

HERITAGE DESIGN GUIDELINES

July 2017



City of
STONNINGTON



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1. INTRODUCTION

1.1 Purpose

The Heritage Design Guidelines (Guidelines) aim to guide development of Stonnington's heritage places to ensure that the City's valued heritage is conserved.

The Guidelines assist property owners and managers, designers and planners to plan works and development proposed for heritage places. They provide clear, user friendly guidance on Council's preferred outcomes for the City's heritage places and the types of buildings and works which are unlikely to be supported by Council.

1.2 Scope

These Guidelines apply to all heritage places within the municipality included in the Heritage Overlay of the Stonnington Planning Scheme.

These Guidelines are a reference document in Clause 22.04-7 of the Stonnington Planning Scheme.

1.3 Using these guidelines

To use these Guidelines, select one or more of the following theme/s which relate to your proposed project:

- Conservation Works
- Demolition And Relocation
- Additions And Alterations
- New Buildings (All Areas)
- Ancillary Services And Equipment
- Public Realm
- Landscaping And Front Setback Areas
- Vehicle Access And Parking
- Fences And Gates
- Signage
- Subdivision

Each of these themes contains design guidelines for all places, commercial places and residential places, or in the case of demolition and relocation works, significant or contributory places.

Select the guidelines that apply to all places and those that apply to either to residential or commercial places relevant to the context of your property. These guidelines provide valuable information to assist in designing your project which will increase the likelihood of Council supporting your project.

The meaning of words used in these Guidelines is included in the Glossary at the back of the Guidelines.

2. CONSERVATION WORKS

2.1 Context

Restoration works are essential to conserving heritage places and ensuring their long term survival.

2.2 Key Issues

Inappropriate restoration works may affect the significance of a heritage place including:

- Inaccurate restoration works or external paint schemes.
- Use of inappropriate materials.
- Painting of previously unpainted surfaces.

2.3 Design Guidelines

2.3.1 Conservation and restoration

All places

Retain, conserve and restore:

- Heritage places to the original state, or appearance of original state, of the building.
- All significant building fabric.
- Contributory elements including ancillary buildings, fences, gates and gardens.
- Facade elements including original openings, decorative elements and joinery to doors and windows.
- Original or early shopfronts, typically of timber and either painted or sheathed in brass or copper.

Works should:

- Retain existing materials or replace on a like for like basis.
- Not reproduce period detailing to shopfronts or facades unless it aims to restore the building to a known original state.
- Be based on historic documentation such as early drawings or photographs, physical evidence found on site or neighbouring buildings of a similar design.



Figure 1 Building restoration

2.3.2 Painting

All places

Painting works should:

- Retain unpainted brick, masonry, render or roughcast surfaces unpainted.
- Remove paint from surfaces which were not originally intended to be painted through an approved method (i.e combination of chemical paint stripper and water under medium pressure with collection of waste materials and not sandblasting).
- Be in keeping with the character of the heritage place.
- Use colour schemes typical of the building period.

The following works are not supported:

- Bright or modern colour schemes which detract from the character of the heritage place.
- Painting of buildings in corporate colours, designs or patterns.



Figure 2 Early shopfront

Tips:

The heritage citation for each place contains a lot of information about original heritage fabric and the history of the place which can help you to plan conservation works. Copies are available at www.stonnington.vic.gov.au or <http://vhd.heritagecouncil.vic.gov.au/> for places on the Victorian Heritage Register.

Repainting previously painted surfaces does not usually require a planning permit except for buildings listed in the Victorian Heritage Register or the Schedule to the Heritage Overlay.

2.4 Further Information

- Heritage Victoria, Technical Leaflet, *Achieving high quality building conservation outcomes: A basic guide for local government and heritage building owners*
- Heritage Victoria, *Heritage Gardens*
- Heritage Victoria (2007), *The Heritage Overlay Guidelines for Assessing Planning Permit Applications (Chapters 9-10)*
- Heritage Victoria, *What house is that? A Guide to Victoria's Housing Styles*
- Victorian Heritage Database <http://vhd.heritagecouncil.vic.gov.au/>

3. DEMOLITION AND RELOCATION

3.1 Context

Retaining significant heritage places, and parts of heritage places, is important to sustaining the valued heritage character of the City.

3.2 Key Issues

- Loss of significant buildings, or removal of significant building fabric, undermines the heritage values of the City.
- Demolition of the primary building volume of heritage places (including facade, roof and side walls) severely degrades the significance of a heritage place.
- Inappropriate replacement works may be visually dominant and unsympathetic to the heritage significance of the place.

3.3 Design Guidelines

3.3.1 Significant places

All places

Full demolition is strongly discouraged.

Demolition of parts of buildings is discouraged unless all of the following apply:

- All significant building fabric and other elements, such as gardens, outbuildings and fences, identified in the statement of significance is retained.
- The primary building volume is retained.
- The works are minor in scale and will not adversely affect the significance of the place.
- The works will assist in the long-term conservation of the place.

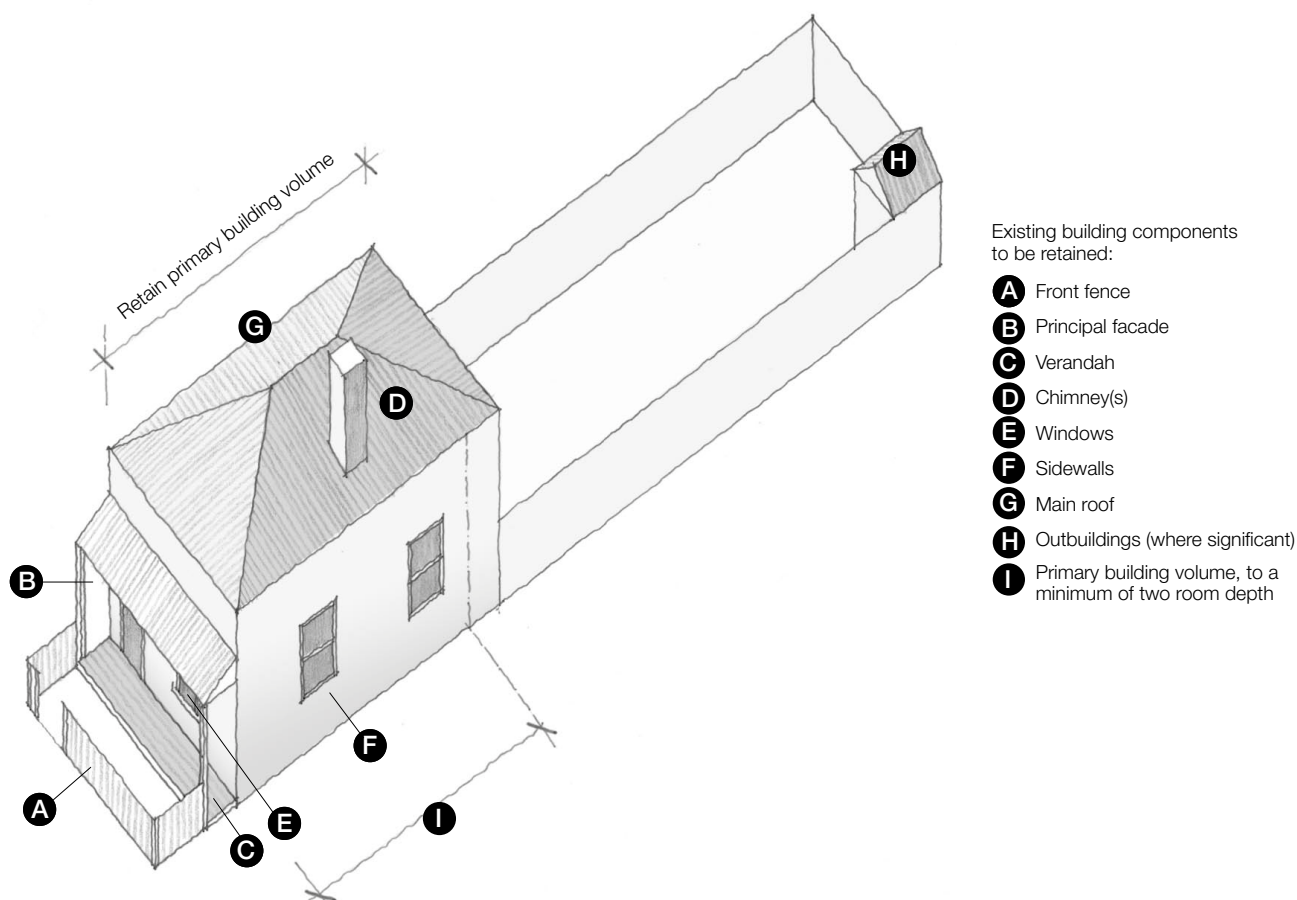


Figure 3 Elements of residential primary building volume to retain

Residential places

Works to residential places should:

- Retain the primary building volume for residential places as shown in Figure 3.

