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HERITAGE PLACES ~~WITHIN~~ THE CAPITAL CITY ZONE29/05/2020 --/--/----
G365melb

Proposed C258melb This policy applies to ~~the Capital City Zone excluding land within Schedule 5~~ all places within the Heritage Overlay within to the Capital City Zone (~~City North~~CCZ).

PART A

This Part of the policy applies to properties categorised significant, contributory or non-contributory in an incorporated document to this scheme.

~~Policy Basis~~ Policy Basis

Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality.

Heritage places encompass individual heritage places and heritage precincts.

Within the CCZ heritage places contribute to the significance of Melbourne as the cultural, administrative, educational and economic centre of the State and its importance both nationally and internationally. These places are fundamental to understanding the depth of its historic character as it developed on and extended from the Hoddle Grid. Their conservation enhances the appeal of the CCZ as a place to live, work, invest and visit.

The management of heritage places in the CCZ faces the challenge of the greater intensity of development in the CCZ relative to other parts of the city and the different built form outcomes which result from this.

This policy provides guidance on conserving and enhancing heritage places and is informed by the conservation principles, processes and practices of the *Australia ICOMOS Burra Charter*. The *Burra Charter* encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with its cultural heritage values.

This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

Definitions

~~The heritage of the Capital City Zone area, comprising individual buildings, precincts, significant trees, and Aboriginal archaeological sites, is a significant part of Melbourne's attraction as a place in which to live, visit, do business and invest. It is also important for cultural and sociological reasons, providing a distinctive historical character and a sense of continuity. Much of Melbourne's charm is provided by its older buildings, which, while not always of high individual significance, together provide cultural significance or interest, and should be retained in their three dimensional form, not as two dimensional facades as has sometimes occurred.~~

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant Statement of Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaption and interpretation.
Context	The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.

MELBOURNE PLANNING SCHEME

Term	Definition
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.
Contributory heritage place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Fabric	Fabric means all the physical material of the heritage place.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	<p>The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.</p> <p>For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.</p> <p>For corner sites, the front or principal part of a building includes the side street elevation.</p> <p>For sires with more than one street frontage, the front or principal part of a building may relate to each street frontage.</p>
Heritage place	A heritage place has been assessed to have natural or cultural heritage value and include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct	A heritage precinct is an area which has been identified as having heritage value. It is identified as such in the Schedule to the Heritage Overlay, and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place	An individual heritage place is equivalent to a significant place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct as identified in the precinct Statement of Significance, include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.
Lane	A lane is a narrow road or right of way (ROW) generally the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
Non-contributory	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.

Term	Definition
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Significant heritage place	A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

Category of heritage places

The ~~identification, assessment, and citation of heritage places have been undertaken over decades; as part of an ongoing heritage conservation process and their recognition and protection have been a crucial component of planning~~ category (significant, contributory or non-contributory) of properties is identified in the incorporated document ~~in Melbourne since 1982~~ *Heritage Places Inventory February 2020 Part A* or another incorporated document to this Scheme - Significant streetscapes are also identified in these incorporated documents.

~~Objectives~~ Policy Objectives

- ~~To conserve and enhance all heritage places, and ensure that any alterations or extensions to them are undertaken in accordance with accepted conservation standards~~ Melbourne's heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- ~~To consider the impact of development on buildings listed in the Central Activities District Conservation Study and the South Melbourne Conservation Study~~ recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or council documentation.

