

City of Melbourne Heritage Policy Review Workshop

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Local heritage policies

City of Melbourne has engaged Lovell Chen to work with Council on review and revision of its two local heritage policies:

- Clause 22.04 Heritage Places within the Capital City Zone
- Clause 22.05 Heritage Places outside the Capital City Zone

The review is being undertaken in tandem with the preparation of statements of significance for heritage precincts outside the Capital City Zone.

The review does not apply to Clause 43.01 Heritage Overlay.

Local heritage policies

Heritage policies are key planning tools in the management of thousands of places included in the Schedule to the Heritage Overlay.

Clause 22.04 and 22.05 are both of long-standing and have served Melbourne's heritage very well.

Clause 22.05 has worked hard to manage and protect heritage places outside the Capital City Zone.

Clause 22.04 has also been a heavily tested policy, covering the central city which is the state's economic hub, and an area subject to intense development pressures.

Heritage policy context

Before moving to an overview of why revise the heritage policies, it is helpful to first consider the policies in their planning context.

Local Planning Policy:

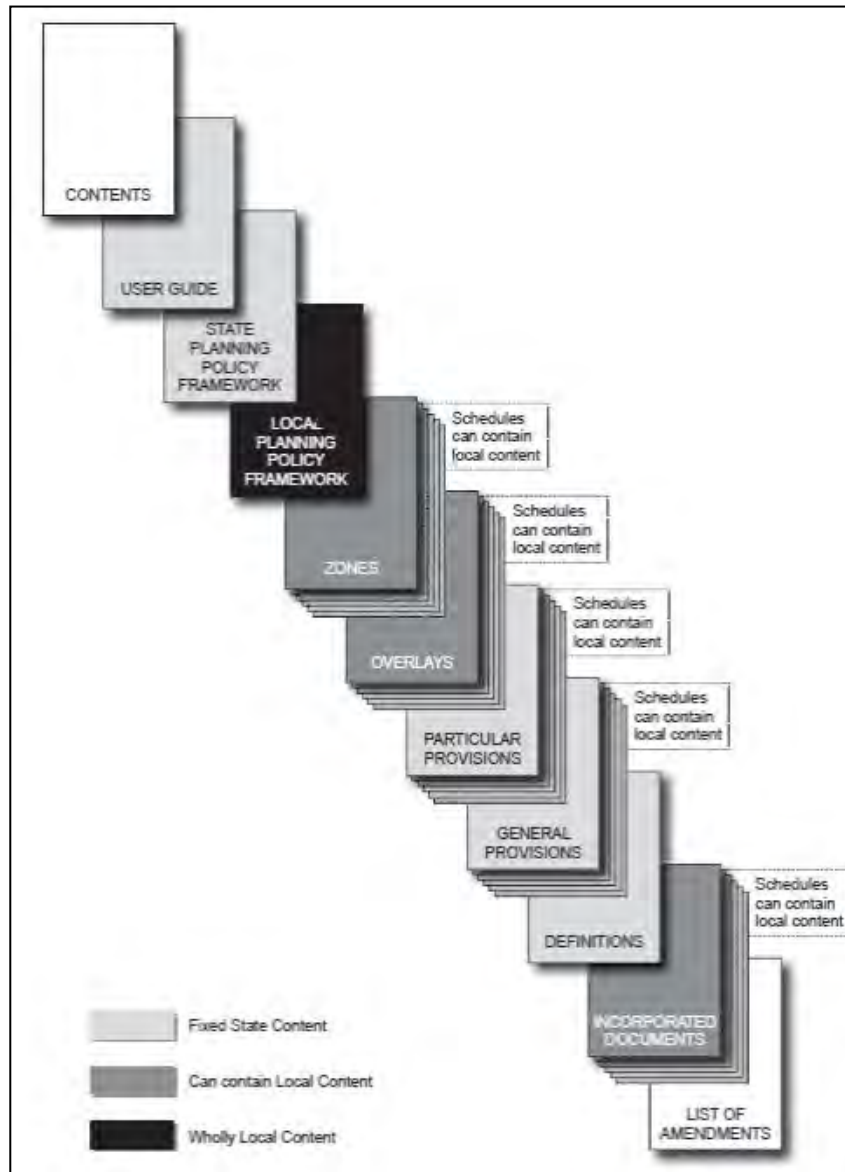
- sits within the Local Planning Policy Framework, and is a policy statement of intent or expectation
- provides guidance on decision-making on a day-to-day basis
- helps the community to understand how a proposal will be considered and what will influence decision-making
- must be taken into account when making decisions on planning permit applications
- cannot include mandatory provisions