Commercial places

Works to commercial places should:

- Retain the primary building volume for commercial places as shown in Figure 4.
- Retain significant shop-fronts.

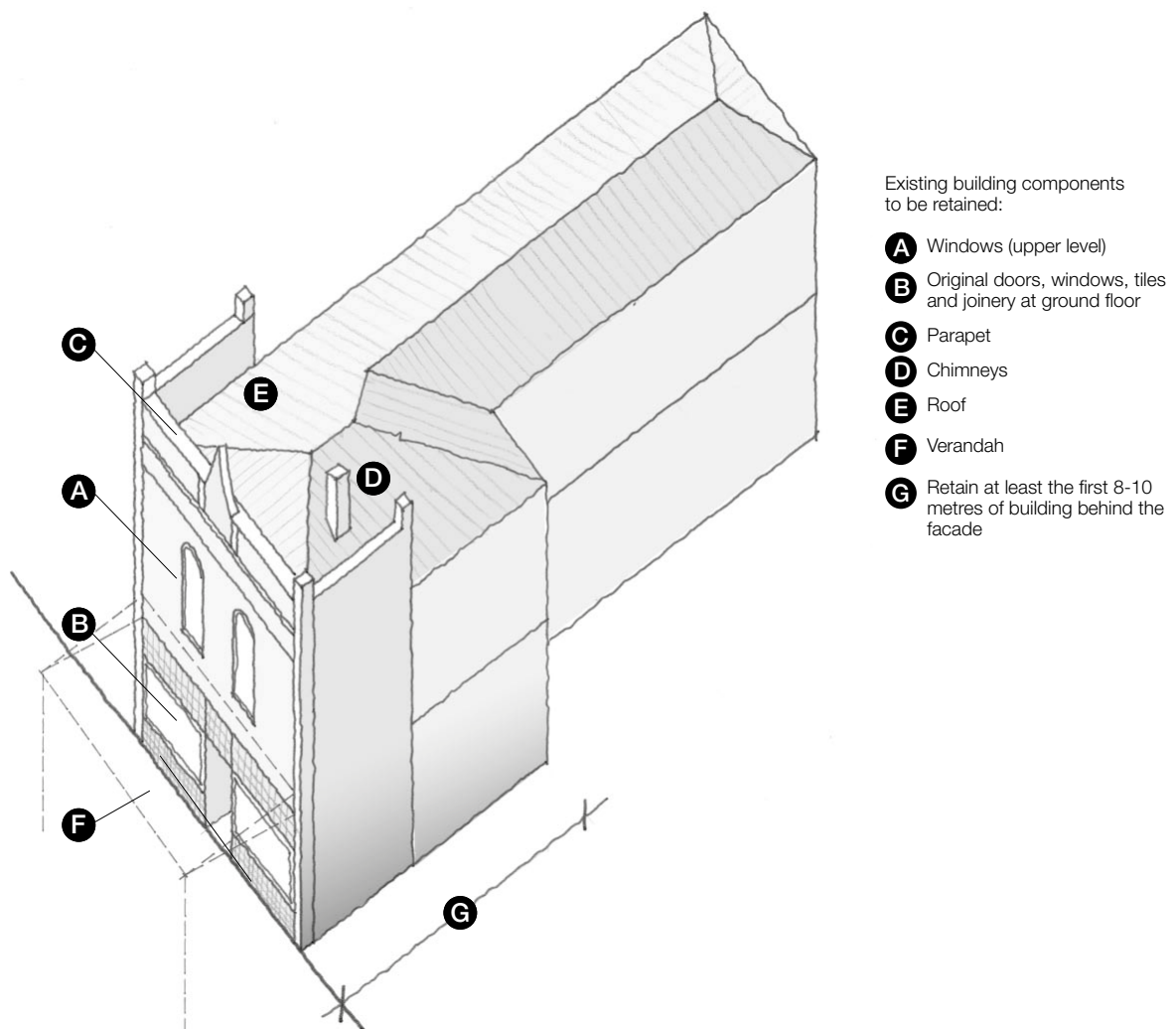


Figure 4 Elements of commercial primary building volume to retain

3.3.2 Contributory places

All places

Full demolition of contributory places is discouraged.

Partial demolition of contributory places may be appropriate in more limited circumstances including:

- The demolition will not adversely affect the significance of the place.
- The replacement built form or building is sympathetic to the scale, setback and significance of the place.

3.3.3 Ungraded places

All places

Full and partial demolition of ungraded places is supported.

3.3.4 Replacement works

All places

Replacement works should be:

- Undertaken in accordance with requirements for additions and alterations and new buildings (see section 4 Additions and alterations and section 5 New buildings).

3.3.5 Building relocation

All places

Building relocation will only be supported if this is the only way to conserve the building.

3.4 Further information

- Heritage Victoria, 2007 *The Heritage Overlay Guidelines for Assessing Planning Permit Application (Chapter 3 and 4)*.

4. ADDITIONS AND ALTERATIONS

4.1 Context

The City's heritage places have been altered over time in response to changing land uses, residential and commercial needs, architectural trends, technology and transport.

4.2 Key Issues

- Inappropriate scale, mass, height and visual dominance of new additions.
- Unsympathetic design of additions including obtrusive design and materials.
- Unsympathetic alterations may remove or cover original or early building fabric.

4.3 Design Guidelines

4.3.1. Scale, massing, height and setbacks

All areas

New alterations and additions should be:

- Visually recessive.
- Complement the heritage significance of the place.
- Located at the rear of the building behind the primary building volume.

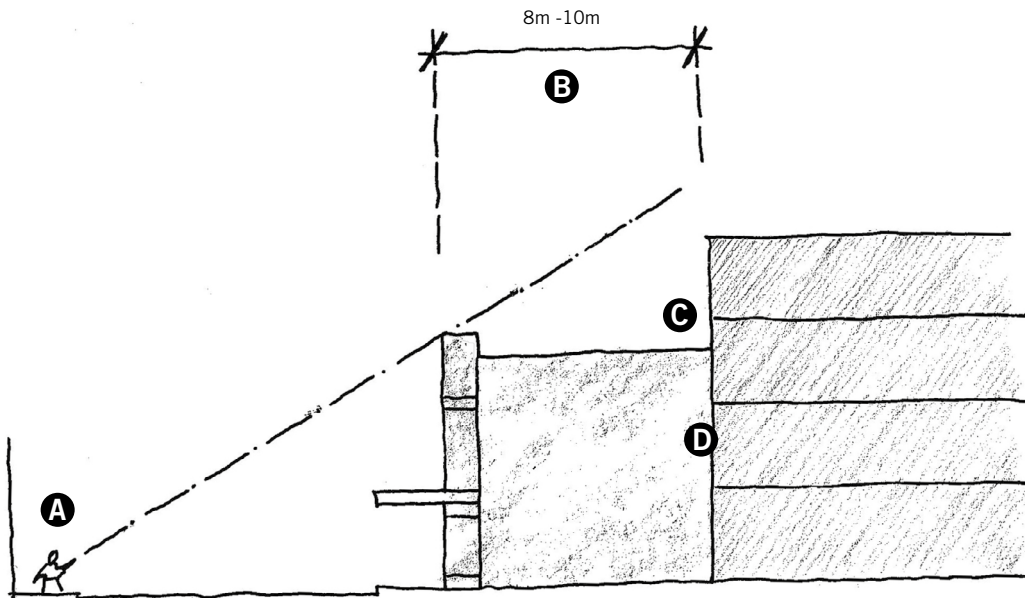
Commercial areas

Ground level additions should:

- Be set back at least 1.5 metres from the rear property boundary or laneway to allow for rear access and services.

