

22.04 HERITAGE POLICY

25/01/2018
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This policy applies to all land within a Heritage Overlay.

22.04-1 Policy basis

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This policy applies Clause 15.03 (Heritage) of the State Planning Policy Framework to local circumstances and provides strategic direction to identify, conserve, and manage heritage places in the City. It implements provisions of the Municipal Strategic Statement which recognise the importance of protecting places of local cultural heritage significance within the City including Clause 21.03-2 (Strategic vision) and Clause 21.06-10 (Heritage).

22.04-2 Definitions

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For the purposes of this policy the following meanings apply:

- *'Heritage place'* means a site, area, land, building, group of buildings in a precinct, a structure, archaeological site, tree, garden or other elements of the built environment with natural or cultural heritage significance.
- *'Primary building volume'* means the building fabric including the principal façade, roof form and chimneys. For residential buildings, this generally equates to the front two rooms in depth, of the original building.
- *'Principal facade'* means the front elevation facing the main road.
- *'Significant building fabric'* means building fabric (including materials, roof, walls, windows, external joinery and chimneys) with heritage significance identified in the statement of significance or heritage assessment.

The heritage citation prepared for each place applies a building grade which corresponds with the following levels of significance:

- *'Significant places'* means places of either state or local significance including individually listed places graded A1, A2 or B.
- *'Contributory places'* means buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.
- *'Ungraded places'* means buildings and other places which do not contribute to the significance of a heritage precinct.

The areas referred to in this policy have the following meanings:

- *'All areas'* means all commercial and residential areas.
- *'Residential areas'* means all areas included in residential zones.
- *'Commercial areas'* means all areas included in commercial and mixed use zones.

22.04-3 Objectives

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To retain all significant and contributory heritage places.

To conserve and re-use significant and contributory heritage places.

To ensure that new development respects the significance of heritage places.

To maintain views of and vistas to significant heritage places.

22.04-4 Policy25/01/2018
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It is policy to:

22.04-4.1 Demolition (includes full and partial demolition)25/01/2018
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- Discourage demolition of significant buildings.
- Discourage demolition of parts of significant buildings (including but not limited to significant building fabric, the primary building volume, original fences, outbuildings, gardens and other features identified in the statement of significance or heritage assessment) unless it can be demonstrated that one or more of the following apply:
 - The demolition is minor in scale.
 - The demolition will not adversely affect the significance of the heritage place.
 - The replacement development is sympathetic to the scale, setback and significance of the heritage place.
- Ensure significant building fabric is retained to conserve:
 - The heritage significance of the place (including buildings, fences and gardens).
 - The primary building volume (including original external joinery to doors and windows, original or early shopfront features, verandahs and other features).
 - The intactness of the heritage streetscape (if applicable).
- Discourage demolition or partial demolition of contributory buildings unless it can be demonstrated that:
 - The demolition will not adversely affect the significance of the heritage precinct.
 - The replacement development is sympathetic to the scale, setback and significance of the heritage precinct.
- Support demolition of ungraded buildings with an appropriate replacement building design (consistent with the provisions of Clause 22.04-4.5).

22.04-4.2 Reinstatement and reconstruction25/01/2018
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- Encourage accurate reinstatement or reconstruction of buildings or visible components of buildings (including verandahs, intact shopfronts, front fences, windows and roofs) where detailed photographic or other evidence exists.

22.04-4.3 Painting and surface treatments25/01/2018
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- Encourage the retention of historic painted signs.
- Encourage colour schemes consistent with the period of construction and architectural style of the building or precinct.
- Encourage removal of paint by non-abrasive methods from originally unpainted brick or masonry surfaces.
- Discourage painting, rendering or other surface treatments of unpainted surfaces.
- Discourage painting of buildings in corporate colours, or other designs or patterns, which may diminish the heritage significance of the place.

22.04-4.4 Additions and alterations25/01/2018
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- Ensure that all additions and alterations:

- Retain and conserve the primary building volume and significant building fabric.
- Are set back behind the primary building volume.
- Respect the built form character of the place including but not limited to scale, form, height, street wall, siting and setbacks.
- Adopt a visually recessive design where the heritage place remains the dominant visual element.
- Are readily identifiable as new works while respecting and having minimal impact on the significance of the heritage place.
- Complement the materials, detailing and finishes and paint colours of the heritage place.
- Avoid new openings in the primary building volume and significant building fabric.