Heritage policy context

The heritage policies provide guidance on matters that shall be taken into account when considering applications for buildings, works and demolition to heritage places identified in the Heritage Overlay.

When assessing a planning permit application, the council planner has to judge how well a proposal meets policy objectives in the planning scheme, and they may have to strike a balance between competing objectives.

Policy framework



Why change the heritage policies?

Bring them into line with current best practice.

Address issues identified in Council's 'Review of the Local Heritage Planning Policies in the Melbourne Planning Scheme' (July 2014), which sought and received stakeholder and community feedback.

Take on board recent Planning Panel recommendations.

Cover emerging topics (such as updating buildings to meet current environmental standards, or equitable access).

Why change the heritage policies?

Some very positive suggestions came out of the recent precinct workshops.

But importantly, the main driver is a desire by Council to improve the policies.

So, what are we aiming to improve?

Partial demolition (removal of building fabric)

Important topic for the revised policies.

Current Clause 22.04 is not prescriptive.

Current Clause 22.05 discourages removal of 'original parts' of A and B buildings, while allowing for removal of rears of C and D buildings.

Partial demolition (removal of building fabric)

Policy can take into consideration:

- significance of fabric cited for removal
- visibility of fabric and degree to which its removal would impact on the heritage value of the building and/or its contribution to heritage precinct
- will partial demolition assist in sustaining the long term use and conservation of the building, and/or is justified by constraints on adaptively reusing the building
- structural unsoundness, building condition

Partial demolition (removal of building fabric)

- As a general rule, partial demolition to the rear of a building is more acceptable than demolition to the front part
- Principal facade is normally 'off limits'
- Main visible roof form, with chimneys, is normally retained
- Internal demolition is not prohibited
- What about rear (secondary) wings?
- A 'one size fits all' approach to all graded buildings, in all streetscapes and precincts, is a challenge



South Yarra Precinct



Barkly Street, Carlton Precinct



Argyle Place, Carlton Precinct



Canning Street, Carlton Precinct



Bayles Street, Parkville Precinct



Bayles Street, Parkville Precinct



Abermarle Street, Kensington Precinct



Bellair Street, Kensington Precinct



Bangalore Street, Kensington Precinct

Additions

Additions to heritage buildings, and their visibility and impacts, is another important policy consideration.

Issues apply equally to the CCZ and outside the CCZ.

Additions can be proposed to the sides and rears of buildings, and to rooftops.

Additions

Policy can take into consideration:

- visibility and placement of addition (including setbacks)
- scale and size of visible addition in proportion to heritage building
- form, details and materiality of addition
- contemporary versus more traditional (historically derivative) design
- visibility of addition in oblique views, to corner sites, and from rear lanes
- impacts on roof to accommodate addition:
 - visible roof form/chimneys, and contribution these make to presentation and appearance of building

Additions

Some of the terms and concepts:

- Recessive
- Sympathetic
- Respectful
- 'In keeping'

Additions

Current Clause 22.04 is not prescriptive, while 22.05 includes tests on form and expression of additions; materials; details; and 'concealment of higher rear parts'.

Under Clause 22.05 higher rear parts/additions to A and B graded buildings, and to any graded building in level 1 streetscapes, should be concealed.

Partial concealment required for lower graded buildings, and non-level 1 streetscapes.

Clause 22.05 also acknowledges that 8 metre setback behind the facade will 'in most instances' achieve concealment.