Upper level additions should:

- Achieve the preferred minimum setbacks and sightlines shown in Figure 5. Greater upper level setbacks may be appropriate dependent on site context including:
 - The degree of intactness of the streetscape.
 - Oblique views obtainable to the new built form from the opposite side of the street/s or laneway.
 - The size and dimensions of the allotment and density of original or early development within the streetscape.
 - Whether the site is a corner site.
 - Whether the site adjoins a residential zone, laneway or other sensitive use.
 - The height and roof form of the existing building, the proposed addition and adjoining significant or contributory buildings.
 - Where the preferred height, setback or street wall is greater in a schedule to a zone or overlay.
- Be visually recessive and present minimal bulk from oblique view points from the footpath on the opposite side of the street/s or laneways.



Setbacks should be visually recessive including:

- A** Sightline from 1.7 metres (eye level) on opposite footpath
- B** Retain primary building volume (at least first 8-10 metres)
- C** Additional storeys above primary building volume height to be visually recessive
- D** Storey heights to complement the alignment of the primary building

Figure 5 Upper Level Setbacks - Commercial setting

Residential areas

Ground floor additions should:

- Be set back from:
 - Side site boundaries to retain consistent spacing between buildings when viewed from the street.
 - Side walls of the existing primary building volume to maintain the visual prominence of the heritage place.

Ancillary buildings should:

- Meet the preferred outcomes for location for new garages and carports (Figure 6).
- Carports attached to buildings should complement the principal building design, have a high degree of transparency, and be visually unobtrusive.

Upper level additions should:

- Achieve the preferred setbacks and sightlines shown in Figure 7. Greater upper level setbacks may be appropriate dependent on site context including:
 - The degree of intactness of the streetscape.
 - Oblique views obtainable to the new built form from the opposite side of the street/s or laneway.
 - The size and dimensions of the allotment and density of original or early development within the streetscape.
 - Whether the site is a corner site.
 - Whether the site adjoins a laneway or open space.
 - The height and roof form of the existing building, the proposed addition and adjoining significant or contributory buildings.
 - Where the preferred height or setback is greater in a schedule to a zone or overlay.

- Be set back from:
 - Side site boundaries to maintain visual prominence of the heritage place.
 - Side walls of the existing primary building volume to maintain the visual prominence of the heritage place.
- Be visually recessive and present minimal bulk from oblique view points from the footpath on the opposite side of the street/s or laneways.
- Where visually recessive additions cannot be achieved, they must be carefully designed to integrate with the form and character of the existing dwelling.

4.3.2 Building elements

All areas

Significant building fabric should:

- Remain the dominant architectural feature of a heritage place, particularly when viewed from the street.
- Not be covered or obscured by modern fabric.
- New building elements visible from the street (including dormer windows, porticos or verandahs) should be avoided unless part of a deliberate attempt to reinstate known original or early building features.
- Pedestrian access to buildings should be from existing door openings.

Commercial areas

Alterations to shop-fronts should:

- Reinstate known early shop-front designs when refurbishment opportunities arise.
- Where evidence of an early street verandah¹ or canopy exists it should be reinstated when opportunities arise.

For Victorian and Edwardian buildings a timber or cast iron post-supported verandah based on historical models may be appropriate. If retention is not possible due to irreparable deterioration or damage, a sympathetic replacement in similar, modern materials may be considered.

¹ From approximately 1915 onwards, new buildings typically featured various forms of cantilevered verandahs rather than the traditional post-supported verandah.

New shop-front design should:

- Complement the significance of the heritage place.
- Be sympathetic in height, proportions, and general form to surviving shop-fronts of adjoining heritage places.
- Adopt similar dimensions and patterns of tall, vertical proportions of glazing to early intact shop-fronts.

New shop-front design should not include:

- Openable windows and bi-fold doors on intact original or early shop-fronts.
- Partial or full length drop down awnings and vertical blinds on significant or contributory places, particularly on intact original or early shopfronts or where the heritage precinct is not characterized by drop down awnings.

Additions to buildings should:

- Retain at least the first 8-10 metres of significant building fabric (see Figure 4).

Residential areas

New additions should:

- Achieve the preferred design outcomes shown in Figure 8.

4.3.3 Building materials, details and finishing

All areas

Additions and alterations should:

- Use materials, details and finishings which are sympathetic to the significant building fabric and complement existing paint colours on walls, windows and roofs.
- Use modern materials which are discernible from the existing building fabric without providing a strong visual contrast.

Additions and alterations should not:

- Reproduce period detailing.

Tips:

The heritage citation for each place contains a lot of information about original heritage fabric and the history of the place which can help you to plan alterations and additions. Copies are available at <http://www.stonnington.vic.gov.au> or <http://vhd.heritagecouncil.vic.gov.au/> for places on the Victorian Heritage Register.

A designer with experience in designing heritage places can assist you to design your alterations and additions while reducing impacts on significant building fabric and heritage precincts.

4.4 Further information

- Department of Planning and Community Development, *Technical Guides and Leaflets* at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/technical-guidance>
- Heritage Council of Victoria (2009), *Technical Leaflet, Heritage Buildings and Energy Efficiency Regulations*
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications, Public Draft February 2007*
- HeritageVictoria(2001), *Documenting Maintenance and Repair Works*
- Heritage Victoria, *What house is that? A Guide to Victoria's Housing Styles*

5. NEW BUILDINGS (all areas)

5.1 Context

Commercial heritage precincts have largely retained the relatively low scale built form from the Victorian era with some larger scale new development in the Chapel Street Activity Centre. New infill development is more prevalent in residential heritage precincts.

5.2 Issues

- Building scale and form is visually dominant and unsympathetic to the heritage significance of the place.
- New buildings affect the character and intactness of the predominantly Victorian commercial heritage precincts.
- Design and materials which are visually obtrusive and don't complement the heritage significance of a precinct.
- Larger scale dwellings include greater site coverage and reduced setbacks and building spacing.
- Inappropriate location and design of carports, garages and parking.

5.3 Design Guidelines

5.3.1 Scale, massing, height and setbacks

All areas

New buildings should:

- Complement the heritage significance of the place.
- Retain the visual prominence of significant places in the street and views to significant places.
- Adopt the scale, massing, setbacks and general form of adjoining significant and contributory places in the precinct.

Commercial areas

New buildings should:

- Reinforce the prevailing height and upper level setbacks in the heritage precinct unless a schedule to a zone or overlay specifies a greater height, setback or street wall.
- Have a consistent scale, street wall height and proportions to adjoining significant and contributory heritage places.
- Be designed to meet the preferred design elements for commercial areas within a 2 storey context (Figure 8) and for commercial areas within 3+ storey context (Figures 9 and 10).
- Be built to the front property boundary at ground floor level across the entire width of the site.
- Be set back at least 1.5 metres from the rear property boundary or laneway to allow for rear access and services.
- Levels above the street wall height should be visually recessive.

