

PORT PHILLIP PLANNING SCHEME

**15.03-1L Heritage policy**

Proposed C203port

**Policy application**

This policy applies to all land within a Heritage Overlay.

**Strategies**

**General**

Retain and protect Significant and Contributory buildings as identified in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map'.

Conservation of heritage places and new development are guided by the statement of significance, [the context](#) and any relevant documentary or physical evidence.

Encourage high quality, contemporary design that respects and complements the heritage place by using a contextual approach that:

- Responds to and reinforces the valued characteristics of the heritage place, including:
  - Building height, scale, massing and form.
  - Roof form and materials.
  - Siting, orientation and setbacks.
  - Fenestration and proportion of solid and void features.
  - Details, colours, materials and finishes.
- Protects and conserves the setting and views of heritage places.

Maintain the integrity and intactness of heritage places.

Conserve and enhance the significant historic character and intactness of streetscapes within heritage precincts including:

- The layering and diversity of historic styles and character where this contributes to the significance of the precinct.
- The consistency of historic styles and character where this contributes to the significance of the precinct.

Avoid development that would result in the incremental or complete loss of significance of a heritage place by:

- Demolishing or removing a building or feature identified as Significant or Contributory, in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map.'
- Altering, concealing or removing a feature, detail, material or finish that contributes to the significance of the heritage place.
- Distorting or obscuring the significance of the heritage place or detracting from its interpretation and appreciation by copying historic styles in detail.

**Demolition and relocation**

Prioritise the conservation, restoration or adaption of a heritage place over demolition.

Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound and the defects cannot be rectified.

Avoid demolition where it would result in the retention of only the façade and/or external walls of a Significant or Contributory building.

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Support demolition of part of a Significant or Contributory building or feature if it will not adversely impact upon the significance of the place and any of the following apply:

- It will remove an addition that detracts from the significance of the place.
- The part demolition is consistent with site-specific heritage design guidelines listed in an incorporated document in the Schedule to Clause 72.04.
- It is associated with an accurate replacement, or reconstruction of the place.
- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.

Avoid the demolition of a Significant or Contributory building unless new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document *Port Phillip Heritage Review* and *City of Port Phillip Heritage Policy Map*.

Avoid the relocation of a building or feature that contributes to the significance of a heritage place unless either:

- The relocation is the only reasonable means of ensuring the continued existence of the building or feature and the option of retaining it in the current location is not feasible.
- The building or feature has a history of relocation and/or is designed for relocation.

#### Conservation

Prioritise the maintenance and repair, rather than replacement of features, details, materials or finishes that contribute to the significance of heritage places.

Encourage accurate ('like for like') replacement of features, details, materials or finishes that contribute to the significance of heritage places if they are damaged and cannot be repaired.

Encourage the accurate restoration or reconstruction of heritage places to a known earlier state, particularly publicly visible features such as:

- Verandahs, balconies and awnings.
- Doors and windows.
- Wall materials and details.
- Roof materials and details.
- Shopfronts.
- Chimneys.
- Front fences.
- Historic signage.

Support full reconstruction in exceptional circumstances (for example, if a building has been destroyed by fire) when there is sufficient physical or documentary evidence to enable accurate reconstruction, and where any of the following apply:

- The building forms part of a row, terrace or group that have a degree of uniformity that should be maintained.
- The building or feature is an integral part of a related group of buildings or features (for example, a church hall adjacent to a church).
- The building or feature is a landmark or contributes to an important view or vista.
- There is strong community attachment to the building or feature.

Encourage the conservation of alterations and additions where they contribute to the significance of the place.

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Conserve original colour schemes and discourage the painting of originally unpainted surfaces. Ensure new colour schemes are appropriate to the architectural style of the building.

For buildings originally used for commercial or industrial purposes, encourage conservation of features such as equipment, machinery or signage that provide evidence of the original use.

### Alterations

Avoid alterations to:

- The principal façade, roof or any walls or surfaces visible from the public realm including a side laneway for Significant and Contributory places.
- Any feature, detail, material or finish specified in the statement of significance for Significant places.

Support alterations to visible or contributory fabric of Significant or Contributory places if it will not adversely impact upon the significance of the place and any of the following apply:

- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.
- It will improve the environmental performance of the building.