Mason Street, South Yarra Precinct



Chetwynd Street, North & West Melbourne Precinct



Park Place, South Yarra Precinct



Park Place, South Yarra Precinct



Pasley Street, South Yarra Precinct



Bellair Street, Kensington Precinct



McConnell Street, Kensington Precinct



Errol Street, North & West Melbourne Precinct



Errol Street, North & West Melbourne Precinct



Simpson Street, East Melbourne & Jolimont Precinct



Melbourne University Boat Shed

New development

Revised policies to address new (or infill) development in relation to heritage properties, and in heritage precincts.

Issues apply equally to the CCZ and outside the CCZ.

Matters to be addressed relate to the visual impacts of new buildings, particularly height and scale, form and materials, and overall design.

New development

Policy can take into consideration:

- (in CCZ) new high rise buildings adjacent to low rise heritage buildings and/or located in low rise precinct streetscapes
- intactness of site context
- significance of adjacent/flanking buildings
- streetscape characteristics: period, consistency of form, consistency of scale, facade height, front and side setbacks, orientation, allotment size, materiality
- visibility/prominence of other non-heritage development
- development at corner/intersection sites, including prominent intersections

New development

Some of the terms and concepts:

- Recessive
- Sympathetic
- Respectful
- 'In keeping'

New development

Current Clause 22.04 is not prescriptive; while 22.05 includes tests on form and expression of new buildings; materials; details; 'concealment of higher rear parts'; facade height and setback; and overall building height.

As per additions, under Clause 22.05 higher rear parts of a new building should be concealed in level 1 streetscapes.

Partial concealment of higher rear parts required in other streetscapes.



Kay Street, Carlton Precinct



Errol Street, North & West Melbourne Precinct



Berry Street, East Melbourne & Jolimont Precinct



Development: Curzon Street, North & West Melbourne Precinct

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Drummond Street, Carlton Precinct



Drummond Street, Carlton Precinct



Drummond Street, Carlton Precinct



Darling Street, East Melbourne & Jolimont Precinct



Gipps Street, East Melbourne & Jolimont Precinct



Hotham Street, East Melbourne & Jolimont Precinct



Kay Street, Carlton Precinct





Courtney Street, North & West Melbourne Precinct



Barnett Street, Kensington Precinct



Curzon Street, North & West Melbourne Precinct



Post Office Precinct, 2014



Post Office Precinct, 1914



Post Office Precinct, 1930s



Victoria and Albert Brewery (Tribeca), East Melbourne & Jolimont Precinct

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Victoria and Albert Brewery (Tribeca), East Melbourne & Jolimont Precinct

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Victoria and Albert Brewery (Tribeca), East Melbourne & Jolimont Precinct

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Other potential policy considerations

Subdivision: What is the existing pattern? Are there important views of buildings to be protected? What is an appropriate extent of curtilage/setting to be retained around main building?

Significant trees/vegetation

Crossovers and vehicle accommodation

Ancillaries and services

Fences

Application requirements

Other potential policy considerations

Alterations and modifications, e.g. to shopfronts and ground floor facades of commercial buildings (including for compliance).

- Verandahs/awnings
- ramps
- enlarging openings

Laneways: What needs protecting? What development is appropriate?



Laneway, Carlton Precinct



Laneway, East Melbourne & Jolimont Precinct



Morrah Street, Parkville Precinct

Statements of significance

For individual properties and precincts: the statements can 'work harder'.

Provide insight into the significance of the heritage place; clarify the important characteristics.

Basis for considering impacts of a proposal, in tandem with the heritage policies.