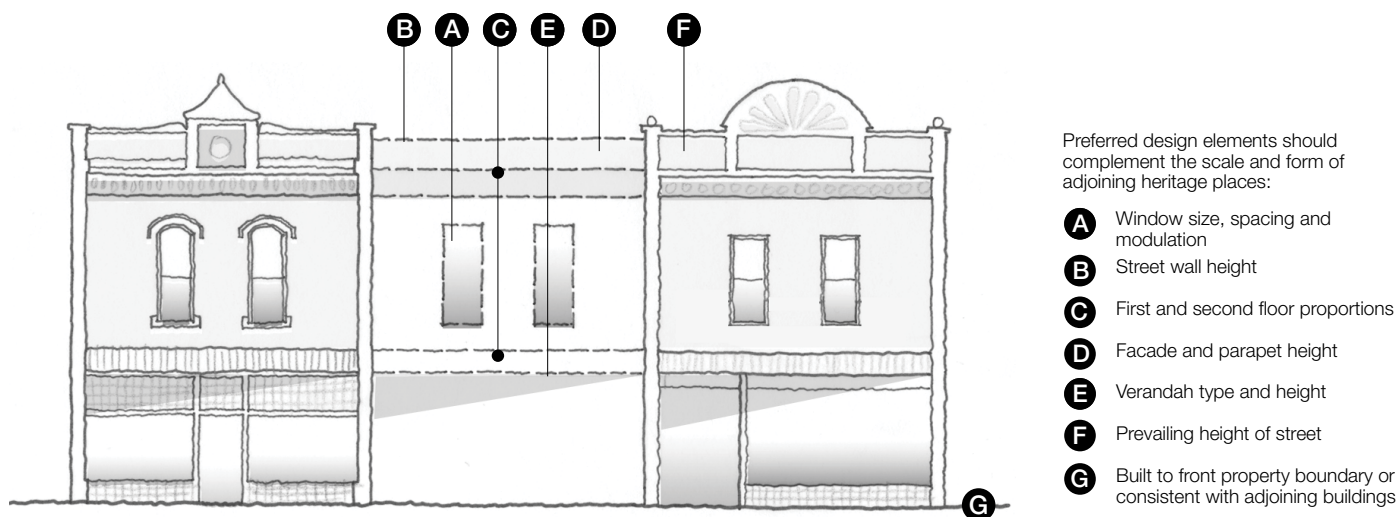


Figure 8 Preferred street proportions of new commercial development (2 storey context)

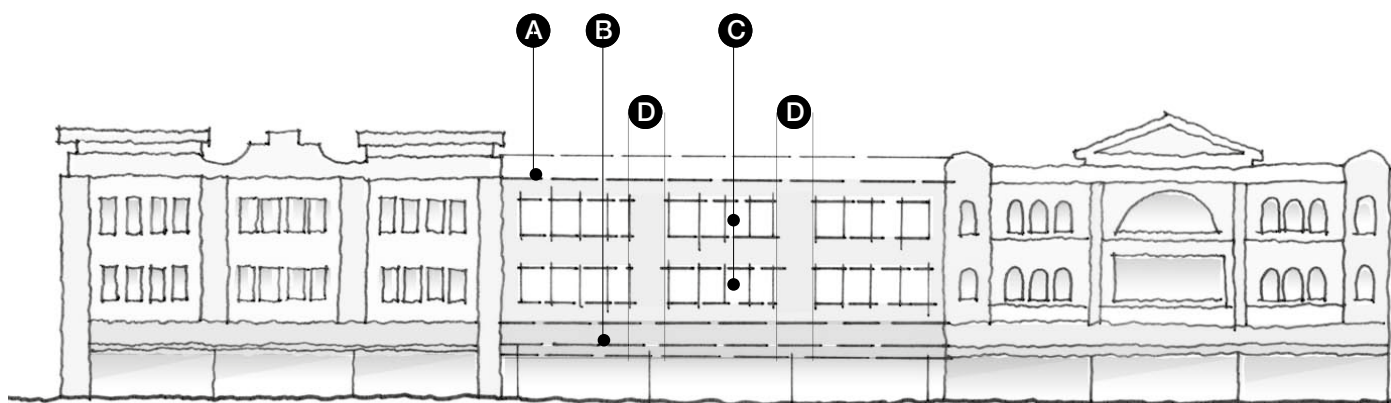
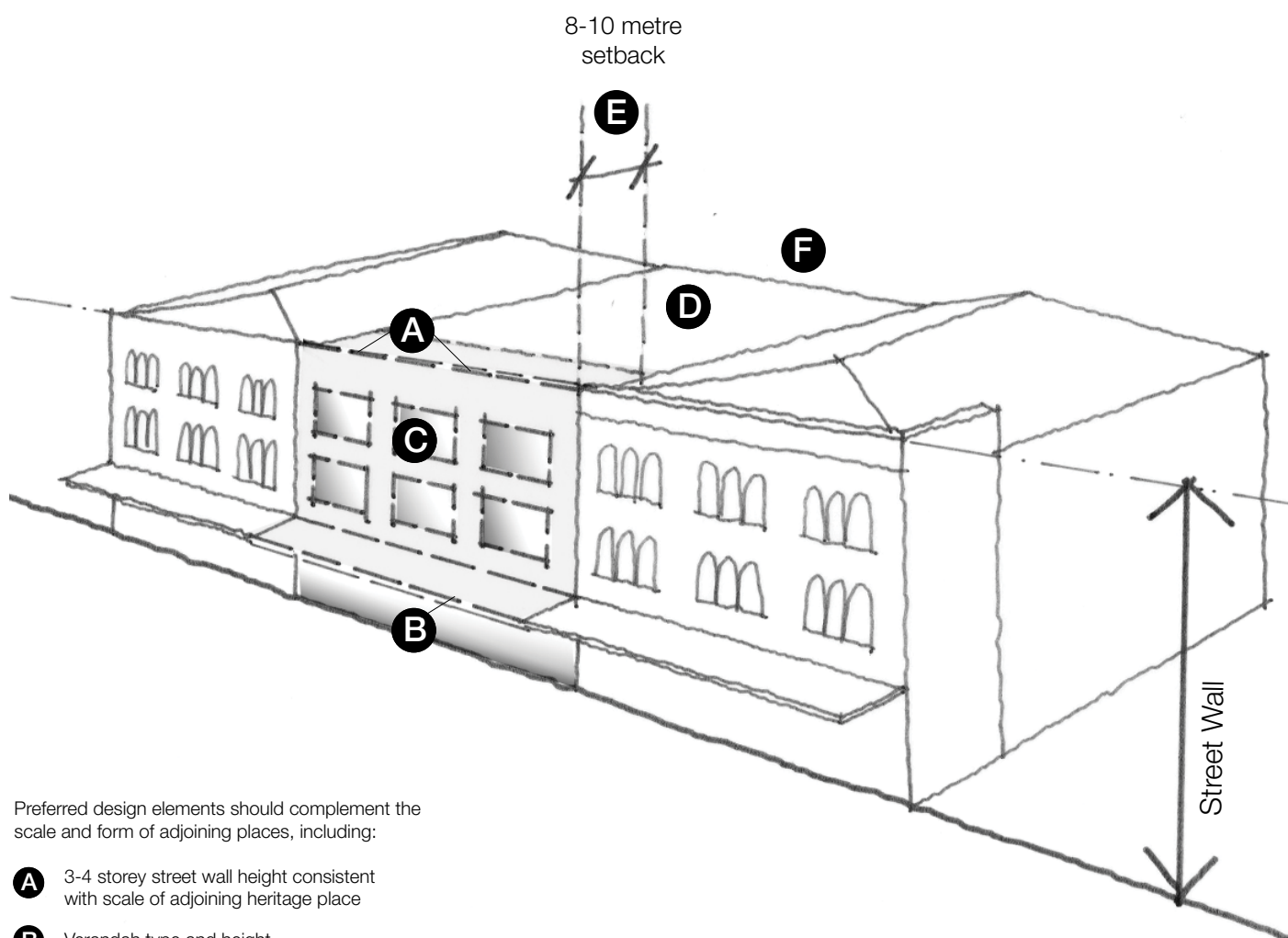