### Additions

Support additions that are:

- Fully or substantially concealed if the associated building is within a heritage streetscape with a consistent scale or is a Significant place.
- Partially concealed if the associated building is within a heritage streetscape with a diverse scale and is not a Significant place.

Additions to buildings situated on corner sites (including to a laneway) should respond to the host building and the heritage character of both the primary street and side street or lane.

Support alternative approaches to additions if it will not adversely impact upon the significance of the heritage place and any of the following apply:

- It is located in a streetscape where there is diversity of siting, form, massing or scale of existing buildings.
- The heritage place is situated on a site where a different built form is encouraged by other provisions in the planning scheme.
- The additions are in accordance with site-specific heritage design guidelines listed in an incorporated document in the Schedule to Clause 72.04.

### New buildings

Support new buildings that respect and complement Significant and Contributory buildings in relation to form, scale, massing, siting, details and materiality in a consistent streetscape, or where the setting of the heritage place is intact.

Support alternative approaches to the design of new buildings when any of the following apply:

- It is located in a streetscape where there is diversity of siting, form, massing or scale of existing buildings.
- It is located on a site where a different built form is encouraged by other provisions of the planning scheme.
- The new building is in accordance with site-specific heritage design guidelines listed in an incorporated document in the Schedule to Clause 72.04.

### Car parking

Discourage vehicle crossovers and driveways at the front of a Significant heritage place or any property within a heritage precinct.

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Avoid changes to existing crossovers that would impact upon the significance or setting of a heritage place.

Encourage vehicle access to be:

- From a rear laneway.
- For a corner property, from the side street to the rear yard of the property only if rear laneway access is not available.

Avoid on-site car parking in locations that would be visible from a street (other than a lane).

#### **Fencing**

Encourage conservation of fences or gates that contribute to the significance of a heritage place.

Ensure the height, materials and colours of front fences are appropriate to the architectural style of the heritage place.

Encourage a consistent approach for heritage places that form part of a related group of buildings such as an attached pair or terrace row or houses forming part of a consistent streetscape.

Encourage new fences or gates for Non-contributory places to be in a simple contemporary style that complements the fences historically found in the heritage precinct.

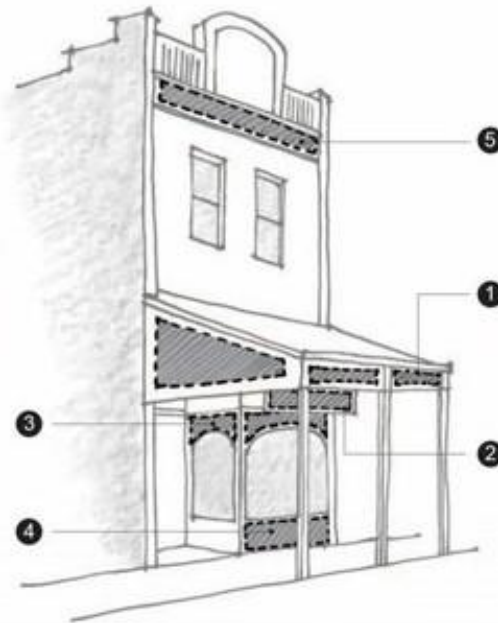
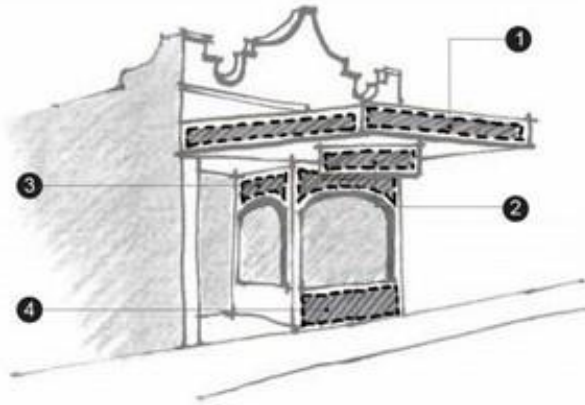
#### **Signage**

Encourage the conservation of historic signs.

Encourage signs to be in traditional locations on heritage buildings, as depicted in Figure 1.