- To ~~promote the identification, protection and management of Aboriginal cultural heritage values~~ ensure new development is respectful of the assessed significance of heritage places.
- To ~~conserve and enhance~~ ensure new development is respectful of the character and appearance of ~~precincts identified as heritage places by ensuring that any new development complements their character, scale, form and appearance~~ heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the *Australia ICOMOS Burra Charter*.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

Policy Permit Application Requirements

The following ~~matters shall be taken into account when considering applications for buildings, works or demolition to heritage places as identified in the Heritage Overlay~~, where relevant, may be required to be lodged with a permit application:

- Where major development is proposed to significant heritage places, the preparation of a Conservation Management Plan (CMP), which is in accordance with the Heritage Council of Victoria's *Conservation Management Plans: Managing Heritage Places A Guide 2010*.
- The preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's *Guidelines for preparing Heritage Impact Statements*. In a heritage precinct, the HIS should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or council documentation.
- An arboricultural report where works will or may affect significant vegetation (as listed in the schedule to the Heritage Overlay or vegetation of assessed significance). The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- For development in heritage precincts, sightlines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

Assessment of Planning Applications

Planning applications are to be assessed against the policy objectives and the policies set out below.

Demolition

It is policy that:

- ~~Proposals for alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees should be accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter)~~ The demolition of a non-contributory place will generally be permitted.
- ~~The demolition or alteration of any part of a heritage place should not be supported unless it can be demonstrated that that action will contribute to the long-term conservation of the significant fabric of the heritage place~~ Full demolition of significant or contributory buildings will not generally be permitted.
- ~~The impact of proposed developments on aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics~~ Partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.
- ~~The recommendations for individual buildings, sites and areas contained in the Central City Heritage Study Review 1993 except for the buildings detailed in incorporated documents titled Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013, the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018, and Hoddle Grid Heritage Review: Statements of Significance, September 2018 (Amended April 2020), in which case the Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013 or the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 or Hoddle Grid Heritage Review: Statements of Significance, September 2018 (Amended April 2020) will apply~~ Retention of the three dimensional form is encouraged; facadism is discouraged.
- The adaptive reuse of a heritage place is encouraged as an alternative to demolition.
- ~~All development affecting a heritage precinct should enhance the character of the precinct as described by the following statements of significance~~ The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.
- A demolition permit not be granted until the proposed replacement building or works have been approved.
- ~~Regard shall be given to buildings listed A, B, C and D or significant and/or contributory in the individual conservation studies, and their significance as described by their individual Building Identification Sheet~~ Fences and outbuildings which contribute to the cultural significance of the heritage place are not demolished.

~~Statements of Significance and Key Attributes for Heritage Areas within the Heritage Overlay~~ Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

~~Bank Place Precinct~~

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place, and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.

- Whether there are any exceptional circumstances.

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/ or measured drawings maybe required prior to demolition, to the satisfaction of the responsible authority.

Alterations

It is policy that:

External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Any new awning or verandah is an appropriate contextual design response compatible to the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

Additions

It is policy that:

Additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

It is policy that:

Additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.

- Maintain the prominent of the building by setting back the addition behind the front or principal part of the building, and from other visible parts and moderating height.
- Do not build over or extend into the air space directly above the front or principal part of the significant or contributory building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

The design of additions is to:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

New Buildings

It is policy that:

New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

~~The character of the intimate space within Bank Place is created by the architectural variety of the comparatively small, individual buildings that enclose it. They vary in style from the English domestic of the Mitre Tavern (1865), through to the Victorian facades of Stalbridge Chambers and the romanesque revival of Nahun Barnett's Bank Houses. The Savage Club, 12 Bank Place, was erected as a townhouse in the 1880s and is now on the Victorian Heritage Register. With its narrow entrances, flanked at the northern end by the impressive and ornately detailed Stalbridge Chambers on one side and on the other by a significant row of two-storey shops, representing the oldest legal offices in what was once Chancery Lane, it provides a pleasant and intimate space in the heart of the City. The area extends across Little Collins Street to include the Normanby Chambers, another sophisticated facade featuring Italian and English Renaissance design, another office long associated with the legal fraternity, and forming an architectural focus for Bank Place.~~

- Key attributes of the heritage precinct such as:
 - Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Do not adopt a façade height which is significantly lower than prevailing heights in the street.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street. New buildings should be positioned in line with the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.

- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.

Key Attributes The design of new buildings is to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

Restoration and Reconstruction

It is policy to encourage the restoration and/or reconstruction of a heritage place.