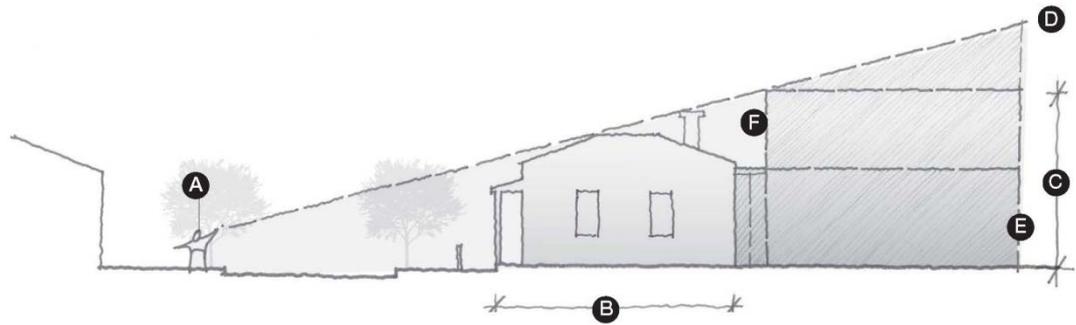
Commercial areas

- Ensure retention and encourage restoration of all original or early shopfronts.
- Ensure that new shopfronts complement the general form and proportion of glazing and openings of any adjoining original or early shopfronts.
- Discourage drop-down awnings and vertical blinds visible from the street.
- Encourage reinstatement or reconstruction of verandahs where evidence of early street verandahs exists.
- Ensure that all upper level additions and alterations:
 - Are set back behind the primary building volume.
 - Complement the height, scale and setbacks of any adjoining significant or contributory buildings.
 - Result in storey heights to complement the alignment of the primary building volume.
 - Are generally contained within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street.
 - Present minimal bulk from oblique views.
 - Do not obscure vistas and view lines to significant buildings.

Residential areas

- Ensure that all upper level additions and alterations:
 - Are set back behind the primary building volume (as shown in Diagram 1).
 - Complement the height, scale and setbacks of any adjoining significant or contributory buildings.
 - Are contained within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street (as shown in Diagram 1).
 - Present minimal bulk from oblique views.
 - Do not obscure vistas and viewlines to significant buildings.

Diagram 1: Preferred residential upper level setbacks



Design elements should complement the form of heritage places:

- A** Sightline from 1.7 metres (eye level) on opposite footpath
- B** Retain primary building volume
- C** Alterations and additions envelope
- D** Alterations to be visually recessive below sightline on opposite side of street
- E** Ground floor height to complement original building floor/ceiling height
- F** Recessive roofline connecting link between heritage fabric and contemporary materials

22.04-4.5 New buildings

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- Ensure that new buildings:
 - Are readily identifiable as new buildings while respecting and having minimal impact on the significance of the heritage place.
 - Retain vistas and viewlines to significant places.
- Ensure that new buildings complement adjacent significant or contributory places and the prevailing character of the precinct with regard to:
 - Height, street wall height, scale, mass, setbacks, orientation, roof forms, fenestration and general form.
 - Relationships between solids and voids and the form and arrangement of window and door openings.
 - Materials, detailing, finishes and colour schemes.
- Discourage new built form in front of the primary building volume of significant or contributory places.

Commercial areas

- Ensure that new buildings:
 - Are built to the front property boundary across the entire width of the lot.
 - Complement the ground and first floor proportions and street wall height of adjoining significant or contributory buildings.
 - Include shopfronts which complement the general form and proportion of glazing and openings of adjoining original or early shopfronts if any.
 - Include a simple contemporary verandah design consistent with the form and scale of adjoining verandahs.
 - Discourage drop down awnings and vertical blinds visible from the street.
- Ensure that upper levels above the street wall:
 - Complement the height, scale and setbacks of any adjoining significant or contributory buildings.
 - Are contained within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street.

- Present minimal bulk from oblique views.

Residential areas

- Ensure that new dwellings complement significant and contributory buildings in the precinct in respect to:
 - Building orientation.
 - Height, scale, setbacks and building spacing.
 - Ground and first floor proportions.
 - Roof pitch and form.
 - Windows and wall openings.
 - Verandahs.
 - Front and side fence alignment and height.
- Ensure that upper levels:
 - Are contained within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street.
 - Present minimal bulk from oblique views.
 - Do not obscure vistas and viewlines to significant buildings.

22.04-4.6 Services

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- Encourage services and equipment:
 - That support the sustainability of heritage places (including solar panels, water tanks, solar hot water systems).
 - To be concealed when viewed from the street.
 - To be incorporated into the design of the building.
 - To be installed in a manner without damaging significant heritage fabric.
- Ensure services and equipment do not detract from the significance of the place.