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Figure 1 - Traditional locations for signage on heritage buildings



- ① Fascia mounted: retaining space surrounding sign
- ② Below awning: attached to a lightweight frame
- ③ On windows: as a decorative frame feature
- ④ Below windows and flush to facade
- ⑤ Above verandah: below pediment and/or cornice, and retaining within panel area

Avoid signs that would:

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- Be visually intrusive or dominant.
- Distract from the setting of a heritage place.
- Alter, damage, conceal or destroy features, details, materials or finishes that contribute to the significance of a heritage place.
- Interfere with views of heritage places.

Avoid the following types of signs:

- Above verandah signs, except as shown in Figure 7.
- Animated, Electronic or Floodlit signs.
- Bunting sign.
- High-wall sign.
- Panel sign.
- Pole sign.
- Promotion or major promotion signs.
- Reflective sign.
- Sky sign.
- Signs attached to street furniture including seating, shelters, phone booths and the like.

#### **Significant trees and gardens**

Encourage pruning practices and procedures that reduce the risk of hazard development such as branch failure, disease and infection and premature tree death.

Ensure that development, or changes in immediate environmental conditions, adjacent to a tree will not have a detrimental impact upon the integrity and condition of the tree.

Where a tree needs to be removed due to poor health or dangerous condition, encourage replacement with the same species or a comparable alternative if the original is no longer suitable.

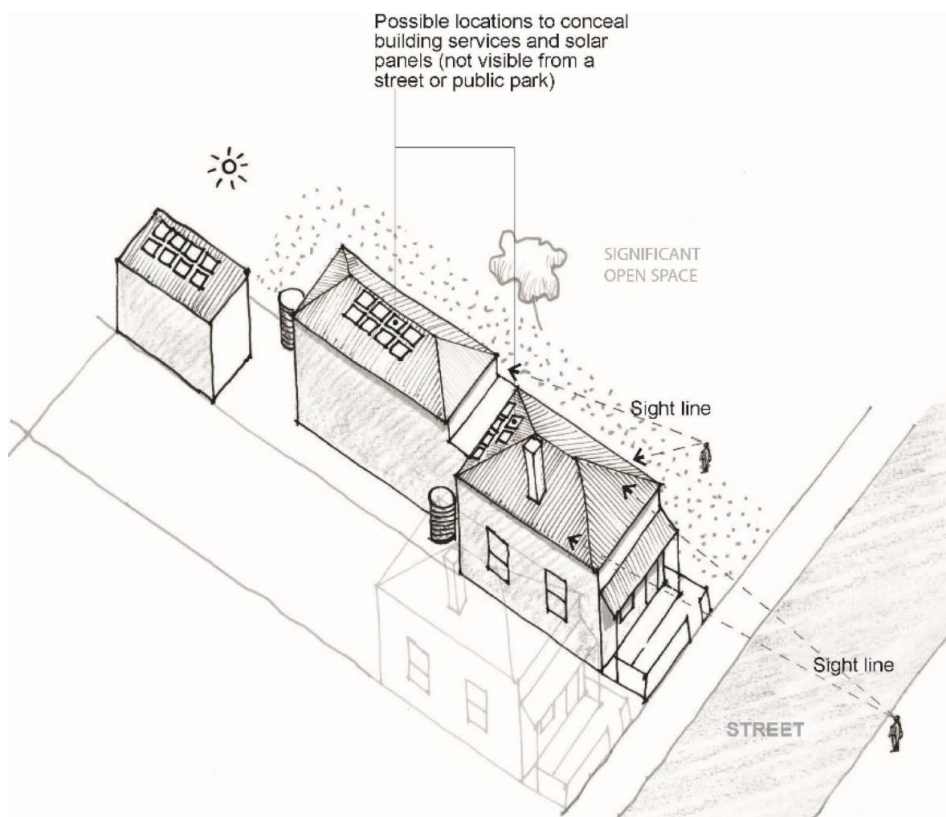
Encourage conservation, including restoration or reconstruction, of significant garden layouts.

#### **Sustainability and services**

Encourage building services and equipment associated with a heritage place such as air conditioning units and piping, water heaters and the like to be concealed so they are not visible from a street (other than alane) or significant public open space as shown in Figure 2.

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Figure 2 – Possible locations to conceal services and equipment



Provide for the installation of services and equipment that will support environmental sustainability such as solar panels, solar hot water services, water tanks and the like in visible locations when:

- There is no feasible alternative location due to the size or orientation of the lot or building.
- The product is selected, designed and installed in a manner that minimises potential impacts upon the heritage place and its setting.