- ~~The intimate scale and character of Bank Place, as well as its strong social and traditionally pedestrian role.~~
- ~~Architecturally interesting building facades and detailing throughout.~~

Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Bourke Hill Precinct

What is Significant

~~The Bourke Hill Precinct, located in the north-east of the CBD, comprises Spring, Little Bourke, Bourke, Little Collins and Exhibition Streets and the network of laneways between the major streets. It contains a range of buildings that predominantly date from the nineteenth century, with a number of significant buildings dating from the early twentieth century through to the Postwar period. The precinct contains a number of landmark buildings.~~ Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

~~Elements which contribute to the significance of the precinct include (but are NOT limited to):~~ **Subdivision**

It is policy that:

Subdivision of a heritage place:

- ~~All buildings and land identified as significant and / or contributory;~~
- ~~The regularity of the Hoddle Grid;~~
- ~~The hierarchy and network of streets, lanes and alleyways;~~
- ~~The early street materials including bluestone pitchers, kerbs and gutters;~~
- ~~The distinctive character between the streets and lanes notably: the change in scale, visual contribution of the side and rear elements of the significant built forms, and cohesive materials;~~
- ~~The character of various laneways, formed by the heritage buildings that face onto them, along with the side and rear walls of buildings that face into the main streets;~~
- ~~The side elevations, rear elevations, roof forms (including chimneys) and rear walls, etc. that are visible throughout the precinct due to the particular configuration of laneway development in combination with the regular layout of main and sub-streets;~~ Reflect the pattern of development in the street or precinct, whichever is most relevant to the place.
- ~~The pre-1875 (pre land boom) buildings, as a rare collection of early buildings;~~
- ~~The diverse architectural expression linking the key periods of Melbourne's development (from pre gold rush to the Postwar period), seen throughout the precinct;~~

- Evidence of layering through the application of later change and the influence of various cultures, seen throughout the precinct;
- The low scale of the buildings to Bourke Street and the precinct as a whole;
- Narrow frontages to Bourke Street;
- Cohesive massing and use of materials present on Bourke Street;
- The continuing presence of a retail, restaurant and café culture within the precinct;
- Visual dominance of the three landmark buildings: Hotel Windsor, Princess Theatre and Parliament House (including steps and ‘piazza’);
- Vista along Bourke Street East towards Parliament House taking in the consistent diminutive scale of Bourke Street East and its contrast with the monumentality of Parliament House and steps at the street’s eastern termination. Vista includes the junction of Spring and Bourke Street that form a ‘piazza’ to Parliament House;
- The vista along Bourke Street from the main entrance to Parliament House with expansive views of open sky that reinforces the consistent diminutive scale of the eastern end of Bourke Street and which, by comparison, increases the monumentality of Parliament House; Maintain appropriate settings and contexts for significant and contributory heritage buildings and places including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- The views to the Parliament Gardens from Little Bourke Street;
- The cohesive scale, architectural expression and materiality of the red brick buildings located on Little Bourke Street; and; Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each lot proposed. The cohesive scale, Interwar Postwar character and materiality of Crossley Street.

How is it Significant

The Bourke Hill Precinct is of aesthetic, architectural, historic, scientific and social significance to the City of Melbourne. Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

Relocation

Why is it Significant It is policy that:

The Bourke Hill Precinct is of local significance to the City of Melbourne:

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

The Bourke Hill Precinct is historically significant as the land upon which the precinct sits and the site now occupied by Parliament House and steps is historically connected to its traditional owners, the Kulin clan as a meeting point prior to European settlement. **Vehicle Accommodation and Access**

It is policy that:

The Bourke Hill Precinct is historically significant as it demonstrates the early structure of the Hoddle Grid through its layout of main and sub-streets, interspersed with sporadic laneway development. introduction of on-site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:

