15.03 HERITAGE

31/07/2018
VC148

15.03-1S Heritage conservation

02/09/2025
VC283

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.

Policy documents

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS Incorporated, 2013).

15.03-1L **Heritage**
11/05/2023
C312ston

Policy application

This policy applies to all land within a Heritage Overlay.

Objectives

To retain all significant (or A1, A2 or B graded in the relevant citation) and contributory (or C graded in the relevant citation) heritage places.

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

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

To retain views of, and vistas to, significant heritage places.

Strategies

Demolition

Discourage demolition of significant buildings.

Discourage demolition of parts of significant buildings or places (including, but not limited to, significant building fabric, the primary building volume, original fences, outbuildings, gardens and other features identified in the statement of significance or heritage assessment) unless one or more of the following apply:

- The demolition is minor in scale.
- The demolition will not adversely affect the significance of the heritage place.
- The replacement development is sympathetic to the scale, setback and significance of the heritage place.

Ensure significant building fabric is retained to conserve:

- The heritage significance of the place (including buildings, fences and gardens).
- The primary building volume (including original external joinery to doors and windows, original or early shopfront features, verandahs and other features).
- The intactness of the heritage streetscape (if applicable).

Discourage demolition or partial demolition of contributory buildings unless:

- The demolition will not adversely affect the significance of the heritage precinct.
- The replacement development is sympathetic to the scale, setback and significance of the heritage precinct.

Support demolition of ungraded (or non-contributory) buildings when the replacement building design is sympathetic to the scale, setback and significance of the heritage place or precinct.

Reinstatement and reconstruction

Encourage accurate reinstatement or reconstruction of buildings or visible components of buildings (including verandahs, intact shopfronts, front fences, windows and roofs) where detailed photographic or other evidence exists.

Painting and surface treatment

Encourage the retention of historic painted signs.

Encourage colour schemes consistent with the period of construction and architectural style of the building or precinct.

Encourage removal of paint from originally unpainted brick or masonry surfaces using non-abrasive methods.

Discourage painting, rendering or other surface treatments of unpainted surfaces.

Discourage painting of buildings in corporate colours, or other designs or patterns that may diminish the heritage significance of the place.

Additions and alterations

Ensure that additions and alterations:

- Retain and conserve the primary building volume and significant building fabric.
- Are set back behind the primary building volume
- Respect the built form character of the place including scale, form, height, street wall, siting and setbacks.
- Adopt a visually recessive design where the heritage place remains the dominant visual element and minimal bulk is presented from oblique views.
- Are readily identifiable as new built form while respecting and having minimal impact on the significance of the heritage place.
- Complement the materials, detailing and finishes and paint colours of the heritage place.
- Avoid new openings in the primary building volume and significant building fabric.

Ensure that upper level additions and alterations:

- Are set back behind the primary building volume
- Complement the height, scale and setbacks of any adjoining significant or contributory buildings.
- Present minimal bulk from oblique views.
- Do not obscure vistas and view lines to significant buildings.

Additions and alterations in commercial areas

Ensure retention and encourage restoration of all original or early shopfronts.

Ensure new shopfronts complement the general form and proportion of glazing and openings of any adjoining original or early shopfronts.

Discourage drop-down awnings and vertical blinds visible from the street.

Encourage reinstatement or reconstruction of verandahs where evidence of early street verandahs exists.

New buildings

Ensure new buildings:

- Are readily identifiable as new buildings while respecting and having minimal impact on the significance of the heritage place.
- Retain vistas and view lines to significant places.

Ensure that new buildings complement adjacent significant or contributory places and the prevailing character of the precinct, with regard to:

- Height, street wall height, scale, mass, setbacks, orientation, roof forms, verandahs, fenestration and general form.
- Relationships between solids and voids and the form and arrangement of window and door openings.
- Materials, detailing, finishes and colour schemes.

Discourage new built form in front of the primary building volume of significant or contributory places.

New buildings in commercial areas

Ensure that new buildings:

- Are built to the front property boundary across the entire width of the lot.
- Complement the ground and first floor proportions and street wall height of adjoining significant or contributory buildings.
- Include shopfronts that complement the general form and proportion of glazing and openings of any adjoining original or early shopfronts.
- Include a simple, contemporary verandah design consistent with the form and scale of adjoining verandahs.
- Discourage drop down awnings and vertical blinds visible from the street.

Ensure that upper levels above the street wall:

- Complement the height, scale and setbacks of any adjoining significant or contributory buildings.
- Present minimal bulk from oblique views.

New buildings in residential areas

Ensure new dwellings complement significant and contributory buildings in the precinct in respect to:

- Building orientation.
- Height, scale, setbacks and building spacing.
- Ground and first floor proportions.
- Roof pitch and form.
- Windows and wall openings.
- Verandahs.
- Ensure upper levels: Present minimal bulk from oblique views.

Do not obscure vistas and view lines to significant buildings.

