays excluded)

[melbourne.vic.gov.au](http://melbourne.vic.gov.au)



CITY OF MELBOURNE