The Bourke Hill Precinct is historically and aesthetically significant as a longstanding section of the CBD, which demonstrates all aspects of growth and consolidation of the city from its early post-European beginnings through to the Postwar period seen in the early built form and layering of subsequent eras:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
 - it will be visually recessive;
 - it will not conceal an original contributory element of the building (other than a plain side wall); and
 - the form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

The Bourke Hill Precinct is historically and aesthetically significant as it contains the only surviving main CBD thoroughfare that retains a character and scale of the pre-land boom era, and possesses a large collection of central city buildings surviving from the pre-land boom era. **Fences and Gates**

It is policy that:

The Bourke Hill Precinct is historically significant as it demonstrates the pattern of immigration beginning from the first Jewish and European immigrants, to the wave of Italian immigration in the Postwar period. The character of the precinct is a direct result of those different nationalities that have lived and worked in the area, making their mark on all aspects of the precinct.

- where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- the new fence or gate is an appropriate contextual design response, and the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:
 - it does not conceal views of the building or heritage place;
 - is a maximum height of 1.5 metres; and
 - is more than 50% transparent.

The Bourke Hill Precinct is historically and socially significant as an entertainment and leisure precinct, containing well-known cultural places such as Pellegrini's and Florentino's cafes and the Princess and Palace Theatres. **Trees**

The Bourke Hill Precinct is aesthetically significant for its fine collection of landmark buildings that provide an outstanding streetscape along Spring Street. It is policy that:

The Precinct is aesthetically significant as it contains the unique vista east along Bourke Street terminating with the monumental presence of Parliament House and its setting. This vista is of high aesthetic value to the City of Melbourne and Victoria as a whole. Trees with assessed cultural significance (as noted in the Schedule to the Heritage Overlay) be retained wherever possible.

Buildings and works respect trees with assessed cultural significance (noted in the Schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

The Bourke Hill Precinct is of architecturally significant for its rich and varied architectural expression. It encompasses a range of styles from Early and Late Victorian, Federation, Interwar, Moderne and Postwar styles. The stylistic development of the precinct, seen not only in the expression of individual buildings, but also in the layering of subsequent eras, architectural

expression and cultural influences, is of aesthetic and historic significance. New buildings and works comply with the Australian Standard AS 4970-2009 Protection of Trees on Development Sites for vegetation of assessed significance.

The Bourke Hill Precinct is of scientific significance through the presence of Turnbull Alley, and a notable collection of pre-gold-rush buildings. The area is an extremely important and sensitive archaeological site within the CBD.

Services and Ancillary Fixtures

The Bourke Hill Precinct is of social significance for its connections to a large number of cultural, community and professional groups, and individuals. The precinct contains Parliament House a place of community gathering and it contains a strong association with many cultures that arrived as migrants from the early days of settlement. It is policy that:

The Bourke Hill Precinct is historically and socially significant as it contains Parliament House and connections with the Salvation Army. Parliament House is a place of importance in the operation of the State of Victorian and formerly Australia, and as a place for civic events and public meeting. At their City Temple, the Salvation Army, has provided religious and moral guidance and welfare services since the late nineteenth century.

The Bourke Hill Precinct is significant for its association with the following Victorians who have played a role in the development of the city: Robert Hoddle, surveyor of the original city grid and Sir Richard Bourke Governor of NSW.

Bourke West Precinct

Statement of Significance

Architecturally diverse but coherent in scale and picturesque setting, this precinct contains highly expressive elements of the late 19th and early 20th century city. Apart from containing a rare and interesting mix of diverse functions and building types, this precinct includes a range of government services located in the western quarter of the City. Some buildings such as Unity Hall (1916), Hudsons's Stores (1876-77) and the Old Tramways Building (1891) have important historical associations with transport and the Spencer Street railway yards. The comparatively low levels of even the tallest buildings contrast well with the single-storey structures on the southern side of Bourke Street, enabling the taller structures to be seen from their original perspective.

Key Attributes

- A group of architecturally diverse 19th and early 20th century buildings that are consistent in scale and associated with public services and warehousing.
- The dominance of the Tramways Building on the south side of Bourke Street and the Mail Exchange building on the north side.
- The amenity of the garden around St Augustine's Church.