**Subdivision**

Encourage the subdivision of land in a heritage precinct to reflect the historic subdivision pattern.

Ensure that subdivision maintains an appropriate setting for a heritage place by including the retention of contributory features associated with a heritage place on a single lot.

Avoid the creation of lots that because of their size, location or layout could result in development that would adversely impact upon the significance or setting of a heritage place.

**Public realm and infrastructure**

Conserve historic public realm infrastructure.

Ensure that new public realm infrastructure respects and complements the historic character of the heritage place.

Ensure that development in proximity to a memorial or monument will not have a detrimental impact upon its setting, integrity or condition.

**Policy guidelines**

Consider as relevant:

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**Additions**

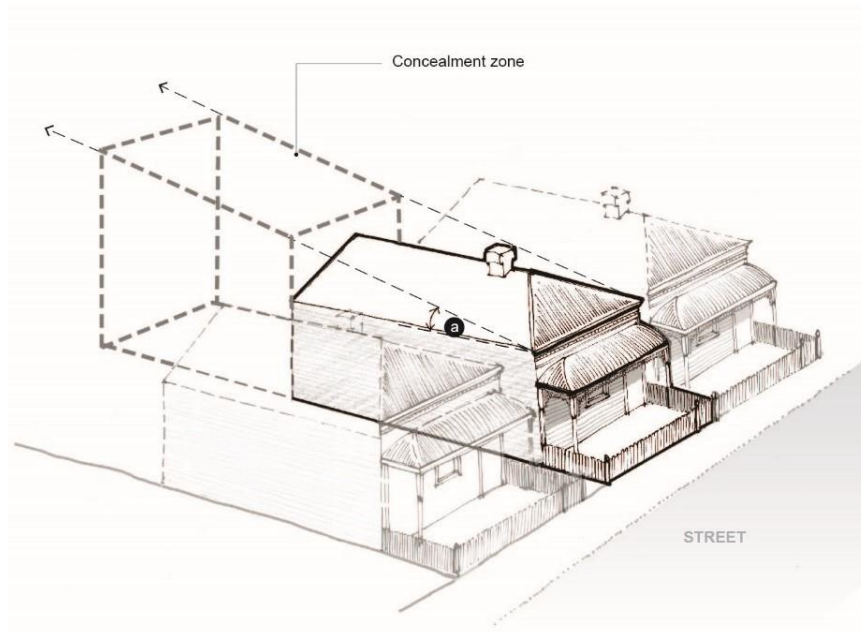
Additions to a residential heritage place should be contained within the following sightlines:

- A 10 degree sightline as shown in Figure 3 if the associated building is within a heritage streetscape with a consistent scale, or is a Significant place.
- An 18 degree sightline as shown in Figure 4 if the associated building is within a heritage streetscape with a diverse scale and is not a Significant place.
- A sightline taken from across the street in a narrow street less than 5 metres (Figure 5) or for the building types shown in Figure 6.

Additions to a commercial heritage place should be contained within a sightline taken from across the street as shown in Figure 7 and Figure 8.

Additions higher than one storey should have the same or greater side setbacks than those of the host building.

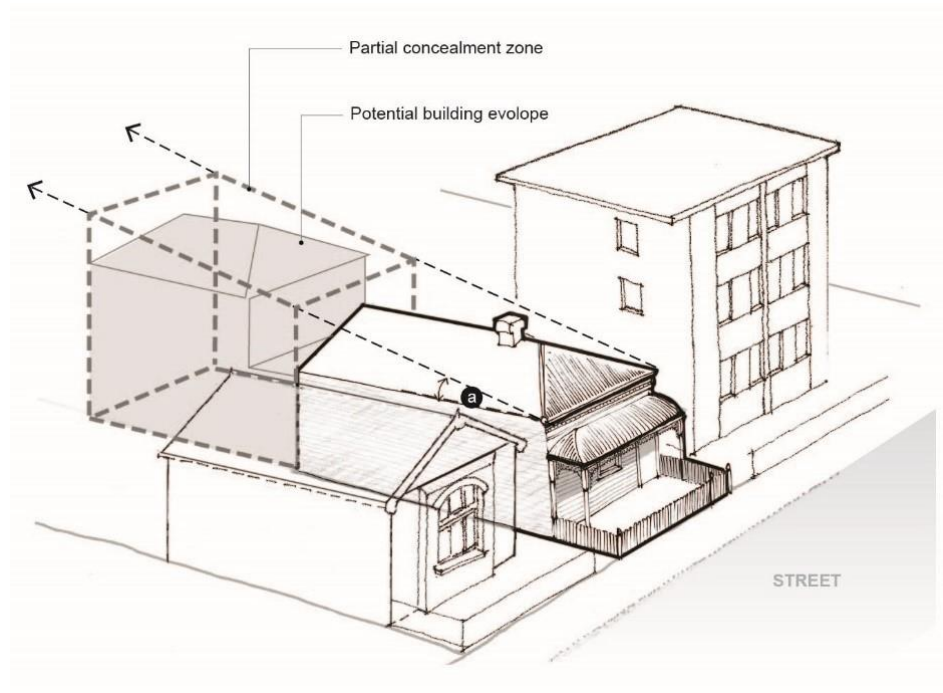
**Figure 3 – Sightline for an addition to a residential heritage place within a consistent heritage streetscape**