22.04-4.7 Gardens, landscaping and front setback areas

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- Ensure that front setback areas are landscaped and remain free from permanent buildings, structures, vehicle parking and large areas of hard paving.
- Encourage reinstatement of early garden design to original designs.
- Ensure that development does not adversely affect trees and landscaping which are significant or a contributory element to the heritage place.
- Discourage the removal of significant trees (where tree controls apply).

22.04-4.8 Public realm

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- Retain and conserve significant heritage elements of the public realm.
- Ensure that new buildings, works and landscaping within the public realm respect the heritage significance of the place and do not adversely affect views and vistas to significant and contributory buildings.

22.04-4.9 Fences

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- Ensure that all original fences which contribute to the significance of a heritage place are retained.
- Ensure that new front and side fences:
 - Are appropriate to the architectural style and era of the building.

- Are consistent with the height, form, alignment, materials of original fencing in the heritage place or precinct.
- Have a high degree of transparency to allow views to front gardens and do not obscure views of a heritage place.

22.04-4.10 Access, car parking and ancillary buildings

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- Discourage:
 - Removal of existing vehicle crossovers which contribute to the significance of a heritage place.
 - New vehicle crossovers inconsistent with the character of the heritage place including multiple crossovers and wide crossovers.
 - Basement car parking ramps and entries that detract from the significance of a heritage place.
- Encourage that garages, carports, on-site car spaces and ancillary buildings:
 - Are located at the rear of the property or in a side setback area behind the principal building facade.
 - Appear visually recessive when viewed from the main road.

Commercial areas

- Discourage modification of front elevations of early shops for vehicle access.
- Encourage access to parking from the rear of heritage buildings.

22.04-4.11 Other heritage places

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- Ensure that other heritage places, including bridges and rail infrastructure, are conserved and enhanced.
- Ensure that works undertaken to other heritage places are readily identifiable as new works while respecting and having minimal impact on the significance of the heritage place.

22.04-4.12 Signage

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- Ensure that original signs or advertising features are conserved and enhanced.
- Ensure that signs:
 - Are sited in traditional locations on heritage places including fascias and below verandahs.
 - Do not obscure any architectural elements or existing signage that contributes to the significance of the heritage place.
 - Are small-scale, simple in design and are appropriate to the period and style of the heritage place.
 - Are consistent with the design of existing signage for multi-tenancy buildings and heritage precincts.
- Discourage new high wall signs, above-verandah signs, animated signs, electronic signs, scrolling signs, internally illuminated signs (greater than 1.5 square metres), major promotion signs, promotion signs, panel signs, pole signs, reflective signs and sky signs.
- Allow internally illuminated signs (with an area not greater than 1.5 square metres) under verandahs or to ground floor level if they do not affect the significance of the place.

22.04-4.13 Relocation

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- Encourage the retention of significant buildings in their original location unless it can be demonstrated that:
 - The location is not an important component of the significance of the heritage place.
 - Relocation is the only means of ensuring survival of the heritage place.

22.04-4.14 Subdivision

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- Ensure that subdivision respects the significance of the heritage place including the original road and lot layout, the rhythm and pattern of frontages, and/or buildings in the streetscape.
- Ensure that subdivision retains:
 - The interrelationships and viewlines between groups of significant or contributory heritage buildings.
 - Sufficient curtilage around significant places to retain the legibility of the place to its setting.
 - The significant or contributory elements of a heritage place including gardens and established trees on a single lot.

22.04-5 Information to be submitted with a planning permit application

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An application should be accompanied by the following information (as appropriate):

- Site, elevation and floor plans which are fully dimensioned and scaled showing:
 - Existing conditions.
 - The extent of any proposed demolition, alterations and additions.
 - The location and setback of adjoining buildings.
- Oblique views diagrams from 1.7 metres from the opposite side of the street.
- Photomontages of the streetscape showing the proposed development.
- A written report from a suitably qualified person which includes:
 - An assessment of the impact the proposed building, works, demolition, tree removal, landscaping and subdivision may have on the significance of the heritage place.
 - Photographs of any significant heritage fabric proposed to be demolished.

Applications for full or partial demolition should be accompanied by an application for new development.

Applications for major alterations and additions to individually significant places should be accompanied by a Conservation Management Plan prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

22.04-6 Decision guidelines

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The responsible authority will consider, as appropriate:

- Whether the application responds to any relevant heritage design guidelines.
- Whether the application responds to the most recently adopted statement of significance.

22.04-7 Reference documents

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City of Stonnington Heritage Design Guidelines, July 2017 (or as amended)

City of Stonnington Heritage Citations (various dates)

Stonnington Thematic Environmental History (2006) and Update 1 Addendum (2009)
(Context Pty Ltd)

The Heritage Overlay, Guidelines for Assessing Planning Permit Applications, Heritage
Victoria

Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The
Burra Charter)