Figure 9 Preferred street proportions of new commercial development (3 storey context)



Preferred design elements should complement the scale and form of adjoining places, including:

- A** 3-4 storey street wall height consistent with scale of adjoining heritage place
- B** Verandah type and height
- C** Window size, spacing and modulation
- D** Levels above the street wall height should be visually recessive
- E** Levels above street wall should be set back at least 8-10 metres from the building parapet of adjoining places
- F** Rear upper level setbacks above street wall to respond to site context

Figure 10 Preferred street proportions of new commercial development (3+ storey context)

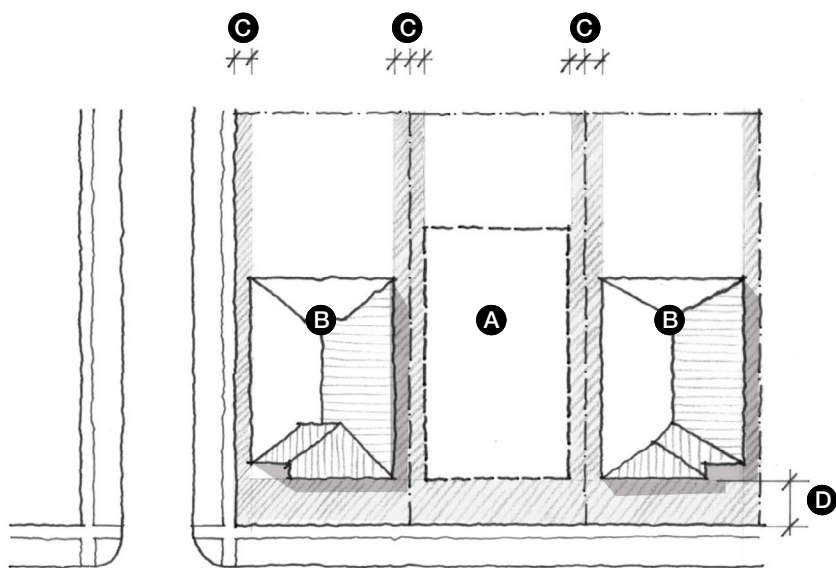
Residential areas

New buildings should:

- Meet the preferred outcomes for building orientation, front and side setbacks and spacing consistent with the pattern established by existing significant and contributory buildings in the street/s (Figure 11).
- Respond to the size and dimensions of the allotment and the density of original or early development within the place.
- Include upper levels which are:
 - Visually recessive.
 - Consistent with the scale and heritage significance of the adjoining significant and contributory places.
 - Consistent with the preferred height or setbacks in a schedule to a zone or overlay.
- Present minimal visual bulk from oblique view points from the footpath on the opposite side of the street/s or laneways. For corner sites, be consistent with the setbacks of buildings on both streets.

New ancillary buildings should:

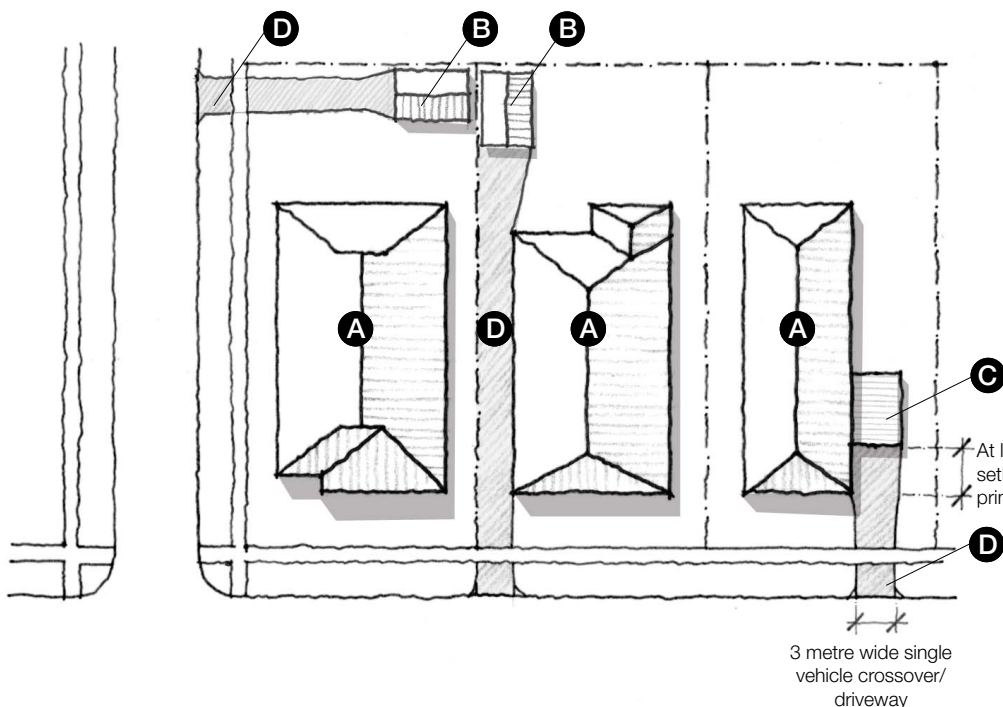
- Meet the preferred outcomes for location in Figure 12.
- Carports set back 3-4 metres from the principal facade and should complement the building design, have a high degree of transparency, and be visually unobtrusive.
- New garages should only be located at the rear of the site and should complement the building design.
- Vehicle parking structures within the front setback of existing buildings may be approved under exceptional circumstances where it can be demonstrated that:
 - Existing setbacks to front façades of nearby buildings are irregular, and not dissimilar to that of the proposed structure.
 - The proposed works will not obscure any significant building fabric from the street frontage.



Preferred design should complement the scale and form of adjoining places including:

- A** New building envelope
- B** Existing residential dwellings
- C** Consistent side setbacks with adjacent properties
- D** Consistent front setbacks with adjacent properties

Figure 11 Residential orientation, setbacks and spacing



Preferred design should complement the scale and form of heritage places including:

- A** Existing residential dwellings
- B** Garages located at rear of property
- C** Carport set back at least 3-4 metres from principal facade
- D** Driveways with single vehicle crossover

Figure 12 Residential setbacks ancillary buildings

5.3.1 Building elements

All areas

New buildings should:

- Adopt an understated, modern interpretation of the historic form which is discernable from the heritage built form of the precinct without providing a strong visual contrast.
- Include architectural elements which complement existing local buildings without reproducing their historic detailing.
- Complement the relationship between solids and voids and the form and arrangement of window and door openings of adjoining significant and contributory heritage places.