Collins East Precinct

Statement of Significance

Collins Street has often been identified as Melbourne's leading street. This is due, in part, to the pleasant amenity and distinctive character of its eastern end. Its relative elevation and proximity to the Government Reserve and points of access to the City provided for its development as an elite locale. Initially a prestige residential area, the Melbourne Club re-established itself here in 1857 and by the 1860s the medical profession had begun to congregate. By the turn of the century it was firmly established as a professional and artistic centre of Melbourne, with part of its fame due to its tree plantations in the French boulevard manner (hence the 'Paris end'), which date from 1875.

A number of significant buildings come together in this precinct to form a series of prominent streetscapes. These include, at the western end, the Town Hall, Athenaeum, and Assembly Hall through to the Scots and Independent Churches, with the Regent Theatre through to the redeveloped

T&G building opposite. The eastern end includes the early 19th-century residential and artists' studio buildings at the foot of No. One Collins, with the predominantly 20th-century intact run to the north featuring Aleaston, Anzac Portland and Chanonry Houses, and Victor Horsley Chambers plus the nearby Melbourne Club.

At all times until the post 1939-45 war period, redevelopment took place in a quiet and restrained manner with an emphasis on dignity, harmony and compatibility with the intimate scale and pedestrian qualities of the street. These qualities are still embodied in significant remnant buildings and other artifacts, despite the intrusion of large developments. The qualities of the street are also embodied in the social functions of the buildings which include elite smaller scale residential, religious, social, quality retailing and professional activities.

Key Attributes

- The buildings remaining from before the Second World War.
- The boulevard quality of this end of Collins Street with street tree plantations and street furniture.
- A consistent height, scale, character and appearance of the remaining 19th and early 20th century buildings.
- The historic garden of the Melbourne Club.

Flinders Gate Precinct

Statement of Significance

This precinct comprises the City's southern face, a major access point at Princes Bridge, and the specialised commercial district of Flinders Street. The area has been a gateway to the City from the south ever since the first Prince's Bridge (1841) and Melbourne's first railway were constructed, and Flinders and Spencer Street stations were linked by a viaduct in 1879. A grand new Princes Bridge (1886) confirmed the trend to redevelopment in the latter decades of the 19th century. The present Flinders Street Station (1906-10) also dates from this period. Proximity to the centre of Victoria's railway system explains the location and the size of the Commercial Travellers' Club (1899) in Flinders Street.

It was here, at Melbourne's southern gate, that the Anglican community chose to build their grand new St Paul's Cathedral (1880-91), replacing an earlier church on the same site. The choice was a logical one as many of them lived in the southern and eastern suburbs. More commercial motives saw the construction in Flinders Street of large retail emporia such as the former Mutual Store (1891) and Ball and Welch (1899).

This precinct offers evidence of all these changes, and also includes two of Melbourne's earliest and best known hotels, the Duke of Wellington (1850) and Young and Jackson's Princes Bridge Hotel (1854). An important feature of Flinders Street's southern face of buildings is their uniform height facing the station, Federation Square and the Yarra River.

- The installation of services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings where it can be demonstrated there is no feasible alternative and the services and ancillary fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, align with the profile of the roof.
- Services and ancillary fixtures are installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

Key Attributes

- The traditional gateway to the central city from the south and an area associated with retailing.
- Major 19th and early 20th century buildings including Flinders Street Station, St Paul's Cathedral and Princes Bridge.