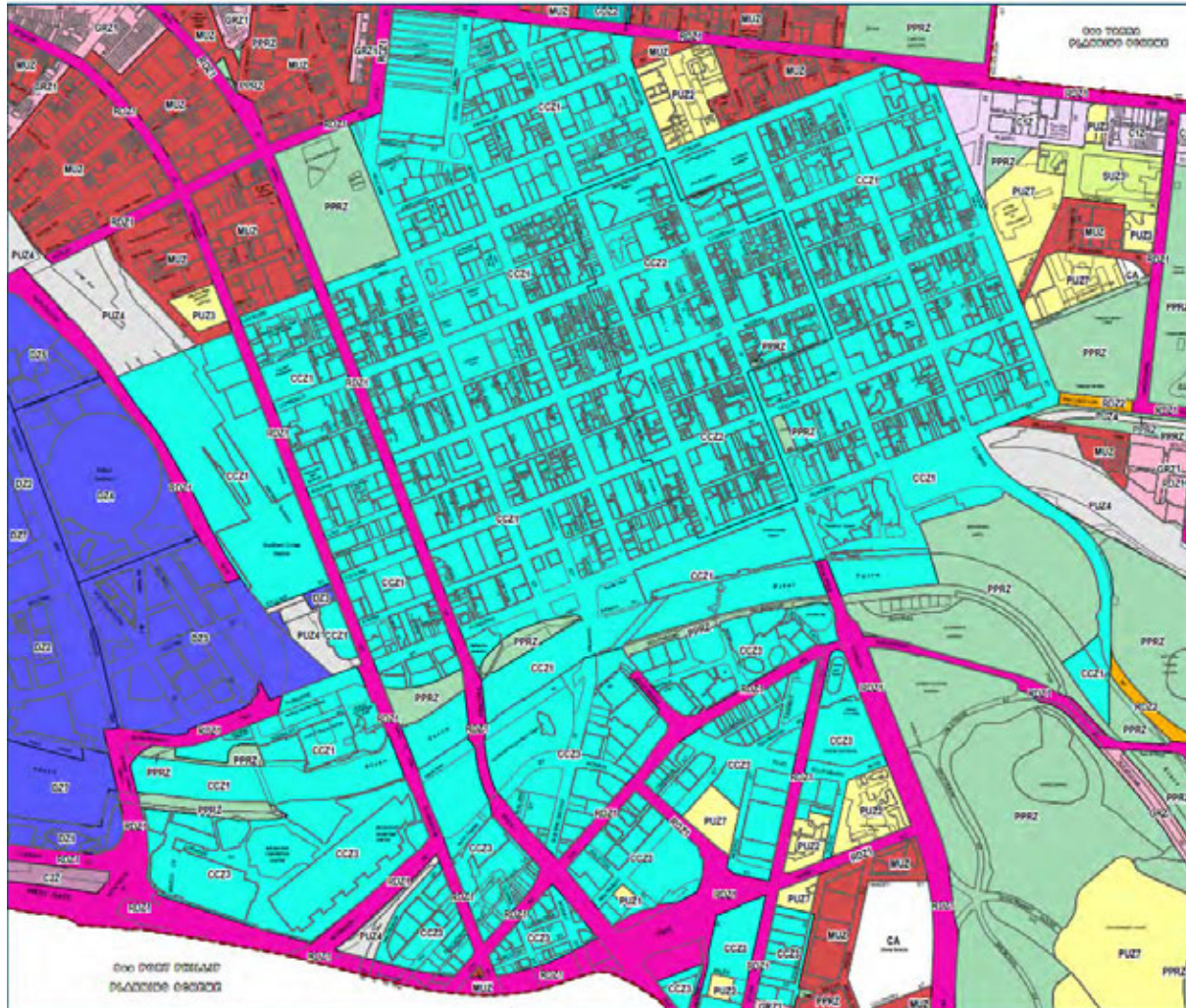
Examples provided today reveal the diversity of heritage places, and the individual challenges.

So to inform decision making:

- We need to understand what is significant?
- How can it be managed?
- What is an appropriate response/proposal?

Other project matters

- Gradings
- Definitions
- Council data (citations, i-heritage, Heritage Places Inventory)
- Policy references (under review)





Additions: Herald & Weekly Times



Additions: Oliver Lane warehouses



Additions: Flinders Lane



Additions: Charter House, Bank Place



Infill: Collins East Precinct



Bourke Hill Precinct



Bourke West Precinct



The Block Precinct



Bank Place precinct