Commercial areas

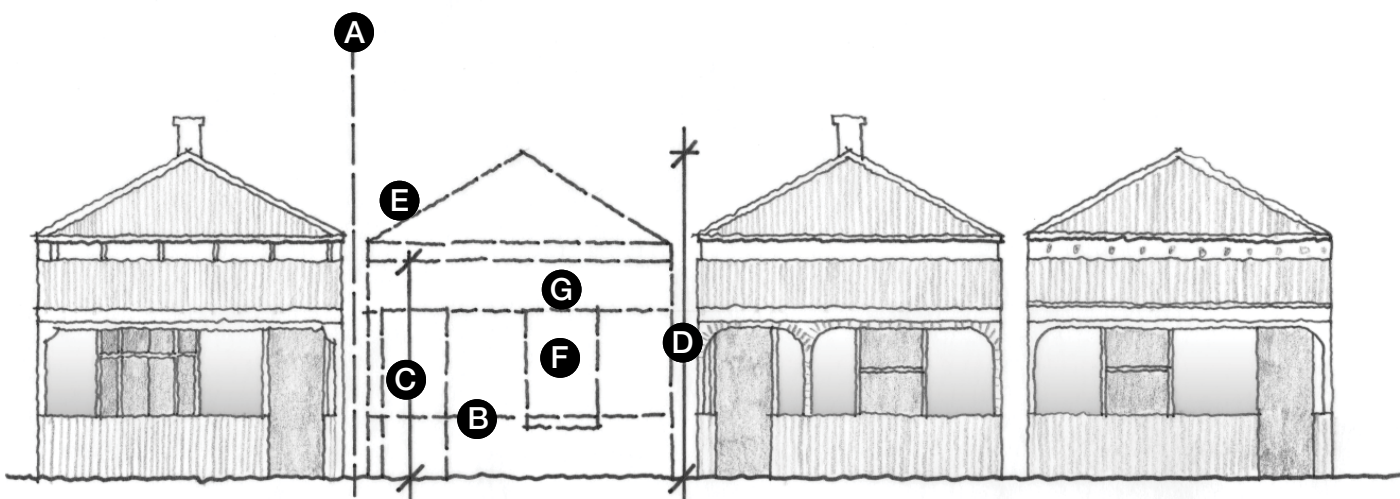
New buildings should:

- Include verandahs which comprise a simple contemporary design consistent with the form and scale of adjoining verandahs.
- New shop-fronts should:
 - Complement the heritage place and the broader streetscape.
 - Be sympathetic in proportions and general form to surviving shopfronts in neighbouring heritage places.

Residential areas

New building design should:

- Meet the preferred outcomes for residential building design which complement existing significant and contributory buildings in the street shown in Figure 13.



Design elements should complement adjoining heritage places including:

- A** Front and side setbacks
- B** Front and side fence
- C** First floor proportions
- D** Height
- E** Roof pitch and form
- F** Pattern of windows & wall openings
- G** Verandah (if relevant)

Figure 13 Residential design features

5.3.2. Building materials, details and finishing

All areas

Building materials should:

- Complement significant buildings within a heritage precinct through similar external materiality, textures and colours and not reproduce period details.
- Use discernible materials which do not provide a strong visual contrast.

Tips:

The heritage citation for each place contains a lot of information about original heritage fabric and the history of the place which can help you to plan new development to ensure you complement existing buildings and neighbouring heritage places. Copies are available at www.stonnington.vic.gov.au or <http://vhd.heritagecouncil.vic.gov.au/> for places on the Victorian Heritage Register.

A designer with experience in designing heritage places can assist you to design your new building/s to complement the heritage values of precincts and neighbouring places.

5.3 Further information

- Department of Planning and Community Development, *Technical Guides and Leaflets* at: <http://www.dtpi.vic.gov.au/heritage/research-and-publications/technical-guidance>
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007

6. SERVICES

6.1 Context

Heritage places were not originally designed to include ancillary services and equipment such as solar panels, rainwater tanks, air conditioning units, hot water systems and satellite dishes found in contemporary buildings.

6.2 Key Issues

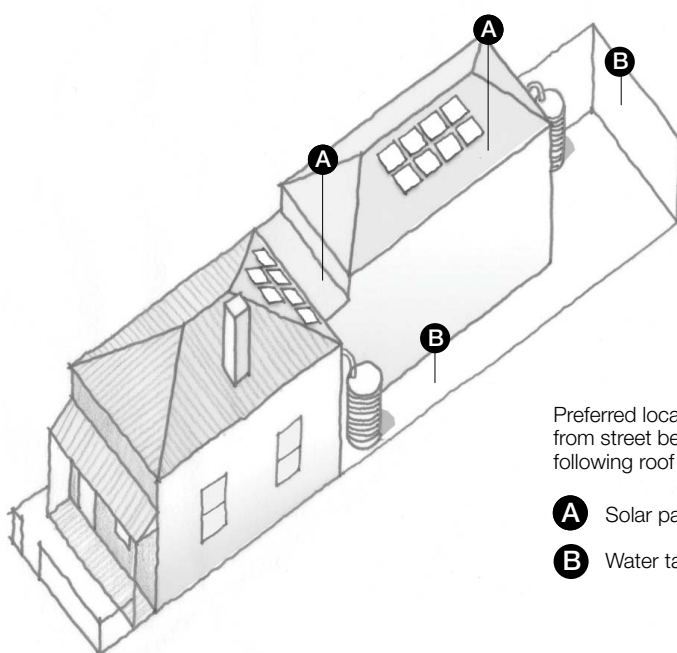
- The scale, placement, and visual impact of ancillary services and equipment can adversely impact heritage values.

6.3 Design Guidelines

6.3.1 Design and placement of ancillary services and equipment

Ancillary services and equipment should be:

- Concealed from the principal building facade.
- Installed at the preferred locations for ancillary services and equipment shown in Figure 14.
- Integrated into the building design of external additions (including roof profile) and new buildings.



Preferred location for ancillary equipment concealed from street behind front building volume and following roof profile (where relevant):

- A** Solar panels
- B** Water tanks and other ancillary equipment

6.3.2 Disabled access

Disabled access should be:

- Lightweight, non- permanent construction that does not affect heritage fabric.
- Located at the rear or side of significant buildings.

Utilise modern materials which are discernible from heritage fabric without providing a strong visual contrast.

6.4 Further Information

- Department of Planning and Community Development, *Technical Guides and Leaflets* at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/technical-guidance>
- Department of Planning and Community Development, *Heritage places and sustainability guidance sheets* at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/heritage-places-and-sustainability-guidance-sheets>
- Heritage Council of Victoria (2009), *Technical Leaflet, Heritage Buildings and Energy Efficiency Regulations*
- Heritage Council of Victoria (2009), *Heritage Buildings and Sustainability*
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007

Figure 14 Ancillary services and equipment

7. GARDENS & LANDSCAPE

7.1 Context

Heritage gardens and landscaping were generally designed to complement the architectural design of heritage buildings. Many residential buildings, particularly those with individual heritage significance, originally contained landscaping designed by high profile landscape designers.

Built elements such as garages, carports, entrances to basement car parks and areas of hard stand were not typically located in the front setbacks.

7.2 Key Issues

- Gardens, trees and landscaping which contribute to the heritage significance of a place have been removed and replaced with hard surfaces and other built form.
- The design and plantings of landscaping has been significantly altered.
- Hard surfaces and built form located in the front setback area (in front of the principal building facade) can effect the significance of heritage places and obscure views to significant heritage places.



Figure 15 Garden restoration Northbrook House

7.3 Design Guidelines

7.3.1 Restoration of early gardens and landscaping

Heritage gardens and landscaping should be:

- Restored to original designs with plant species and landscape treatment appropriate to the era of development.
- Restoration works should be based on historic documentation such as early drawings, plans or photographs or physical evidence found on site.

7.3.2 Gardens, trees and landscaping

Works should:

- Retain trees listed as having tree controls in the Schedule to the Heritage Overlay.
- Retain original or early landscaping elements, including trees and gardens which are significant or contributory to a heritage place.
- Tree or landscaping replacement should be like for like species and materials unless an alternative planting strategy or landscape plan has been approved by Council.

7.3.3 Front setback areas

Front setback areas should:

- Retain gardens, trees and landscaped areas and be free from built form including:
 - Swimming pools
 - Vehicle parking or maneuvering.
 - Large hard stand or paved areas.
 - Tennis courts.
 - Trampoline pits.
 - Other permanent recreational structures and associated plant and fencing.
 - Fenced private open space.

7.3.4 Vehicle parking

Hard stands or paved areas for vehicle parking should:

- Not be located in the front setback (in front of the principal building facade).
- Be located at least 3-4 metres behind the façade of any existing or new building.

