


Amendment C203port (Planning Scheme Review): Recommended changes to the Port Phillip Heritage Design Guidelines, January 2022

This document outlines recommended changes to the Port Phillip Heritage Design Guidelines in response to submissions received to Amendment C203port (Planning Scheme Review) to the Port Phillip Planning Scheme.

Only four changes are recommended. Further information is in the table below.

Change #	Existing	Recommended change (shown in blue text)
1	<p>On page 16 text under demolition guidelines reads:</p> <p><i>For Significant places, the extent of demolition will be guided by the Statement of Significance and decided on a case-by-case basis. The aim should be to conserve all buildings and other features identified as contributing to the significance of the place.</i></p> <p>This text does not recognise that many places graded as Significant in the Port Phillip Heritage Review do not have a Statement of Significance.</p>	<p>Update text on page 16 to read:</p> <p><i>For Significant places, the extent of demolition will be guided by the significance of a place (including a Statement of Significance if available) and decided on a case-by-case basis. The aim should be to conserve all buildings and other features identified as contributing to the significance of the place.</i></p> <p>This change recognises that many places graded as Significant in the Port Phillip Heritage Review do not have a Statement of Significance.</p>
2	<p>On page 16 text under demolition guidelines reads:</p> <p><i>For Contributory places within precincts, conservation of the building to the depth of at least the front two rooms is recommended. If the building is located on a corner or if there are other publicly visible features beyond the two-room depth then conservation of more of the building may be required. Contributory features such as trees, outbuildings and front fences should also be retained.</i></p> <p>However, this does not take into account other building typologies, such as factories, that might not include 'rooms'. To address, this, the submitter suggests the addition of "or two structural bays" to this policy.</p>	<p>Update text on page 16 to read:</p> <p><i>For Contributory places within precincts, conservation of the building to the depth of at least the front two rooms or two structural bays is recommended. If the building is located on a corner or if there are other publicly visible features beyond the two-room or structural bay depth then conservation of more of the building may be required. Contributory features such as trees, outbuildings and front fences should also be retained.</i></p> <p>This better recognises that other buildings such as factories might not include rooms, however have other features contributing to their significance.</p>
3	<p>The first dot point on page 37 references the cover image:</p> <p>Residential additions</p> <p><i>For residential buildings, where an addition will be visible from the public realm, a contextual design response is encouraged that:</i></p> <ul style="list-style-type: none"> <i>Has a roof with a form and material that is related to the heritage place (see Cover image).</i> 	<p>Delete reference to "Cover image" as the cover image has changed and the reference is no longer relevant.</p>

Change #	Existing	Recommended change (shown in blue text)
4	<p>Some submissions suggest the example image on page 38 (shown below) of the Heritage Design Guidelines could be replaced with another image to show how to apply the guidelines with respect to commercial additions.</p>  <p><i>Photo 12. Lightweight material and simple details used for an office addition above a Federation era factory of local significance in Cremorne Street, Richmond.</i></p>	<p>Update caption to Photo 12 to read:</p> <p><i>Lightweight material and simple details used for an office addition above a Federation era factory of local significance in Cremorne Street, Richmond. While the front setback of this addition is less than recommended by the guidelines, the visual impact is mitigated using lightweight materials and simple form and detailing, which ensures the heritage building remains legible.</i></p>