Services

Encourage services and equipment:

- That support the sustainability of heritage places (including solar panels, water tanks, solar hot water systems).
- To be concealed when viewed from the street.
- To be incorporated into the design of the building.

- To be installed to avoid damaging significant heritage fabric.

Ensure services and equipment do not detract from the significance of the place.

Gardens, landscaping and front setback areas

Avoid permanent buildings, structures, vehicle parking and large areas of hard paving within front setback areas.

Encourage reinstatement of early garden design to original designs.

Ensure development does not adversely affect trees and landscaping that are significant or a contributory element to the heritage place.

Discourage the removal of significant trees where tree controls apply.

Public realm

Retain and conserve significant heritage elements of the public realm.

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

Fences

Retain original fences that contribute to the significance of a heritage place.

Ensure that new front and side fences:

- Are appropriate to the architectural style and era of the building.
- Are consistent with the height, form, alignment, materials of original fencing in the heritage place or precinct.
- Have a high degree of transparency to allow views to front gardens and to avoid obscuring views of a heritage place.

Access, car parking and ancillary buildings

Discourage:

- Removal of existing vehicle crossovers that contribute to the significance of a heritage place.
- New vehicle crossovers that are inconsistent with the character of the heritage place including multiple crossovers and wide crossovers.
- Basement car parking ramps and entries that detract from the significance of a heritage place.

Ensure that garages, carports, on-site car spaces and ancillary buildings are:

- Located at the rear of the property or in a side setback area behind the principal building facade.
- Designed to appear visually recessive when viewed from the main road.

Discourage modification of front elevations of early shops for vehicle access in commercial areas.

Encourage access to parking from the rear of heritage buildings in commercial areas.

Signage

Ensure original signs or advertising features are conserved and enhanced.

Ensure signs are sited:

- In traditional locations on heritage places including fascias and below verandahs.
- Where they do not obscure any architectural elements or existing signage that contributes to the significance of the heritage place.

Ensure signs are:

- Small-scale, simple in design and appropriate to the period and style of the heritage place.
- Consistent with the design of existing signage for multi-tenancy buildings and heritage precincts.

Discourage new high wall signs, above-verandah signs, animated signs, electronic signs, scrolling signs, large internally illuminated signs, major promotion signs, promotion signs, panel signs, pole signs, reflective signs and sky signs.

Allow small internally illuminated signs under verandahs or to ground floor level if they do not affect the significance of the place.

Relocation strategy

Retain significant buildings in their original location unless it can be demonstrated that:

- The location is not an important component of the significance of the heritage place.
- Relocation is the only means of ensuring survival of the heritage place.

Subdivision

Ensure subdivision respects the significance of the heritage place including the original road and lot layout, the rhythm and pattern of frontages, and/or buildings in the streetscape.

Ensure subdivision retains:

- The interrelationships and viewlines between groups of significant or contributory heritage buildings.
- Sufficient curtilage around significant places to preserve the legibility of the place to its setting.
- The significant or contributory elements of a heritage place including gardens and established trees on a single lot.

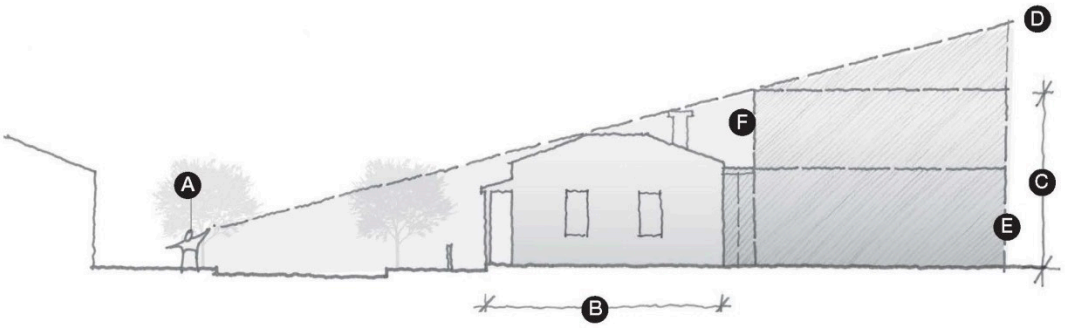
Policy guidelines

Consider as relevant:

Additions and alterations

- Containing upper level alterations and additions in residential areas within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street (as shown in Figure 1 below).

Figure 1: Sightline for additions in residential areas



Design elements should complement the form of heritage places:

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

Additions and alterations in commercial areas

- Generally containing upper level alterations and additions within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street.

New buildings

- Containing upper levels within an envelope created by projecting a sight line from 1.7 metres above ground level on the opposite side of the street.

Policy documents

City of Stonnington Heritage Design Guidelines (City of Stonnington, 2017).

Stonnington Thematic Environmental History (Context Pty Ltd, 2006).

Stonnington Thematic Environmental History Update 1 Addendum (Context Pty Ltd, 2009).

15.03-2S **Aboriginal cultural heritage**
31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006.*

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.

- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*