Street Fabric and Infrastructure

Flinders Lane Precinct It is policy that:

Statement of Significance

Proximity to the Yarra River, Queens Wharf and the Customs House marked Flinders Lane as an appropriate location for the establishment of wholesaling businesses in the 19th century. Up until the 1870s and 1880s, Melbourne was the centre of the colonial re-export trade. Overseas cargoes were received, re-packed and distributed to the southern colonies and New Zealand. This trade created a demand for functional warehouses offering large areas of space close to the ground without any need for external display. This generation of buildings were plain brick or stone, up to three storeys in height, and limited to one commercial occupant. Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

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

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

Signage

It is policy that:

The international exhibition of 1880-81 helped change this. International agents were introduced into the commercial economy, together with a system of indented goods sent direct from manufacturer to retailer. As this system took hold and the southern face of the city became more accessible to rail and road (with the development of Flinders and Spencer Street stations, and the construction of the new Princes Bridge), it became uneconomic to maintain large areas of warehouse space in Flinders Lane. The new wholesaler was able to store his goods elsewhere, requiring only a rented office and sample room in the city proper. However, clothing manufacturers and designers did find the larger floor areas to their liking and a number of 'Rag Trade' activities were established in the area. Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.

New signage associated with heritage places:

An intense period of building between 1900 and 1930 resulted in taller buildings incorporating large showcase windows to both ground and basement floors, characteristically separated by a floor line approximately 1 metre from the ground. The new buildings of the 1970s and 1980s were even taller, more architecturally pretentious, and presented a display to the street. Flinders Lane retains buildings from all three eras, and presents a striking physical display of the changing pattern of trading activity in Melbourne.

- Minimise visual clutter
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Be placed in locations where they were traditionally placed.

- Be readily removable.
- Address all relevant performance standards of Clause 22.07 – Advertising Signage.

~~Key Attributes~~Reference Documents

Central Activities District Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

- ~~The scale and character of the six and seven-storey office and warehouse buildings constructed in Flinders Lane before the Second World War and the predominant building forms and materials of the precinct.~~
- ~~The traditional association with ‘Rag Trade’ activities, other creative professions, or dwellings.~~
- ~~The large showase windows at the ground and basement floors of the warehouse offices constructed before the Second World War.~~

City North Heritage Review, RBA Architects 2013

~~Little Bourke Precinct~~East Melbourne & Jolimont Conservation Study 1985

~~Statement of Significance~~North and West Melbourne Conservation Study 1985 & 1994

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

PART B

~~Chinese immigrants settled in Little Bourke Street as early as the mid 1850s. Chinese occupation~~This Part of the policy applies to properties graded A to D within the ~~in the city centre then extended north and west, creating a distinct enclave. The buildings that they occupied were not distinctively ‘Chinese’ in their appearance but were rather the typical small brick shops, dwellings, warehouses and factories of the less affluent areas of Victorian Melbourne (indeed the area was not known as ‘Chinatown’ until the 1970s)~~*Heritage Places Inventory February 2020 Part B*, and those properties within the suburb of Melbourne that are referred to in the Central City Heritage Study Review, 1993 and not categorised significant or contributory by an incorporated document to this Scheme.

Policy Basis

~~A number of architecturally distinctive, community-oriented buildings were constructed in the heart of the precinct on Little Bourke Street. These included the Num Pon Soon Chinese Club House (1861) and the premises of leading Chinese merchant Sum Kum Lee (1888). However, the most obvious features of Chinatown were the Chinese themselves, their characteristic trades, and the often run-down general character of their quarter of the City. In the late 19th century, the overwhelmingly Anglo-Celtic community stigmatised both the Chinese and their portion of the city for an association with vice but, for many Chinese, Little Bourke Street was a centre of trade and community life. Today, Chinatown’s shops, restaurants and distinctive character are popular with many Melburnians and tourists as well as the Chinese community~~The heritage of the Capital City Zone area, comprising individual buildings, precincts, significant trees, and Aboriginal archaeological sites, is a significant part of Melbourne’s attraction as a place in which to live, visit, do business and invest. It is also important for cultural and sociological reasons, providing a distinctive historical character and a sense of continuity. Much of Melbourne’s charm is provided by its older buildings, which, while not always of high individual significance, together provide cultural significance or interest, and should be retained in their three dimensional form, not as two dimensional façades as has sometimes occurred.