Tips:

The heritage citation for each place contains a lot of information about original heritage fabric and the history of the place which can help you to plan works to heritage gardens. Copies are available at www.stonnington.vic.gov.au or <http://vhd.heritagecouncil.vic.gov.au/> for places on the Victorian Heritage Register.

Permission is required under Council's Local Laws to remove or lop a 'Significant tree', which may not be listed in the Schedule to the Heritage Overlay. For further information contact Council's Service Centre on 8290 1333.

7.4 Further information

- Department of Planning and Community Development (2008), *Technical Leaflet Watering Heritage Gardens and Trees*
- Heritage Victoria (2001), *Heritage Gardens*
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007

8. PUBLIC REALM

8.1 Context

Significant or contributory elements of the public realm may include kerb and channels, nature strips, mature trees and other infrastructure such as bridges, electricity and tram poles.

8.2 Key Issues

- Heritage fabric of the public realm may have been covered or replaced with more contemporary materials.
- New elements within the public realm (including bus and tram shelters, services, street furniture and tree planting) may adversely affect the character of significance places and views and vistas to significant places.

8.3 Design Guidelines

8.3.1 Road infrastructure (road surfaces, kerbs and channels, bridges, electricity and tram poles).

Road infrastructure should:

- Retain or restore original or early heritage fabric with like for like materials.
- Retain and restore bluestone kerb and channels and road surfaces.
- Any surplus bluestone pitchers arising from private development should be offered to Council for repair of road infrastructure.



Figure 16 Kerb and Channels

8.3.2 Street furniture (tram and bus shelters and street furniture)

Street infrastructure should:

- Not obscure significant places or views to significant places.
- Complement the heritage fabric of heritage places.

Tips:

The heritage citation for each place contains a lot of information about original heritage fabric and the history of the place which assists in planning works affecting the public realm. Copies are available at www.stonnington.vic.gov.au or <http://vhd.heritagecouncil.vic.gov.au/> for places on the Victorian Heritage Register.



Figure 17 Street furniture

8.4 Further Information

- Department of Planning and Community Development (2009), *Technical Leaflet, Achieving high quality building conservation outcomes: A basic guide for local government and heritage building owners*
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007
- Department of Planning and Community Development, *Technical Guides and Leaflets at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/technical-guidance>*

9. FENCES AND GATES

9.1 Context

The style of front and side fences typically complemented the architectural style of heritage places. Most front fences were low scale and constructed of permeable materials to maintain views to building facades and front gardens.

9.2 Key Issues

- Fences and gates which contribute to the significance of a place have been removed or are in poor condition.
- New fences and gates do not complement the architecture of the heritage place.
- High and impermeable fences obscure heritage places (including buildings and gardens) and limit surveillance and social interaction.
- Lack of consistency of fencing (scale, siting and materials) affects the integrity of heritage precincts.

9.3 Design Guidelines

9.3.1 Restoration of significant fences and gates

Works should:

- Restore significant fences and gates. If only part of a fence or gate survives, the original elements should be retained and incorporated into a new fence or gate of the same form.

9.3.2 Front and side fences and gates

Works should:

- Reconstruct fences and gates using plans and details of the original structures where possible.
- Replace or construct new front and side fences and gates consistent with:
 - The architectural style of the heritage building.
 - The height, form, and materials of original fencing of heritage places in the immediate environs without necessarily reproducing their detail.
- Construct a front fence in heritage precincts except where no front fence is part of the precinct's character.
- Avoid new openings in front fences that affect the character or significance of significant places.

New fences and gates should:

- Be generally less than 1.2m in height and more than 50% transparent unless low solid fencing is characteristic of the original fencing of the precinct. Front fences over 1.2 metres are discouraged.
- Have a high degree of permeability that allows unimpeded views to a heritage place including front gardens and building fabric.
- Not be located in the front setback.
- Not include security gates.

9.3.3 Painting fences

Fences should:

- Unpainted fences should remain unpainted.
- Colour schemes for fences should be consistent with the colour scheme of any significant place.

9.4 Further information

- Department of Planning and Community Development, *Technical Guides and Leaflets* at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/technical-guidance>
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007
- Heritage Victoria, *What house is that? A Guide to Victoria's Housing Styles*.
- National Trust Technical Bulletin 8.1 – *Fences and Gates*
- National Trust Technical Bulletin, *Our Interwar Houses*



Figure 18 Complementary front fence

10. VEHICLE ACCESS

10.1 Context

Vehicle access to residential dwellings was either not provided due to the era of development or, in later development, comprised a single vehicle crossover generally from the street frontage. In commercial areas, vehicle access was typically provided from rear entrances and laneways.

10.2 Key Issues

- New vehicle access in locations where no vehicle access was provided historically affects the original pattern of development.
- Vehicle crossovers may be damaged during building works.
- Double vehicle crossings, two separate vehicle crossings and access for basement or rooftop parking are inconsistent with the heritage character.

10.3 Design Guidelines

10.3.1 Vehicle access

All areas

Development should:

- Avoid new crossovers where no crossover previously existed.
- Avoid multiple crossovers to a single site.
- Avoid widening crossovers to more than 3 metres.
- Works to existing crossovers should match the materials of heritage streetscape elements, such as bluestone pitchers or asphalt (recycled bluestone pitchers of similar dimension should be used in preference to new pitchers).
- Protect existing vehicle crossings with heritage significance (including bluestone pitchers) during construction.
- Repair any damage to vehicle crossings caused during construction using like for like materials (recycled bluestone pitchers of similar dimension should be used in preference to new pitchers).
- New access for basement or rooftop parking will only be supported where it can be demonstrated that ramps and openings would not be visually obtrusive. This type of parking is generally only appropriate on larger sites where:
 - there is adequate space to allow the ramp to commence at a point at or to the rear of the building facade line.
 - the ramp is substantially concealed by a fence, gate or landscaping and has little impact on the views to the building or its setting.

Residential areas

New driveways should:

- Be located at the side or to the rear of the dwelling using an existing crossover.

Commercial areas

Vehicle access should:

- Be located at the rear of the building except where evidence shows the historic location for vehicle access was at the front of the building.
- Not affect significant or contributory building fabric on the building facade.

10.4 Further information

- City of Stonnington, (2007) *Vehicle Crossing Policy*
- Department of Planning and Community Development, *Technical Guides and Leaflets* at: <http://www.dtpli.vic.gov.au/heritage/research-and-publications/technical-guidance>
- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007

11. SIGNAGE

11.1 Context

In commercial areas signage was typically painted on brick or wood on the building fascia or below verandahs. Signage was very rare in residential areas.

11.2 Key issues

- Few heritage signs, which were typically painted on brick face, remain.
- The scale, number and location of signs does not complement or may obscure building architecture.
- Buildings painted as a sign adversely affects the character of heritage places.

11.3 Design Guidelines

11.3.1 Heritage signage

Heritage signs should:

- Be retained and restored.
- Not be obscured, covered or painted over.

11.3.2 Type, location and scale of signage

New signage should:

- Be simple in design.
- Be small-scale and not dominate the building facade.
- Complement the architectural style, materials and colour scheme of a heritage place and any significant heritage fabric.
- Be located in traditional locations including building fascias and below verandahs on commercial buildings as shown in Figure 20.

The following types of signs are discouraged:

- Buildings painted as a sign or in corporate colours, designs or patterns.
- Large numbers / areas of new signage.
- Any signage which obscures or covers significant heritage fabric or architectural elements.
- Wall signs, above-verandah signs, animated signs, illuminated signs, major promotion signs, promotion signs, panel signs, pole signs, reflective signs and sky signs. Above verandah painted signs, located in traditional signage zones including the frieze to an historic entablature, or to rendered wall surfaces, may be supported in some circumstances.

Redundant signage should:

- Be removed (except for heritage signs).