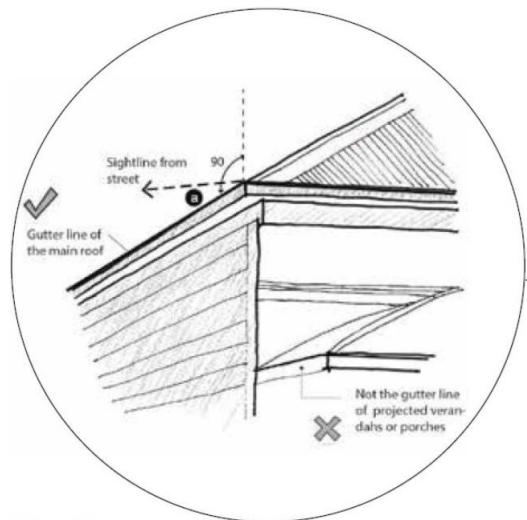


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Figure 4 - Sightline for an addition to a residential heritage place within a diverse streetscape



a) The sightline is measured from the top of the gutter line at the corner of the main roof, and not from the projecting front bay, porches or verandahs.



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Figure 5 - Sightline for an addition to a residential heritage place in a narrow street

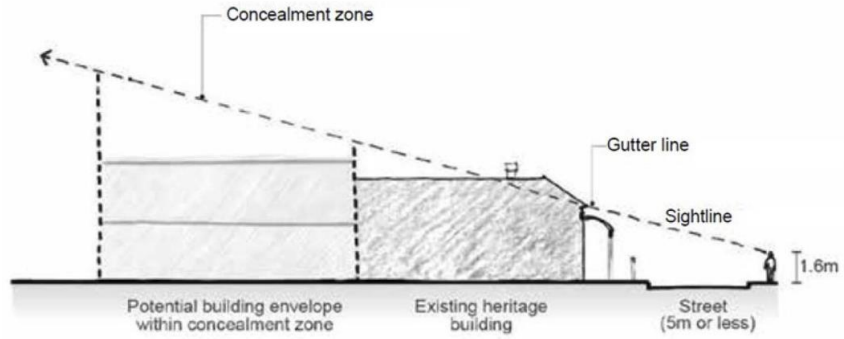


Figure 6 - Sightline for an addition to a residential heritage place with a primary ridge line parallel to the street