~~The precinct is bordered on its northern boundary by taller strip development fronting Lonsdale Street. Many Victorian and Edwardian buildings survive in this location and they provide an important contextual link between the ‘back streets and lanes’ of the heart of the precinct and the~~

more public areas of the City. Since the Second World War, Lonsdale Street has become a centre for Melbourne's Greek community, further enhancing the cultural diversity of this cosmopolitan precinct.

Key Attributes

- The small low-scale Victorian and Edwardian buildings densely located along Little Bourke Street and the adjoining laneways.
- The traditional association with the Chinese community expressed through uses and signage.
- The focus for Greek commercial, entertainment, professional and cultural activities on the southern side of Lonsdale Street.
- The Swanston Street, Russell Street and Exhibition Street entry points to Chinatown.
- The prominence of Sum Kum Lee (112-114 Little Bourke Street) and Num Pon Soon (200-202 Little Bourke Street) within Little Bourke Street.
- The amenity of Little Bourke Street and the adjoining laneways for pedestrian use.
- The attractiveness of the precinct for tourism and recreation.

The identification, assessment, and citation of heritage places have been undertaken over decades, as part of an ongoing heritage conservation process and their recognition and protection have been a crucial component of planning in Melbourne since 1982.

Post Office Precinct Objectives

Statement of Significance

For the immigrant community of Victorian Melbourne, dependant on the mail for news of all kinds, the General Post Office (GPO) was an important social institution. The present building reflects this social standing in its imposing architecture and occupation of a prominent corner site. The present building replaced an earlier structure of 1841 and was constructed in three stages between 1859 and 1907. The importance of the post office ensured a variety of other commercial attractions in the vicinity, many of them of retail character. The confluence of omnibus and tramway facilities assisted this.

- To conserve and enhance all heritage places, and ensure that any alterations or extensions to them are undertaken in accordance with accepted conservation standards.
- To consider the impact of development on buildings listed in the Central Activities District Conservation Study and the South Melbourne Conservation Study.
- To promote the identification, protection and management of Aboriginal cultural heritage values.
- To conserve and enhance the character and appearance of precincts identified as heritage places by ensuring that any new development complements their character, scale, form and appearance.

Overall, this precinct has maintained its place as a major retail centre for the metropolis, surviving the challenges of such suburban centres as Smith and Chapel Streets and Chadstone. In the inter-war period, such establishments as Buckley and Nunn redeveloped their properties, the Myer Emporium put on its present face, and London Stores, the Leviathan Public Benefit Bootery, G J Coles and Dunklings all developed as substantial variety and specialist stores.

Policy

Important 19th century buildings such as the Royal Arcade and the GPO are now intermingled with the commercial gothic and art-deco characteristics of the 20th century shops and emporia to create a precinct characterised by glamour and variety. The precinct also contains sub-areas of great cultural value, such as the post office steps and arcades and Myer's windows (especially when decorated at Christmas time). The precinct's status as a meeting place has been recognised and enhanced by the establishment of the Bourke Street Mall.

Key Attributes

- The traditional character of the precinct as a major retail centre.
- The scale, form and appearance of the buildings constructed before the Second World War and of the surviving 19th-century buildings.

The Block Precinct

Statement of Significance

Within this precinct may be found not only the heart of Victorian Melbourne's most fashionable retail area but also the beginnings of its 'Chicago end' along Swanston Street. 'Doing the Block', a term coined to describe the popular pastime amongst Melbourne's middle classes of promenading outside the plush retail and accessory stores, reached its height in the boom years of the 1880s. The tradition of arcaded shopping was borrowed from nearby Royal Arcade and became a marked feature of this precinct. Block Arcade (1891-93), Centreway Arcade (1913), Block Court (1930), Manchester Unity Arcade (1932), and the Century Arcade (1938-40) testify to the continued popularity of this form. The following matters shall be taken into account when considering applications for buildings, works or demolition to heritage places as identified in the Heritage Overlay:

The precinct contains a great number of significant and architecturally impressive buildings dating from the boom years of the 19th century through to the period immediately prior to the 1939-45 war. The Elizabeth Street end is dominated by the smaller buildings of the earlier period whereas along Swanston Street may be found the Manchester Unity Building, the Capitol Theatre and the Century Arcade, all based on precedents found in Chicago at the time, and pushed to the maximum height limit of 132 feet that existed in Melbourne until the construction of the ICI building in 1958.

