

22.04 PORT PHILLIP HERITAGE POLICY

Date to be
inserted by
DPCD

This policy applies to all land within a Heritage Overlay.

22.04-1

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Policy Basis

- Protection of the large number of heritage places that do not have heritage significance in their own right but collectively are part of the significance of these areas within an identified Heritage Overlay area, (included in either HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO30, HO258, HO315, HO 316, HO317, HO318, HO385, HO386, HO387, HO388, HO389, HO390, HO391, HO392, HO402, HO403, HO404, HO405 or HO439).
- The State Planning Policy Framework provision relating to Heritage (Clause 15.11) to the municipality.
- The MSS heritage section in Clause 21.05-5.
- The Port Phillip Heritage Review, [Version 14, 2009](#), Volumes 1-6 (Incorporated document that includes the City of Port Phillip Heritage Policy Map and Statement of Significance for all heritage places).

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Definitions

Heritage place is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance or are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review.

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

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Objectives

To encourage the conservation of all significant and contributory heritage places in the Heritage Overlay.

To discourage the demolition of significant and contributory heritage places in the Heritage Overlay.

To encourage all new development and redevelopment of significant and contributory places to be respectfully and harmoniously integrated with the surrounding character.

To encourage the retention, reuse and recycling of significant and contributory heritage places in the Heritage Overlay in a manner which conserves and does not detract from the surrounding character.

To promote design excellence which clearly and positively supports the ongoing heritage significance of the Heritage Overlay.

To ensure new buildings and additions complement existing heritage characteristics.

To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintain the significance of the heritage place and employ a contextual design approach.

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Policy

General

It is policy to:

- Encourage the restoration and reconstruction of heritage places in all parts of the Heritage Overlay where appropriate and in particular in intact or substantially consistent streetscapes in the South Melbourne Middle Park Albert Park Heritage Overlay area HO3).
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.
- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions in a Heritage Overlay.
- Encourage a contextual design approach for additions and/or alterations to a heritage place or for new development. A contextual approach is where the alteration, addition or new development incorporates an interpretive design approach (derived through comprehensive research and analysis). New development should sit comfortably and harmoniously integrate with the site and within the streetscape and not diminish, detract from or compete with the significance of the heritage place, or streetscape character of adjoining or nearby buildings.
- This approach can include:
 - Contemporary architecture and innovative design which is an important part of the contextual approach because it adds to the existing diversity and layering of styles through time. This layering is a defining feature in a number of areas and is therefore an important component of Port Phillip's heritage.
 - Accurate reproduction architecture may be employed in limited instances where detailed evidence, such as photographic evidence, exists for that alteration, addition or new development. This approach may be more appropriate in the South Melbourne, Albert Park, Middle Park HO3 area, but may have limited application elsewhere.

Conservation of a Heritage Place

It is policy to:

- Encourage the removal of alterations and additions that detract from the heritage significance of a place.
- In cases where the original heritage place has been altered, generally encourage the retention and conservation of previous alterations and additions where they help to interpret the history of its development and they contribute to the significance of the heritage place.

- Encourage the accurate reconstruction of original streetscape elements such as verandahs.

Demolition

Where a permit is required for demolition of a significant or contributory building, it is policy to:

- Require all applications for demolition of significant, or contributory buildings to be accompanied by an application for new development.
- To allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.
- Not support the demolition of a significant building unless and only to the extent that:
 - the building is structurally unsound or cannot be feasibly reused.
 - the replacement building and /or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Not support the demolition of a contributory building unless and only to the extent that:
 - the building is structurally unsound or cannot be feasibly reused, and either
 - the replacement building and/or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or
 - in exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.

Car Parking

- Discourage new vehicle crossovers in the front of a property with a narrow street frontage or in streets with few or no crossovers.
- Where feasible, encourage new on-site car spaces to be located at the rear of the property or in a side setback area.
- Encourage carports, garages and outbuildings, if visible from the main street frontage, to have wall openings, roof forms and materials that complement the main building and the streetscape.