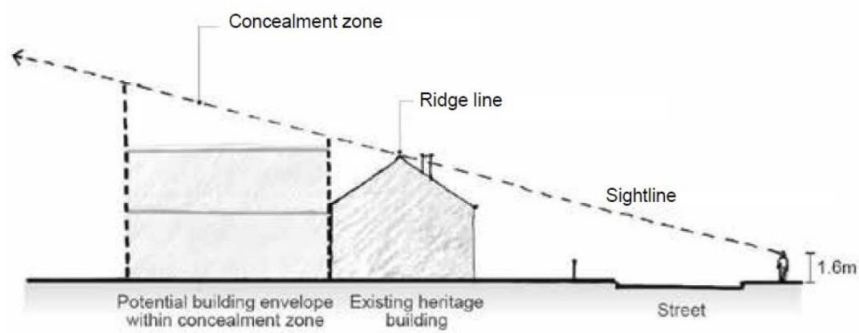
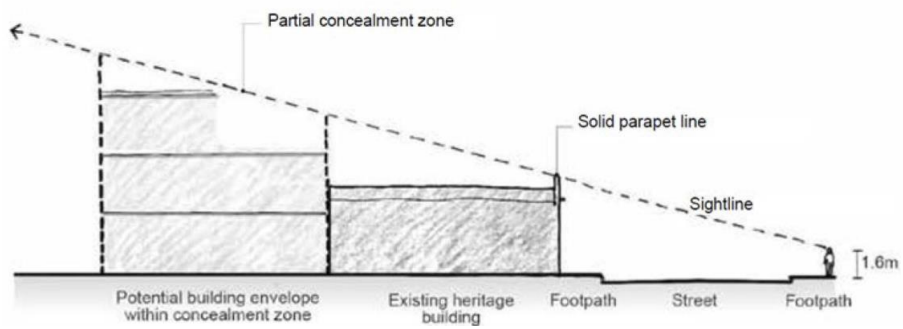
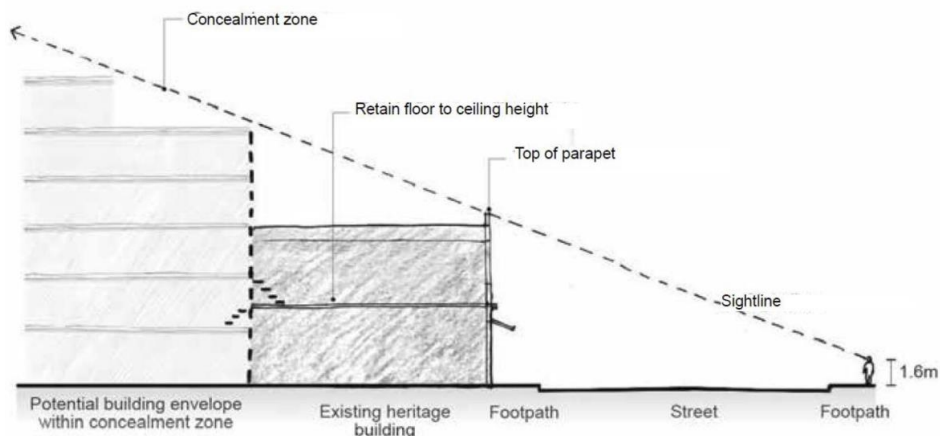


Figure 7 - Sightline for an addition to a commercial heritage place with a solid parapet



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Figure 8 – Sightline for an addition to a two-storey commercial heritage place

**Policy documents**

Consider as relevant:

- *Fishermans Bend Additional Heritage Place Assessments* (Biosis Pty Ltd, 2015)
- *Fishermans Bend Heritage Study* (Biosis Pty Ltd, 2013)
- *Fishermans Bend Heritage Review: Montague Commercial Precinct* (RBA Architects and Conservation Consultants, October 2019)
- *Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda* (Lovell Chen, May 2015)
- *Heritage Assessment, 588-590 City Road, South Melbourne* (Context Pty Ltd, May 2017)
- *Heritage Design Guidelines* (City of Port Phillip, 2021)
- *Heritage Kerbs, Channels and Laneways Guidelines* (City of Port Phillip, 2006)
- *Heritage Overlay 6 St Kilda East Precinct Review Final Report* (David Helms Heritage Planning, January 2020)
- *Heritage Review – Wellington Street, St Kilda* (Lovell Chen (Revised) March 2017)
- *Port Phillip Design Manual, 2000* (City of Port Phillip, 2000) including:
  - *Dunstan Estate Guidelines* (City of Port Phillip, 2007)
  - *Fishermans Bend Estate Guidelines* (City of Port Phillip, updated 2021)
  - *Garden City Guidelines* (City of Port Phillip, updated 2021)
- *Port Phillip Heritage Review* (Version 36, December 2021) including:
  - *City of Port Phillip Heritage Policy Map* (City of Port Phillip, 2021)
  - *City of Port Phillip Neighbourhood Character Policy Map* (City of Port Phillip, 2021)
- *Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations* (Lovell Chen, July 2011)
- *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report* (Lovell Chen, December 2012)
- *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report* (Lovell Chen, December 2012)
- *Review of Heritage Overlay 3* (Heritage Alliance (2009) & Built Heritage (2010))
- *Tiuna Grove Heritage Assessment* (Barrett, 2019)