Key Attributes

- The historic character of the precinct as a retail area, characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping.
- The comfortable pedestrian movement within the precinct.
- The commercial and retail buildings of the Victorian and 1900-1940 periods.

The Queen Victoria Market Precinct

Statement of Significance

What is Significant?

The Queen Victoria Market precinct is of historic and social significance as Melbourne's premier market in operation for over 130 years (since the late 1870s), with origins dating back to 1859. It is the last surviving 19th-century market established by the City of Melbourne, and has been an important hub of social life in the city. The Meat Hall, the oldest extant building, was constructed in 1869. It is one of the earliest, purpose-built market complexes in Australia, with its single span roof only the second of its type when erected. The market has evolved throughout its history in line with changing requirements, with several phases of expansion.

The Queen Victoria Market precinct is of aesthetic significance as a fine example of a Victorian era market which retains much of its original 19th-century fabric intact. Its present configuration is largely that which was established by the end of the Interwar period. Architecturally, there is a mixture of utilitarian buildings — the sheds — and more elaborate brick buildings, with the most exuberant being the 1884 façade of the Meat Hall, by noted architect William Salway. The later but more intact Dairy Produce Hall (1929) features a distinctive Georgian Revival style to the upper part of the façade in combination with Art Deco style to the lower part (canopy, tiling and shop fronts). The groups of shops to Victoria and Elizabeth Streets are rare examples of such extensive, intact rows of Victorian period commercial buildings, as are the Interwar period shops to Franklin Street.

- Proposals for alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees should be accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter).
- The demolition or alteration of any part of a heritage place should not be supported unless it can be demonstrated that that action will contribute to the long-term conservation of the significant fabric of the heritage place.
- The impact of proposed developments on aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.
- The recommendations for individual buildings, sites and areas contained in the Central City Heritage Study Review 1993 except for the buildings detailed in incorporated documents titled Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013, the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018, and Hoddle Grid Heritage Review: Statements of Significance, September 2018, in which case the Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013 or the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 or Hoddle Grid Heritage Review: Statements of Significance, September 2018 will apply.
- All development affecting a heritage precinct should enhance the character of the precinct as described by the following statements of significance.
- Regard shall be given to buildings listed A, B, C and D or significant and/or contributory in the individual conservation studies, and their significance as described by their individual Building Identification Sheet.

Key Attributes

- The historic character of the precinct as a retail area.
- The generally simple, low-scale and remarkably intact example of a utilitarian form from the period of its construction. Taken as a whole, the Market and its component buildings are substantially intact in its 1923 form.
- The visual dominance of the Queen Victoria Market in the surrounding area.

Little Lon Precinct

Statement of Significance

The precinct is locally significant, historically, socially and aesthetically to the City of Melbourne. The building group, which epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represents three key development phases in the City's history, the immediate post-golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street.

The building group commences with the gold-rush era Exploration Hotel and develop through the 19th century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel, itself erected on an old hotel site. The next phase of building is from the Edwardian era with factory-warehouse construction that was to serve the Chinese cabinet making and furniture trade.

Key Attributes

- A single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian era.

- ~~Contributory elements include external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.~~
- ~~The architecturally significant Leictrim Hotel displays a strong boom-era dynamism in its façade ornament.~~

~~Policy Reference~~ Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

Southbank and Fishermans Bend Heritage Review, Biosis and Graeme Butler, 16 June 2017

Hoddle Grid Heritage Review, June 2018

Guildford and Hardware Laneways Heritage Study 2017, Lovell Chen (Updated October 2018)