Additions and/or alterations to heritage places

It is policy to encourage additions and alterations that incorporate the following design characteristics:

Building Siting, Scale and Massing

- The additions and alterations:
 - do not change the original principal facade(s) or roof.
 - are distinguishable from the original parts of the heritage place to be conserved if a contemporary architectural approach is used.
 - are based on research that can identify the elements, detailing and finishes originally employed.
 - do not obscure or alter an element that contributes to the significance of the heritage place.

- maintain an existing vista or viewlines to the principal facade(s) of a heritage place.
- An upper storey addition is sited and massed behind the principal facade so that it preferably is not visible, particularly in intact or consistent streetscapes (See performance measure 1).
- If visible, the roof form of any addition is related to that of the heritage place.
- Where the property is located on a corner site the upper storey addition is sited and massed so it is visually recessive from the building's main frontage so that the scale of the heritage place is the dominant element in either streetscape.

Door and Window Openings

- New openings in the principal facade(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage.

Materials, Surface Finishes and Fences

- Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.

New development in a Heritage Overlay

Where a permit is required for new development, it is policy to encourage buildings that incorporate the following design characteristics:

Setbacks

- Where new development is adjacent to a heritage place, it maintains and enhances an existing vista to the principal facade(s) of the heritage place. (Refer performance measure no. 2)
- Has side setbacks which reflect those of the adjacent dwellings and the streetscape, where this is an important element in the streetscape.

Building Siting, Scale and Massing

- Generally reflects the prevailing streetscape scale and does not dominate the streetscape or public realm. (Refer performance measure no. 3)
- Roofs respond to any predominant roof form characteristic of the streetscape.
- Door and window openings are complementary to the prevailing streetscape characteristics and large expanses of glass or horizontal windows are generally avoided in principal front facades except where this is considered an appropriate design response.
- If it is a major development site containing a significant or contributory heritage place, it respects the scale and setting of the heritage place whilst responding to the prevailing building scale of the heritage overlay area.

Materials, Surface Finishes and fences

- Visible wall elevations of the new building are articulated in a manner that is complementary to the streetscape through the use of different materials, massing and the inclusion of windows and doors where appropriate.
- Materials, textures and finishes complement materials evident in the streetscape.
- Colour schemes complement the appearance and character of the streetscape.
- Front fences are appropriate to the architectural style of the building.
- For a contextual approach, front fencing interprets the prevailing character of fencing in the immediate environs and in particular responds to prevailing fence height, degree of transparency, form and materials.

Performance Measures

Performance Measure no. 1

Upper storey additions may meet the building siting, scale and massing policy dot point 2 of Building Siting, Scale and Massing section if the following measures, as appropriate, are achieved:

- They are sited within an “envelope” created by projecting a sight line from 1.6 metres above ground level (this being the eye level of an adult person of average height) to the front parapet or gutter and taken from a point where the footpath meets the property line directly opposite the site, where the property has a frontage to a narrow street (5 metres or less) or laneway, (**illustration 1**), or
- They are sited within an “envelope” created by projecting a line of 10 degrees from the height of the base of the front parapet or gutter line on the main facade and extending to the rear of the heritage place, (**illustration 2 or 3**), or
- In exceptional cases where the heritage place is located in a diverse streetscape and the design of the proposed addition is considered to be an appropriate contextual response, they are sited within an “envelope” created by projecting a line of up to 18 degrees from the height of the base of the front parapet or gutter line on the main facade of the heritage place.