11.3.3 Signs in residential precincts

Signs in residential precincts should:

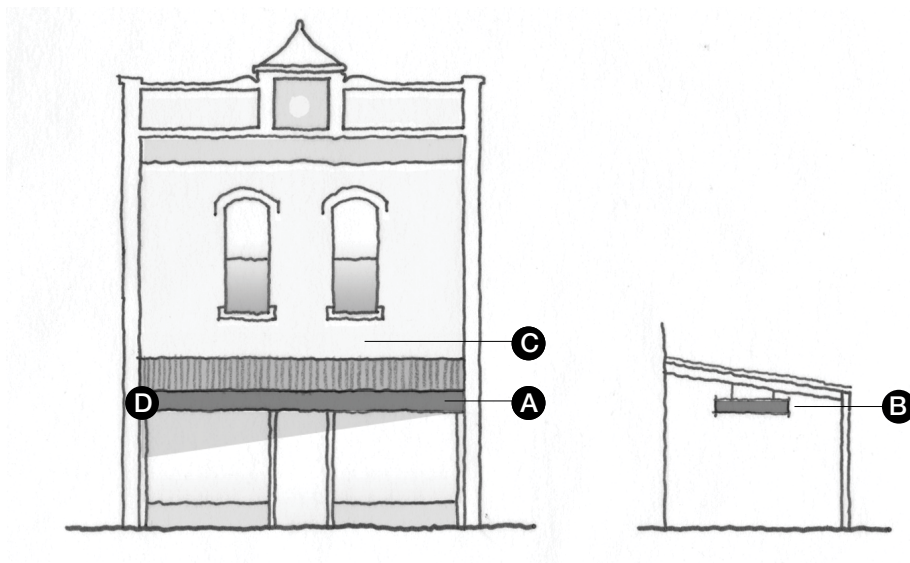
- Only comprise modest, small scale business identification signage.
- Not include any internal illumination.

3.4 Further information

- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007



Figure 19 Historic sign



Preferred location of building signage:

- A** Aligned with the scale of building fascia
- B** Under verandah
- C** Avoid signage above verandah
- D** Retain original building decoration (i.e. names/dates)

Figure 20 Preferred location of signage on commercial buildings

Subdivision should achieve:

- The preferred design outcomes shown in Figure 22.
- Subdivision resulting in the following outcomes is not generally supported:
 - One or more new lots on the street frontage.
 - Heritage places containing a number of items of significance subdivided into two or more new lots.

12.4 Further information

- Heritage Victoria (2007), *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft February 2007

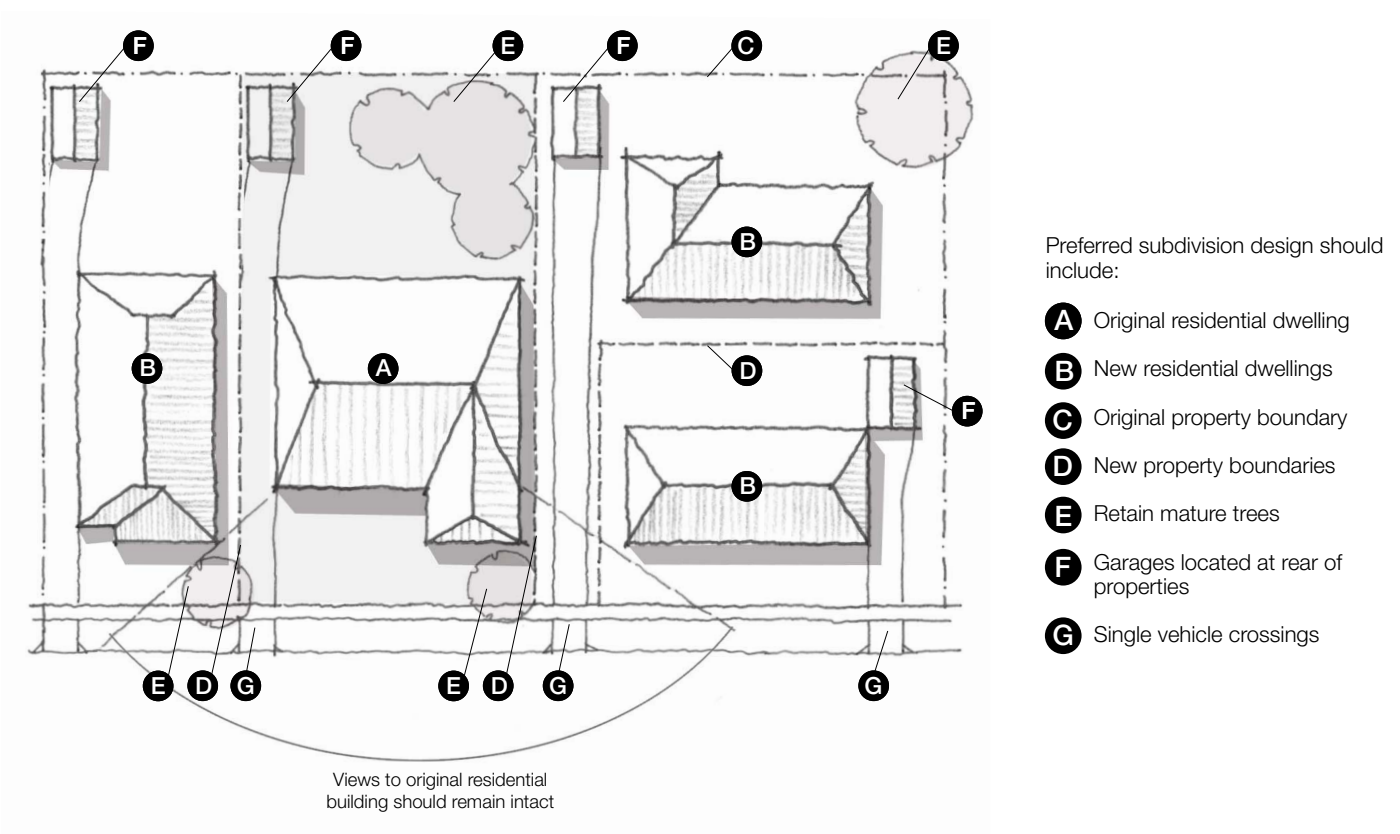


Figure 22 Preferred outcomes for subdivision

GLOSSARY

Building gradings

Indicate the relative significance of a building compared to other heritage buildings within the City.

Building gradings applied within the City are defined as follows:

A1 buildings

Buildings of national or state significance or extraordinarily high local significance which are either individually significant or form part of a heritage precinct.

A2 buildings

Buildings of high local significance which are either individually significant or which gain their significance from their location within a largely intact heritage precinct of comparable buildings.

B buildings

Buildings which are substantially intact representatives of particular periods or styles which either gain their significance from their location within a largely intact heritage precinct or would otherwise have been graded A1 or A2 if they had not been significantly altered.

C buildings

Buildings which are representative examples of particular periods or styles of buildings in largely intact heritage precincts which have been substantially altered.

Ungraded buildings

Buildings which contain no built form which contributes to the character or significance of a heritage precinct.

Other terms

Contributory places - buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.

Heritage place - a site, area, land, building, group of buildings in a precinct, structure, archeological site, tree, garden, or other elements of the built environment of natural or cultural significance.

Heritage precinct - a group of heritage places which have heritage significance when read together.

Individual significance - a heritage place that has heritage significance when read separately from other places.

Primary building volume – 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.

Restoration - returning the existing fabric of a place to a known earlier state by removing later building fabric and making repairs using original or recycled materials.

Significant building fabric - building fabric (including materials, roof, walls, windows and chimneys) identified in the statement of significance as being significant.

Significant places - places of either national, state or local significance including individually listed places and places in a heritage precinct graded A1, A2 or B.

Statement of significance - describes key elements of significance of a heritage place and forms part of a heritage citation.

Ungraded places - buildings and other places which do not contribute to the character or significance of a heritage precinct.



City of
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