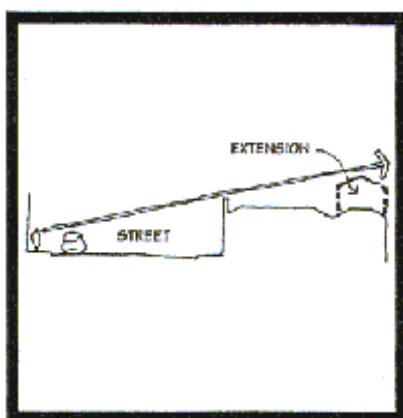


Illustration 1

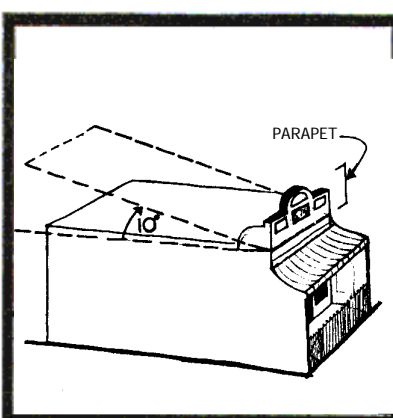


Illustration 2

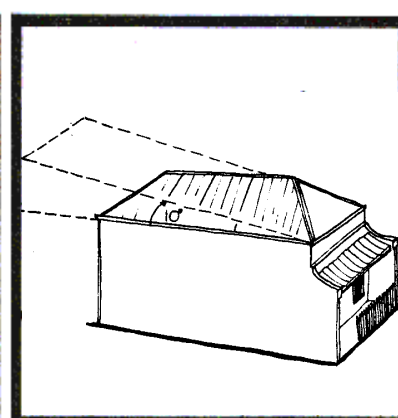


Illustration 3

Performance Measure no. 2

Buildings and works may meet the setback policy dot point 1 if the following measures, as appropriate, are achieved:

- New development, with a significant or contributory heritage place on one adjacent site, has an equivalent frontage setback to the heritage place or a setback configuration that maintains a reasonable vista to the heritage place.
- New development, with a significant or contributory heritage places on both adjacent sites with differing setbacks, has a setback no greater than the largest setback and no less than the smaller setback.

Performance Measure no. 3

Buildings and works may meet the building siting, scale and massing policy dot point 1 for new development in a Heritage Overlay if the following measures, as appropriate, are achieved:

- If located in a street which has a consistent building scale and adjacent to a significant or contributory heritage place, the height of the building is no higher than the roof ridgeline of the highest adjacent heritage place when viewed from the street, but may include a higher component to the rear; or
- If located in a street with a diverse building scale, and adjacent to a significant or contributory heritage place, the height of the new building is of a scale and mass that respects both the adjacent heritage place and the prevailing scale of the area.

Information to be submitted with a planning application

It is policy to require all applications for planning permits in a Heritage Overlay to be accompanied by, where relevant:

- A written report that explains:
 - the design approach adopted and the reason why,
 - how the proposed building and/or works will clearly and positively support the ongoing significance of the heritage place and promote design excellence,
 - in the case of any proposed demolition:
 - why the building is considered to be structurally unsound or cannot be feasibly reused with supporting information,
 - how the replacement building and/or works clearly and positively support the significance of the heritage place,
 - in the case of any proposed addition/alteration how the proposal is respectful to the scale, massing and form of the significant or contributory heritage place,
 - in the case of new development how the proposal will complement existing heritage characteristics and be respectful of and respond to the prevailing scale, form, siting and setbacks of existing significant or contributory heritage places in the vicinity, and
 - whether the addition and /or alteration or new development has met the performance measure 1, 2 or 3 where relevant and in the cases where these performance measures have not been met, how the proposal achieves the relevant policy.
- The following plans:
 - fully scaled and dimensioned elevations and floor plans,
 - a three dimensional building envelope that shows the potential new building volume if all the opportunities and constraints have been considered,
 - fully scaled and dimensioned site plan showing existing and proposed circumstances including outbuildings, fences, significant vegetation, car parking,

new cross overs, on-site parking space locations and any other noteworthy features,

- a photo montage of the streetscape,
- a streetscape elevation which shows the existing streetscape and how the proposal sits within the streetscape,
- information which shows the form of the proposal from oblique views from neighbouring streetscapes where any part of the proposal will be visible,
- an axiometric (3 Dimensional) plan, where appropriate, which shows how the proposal sits within its immediate area, and
- landscape plan.

Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Whether a proposed development in the Garden City Bank House Estate is consistent with the Design and Development Guidelines for the Conservation of Garden City [Bank House Estate], May 1997 included in the Port Phillip Design Manual, Version 3, 2000

Incorporated Documents

Port Phillip Heritage Review, [Version 14, 2009, Volumes 1-6](#)

City of Port Phillip Heritage Policy Map ([2009](#))

Reference Documents

Port Phillip Design Manual, Version 3, 2000

Design and Development Guidelines for the Conservation of Garden City [Bank House Estate], May 1997