

INCORPORATED PLAN

METHODOLOGY REPORT

Prepared for
City of Yarra

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1.0 Introduction

This Methodology Report has been prepared for the City of Yarra, and provides an overview of the methodology employed in the preparation of an Incorporated Plan for properties included in the Heritage Overlay in the municipality.

The Incorporated Plan (which is attached to this report) establishes planning permit exemptions for properties included in Yarra's Schedule to the Heritage Overlay, under the provisions of *Clause 43.01 Heritage Overlay*. In accordance with *Clause 43.01-2*, no permit is required for works identified in the Incorporated Plan. The provisions of the Incorporated Plan variously apply to properties graded individually significant, contributory and not contributory in Heritage Overlay precincts;¹ and to properties individually included in the Heritage Overlay. The plan does not apply to places included on the Victorian Heritage Register.

The plan is proposed to be incorporated under *Clause 43.01 Heritage Overlay*, and specified in the Schedule to the Heritage Overlay. *Clause 43.01-2* states that no permit is required for 'anything done in accordance with an incorporated plan'. The plan is also proposed to be included in the Schedule to *Clause 81 Documents Incorporated in this Scheme*.

Types of properties to which the exemptions apply are clearly stated as being residential buildings/uses or non-residential buildings/uses, or both. These broad categories include residential, commercial, industrial/manufacturing and institutional properties, reflective of the range of places included in Yarra's Heritage Overlay. In some instances, exemptions do not apply to corner located properties.

Council also requires that the Methodology Report demonstrate the impacts and benefits associated with the proposed Incorporated Plan.

1.1 Background to project

Yarra is currently implementing several Planning Scheme amendments which will introduce substantial numbers of additional properties (in precincts and as individual properties) to the Heritage Overlay. This, together with the introduction of the proposed VicSmart system (a new state-wide assessment process for straightforward planning permit applications), will increase the volume of applications and tighten timeframes for assessment of applications processed by Council's Statutory Planning Unit. For this reason, Council seeks recommendations on appropriate planning permit exemptions under the Heritage Overlay, to be implemented via an Incorporated Plan.

The intent is for the plan to exempt works which are minor in nature; are generally assessed in a timely manner under Council's internal 'Fast Track' planning permit process or 'simple applications' process; and are already exempt from notice and review. The plan, where appropriate, also includes some works which are not already triggered under other Yarra Planning Scheme provisions.

The Incorporated Plan is included as an attachment to this report.

1.2 Project stages/tasks

The methodology employed in the preparation of the Incorporated Plan is explained in detail below. The various stages/tasks were identified in Council's brief for the project, with additional stages/tasks identified by Lovell Chen in consultation with Council. In some cases, the results (or outputs) of the stages are included in an appendix to this report.

¹ Yarra's *Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay* includes definitions for these property gradings.

The following tasks/stages were undertaken (in general chronological order):

- Review Yarra's heritage precincts, including desktop review to identify precinct characteristics and some field work/field checking (see discussion at Section 2.0 and summary at Appendix A).
- Review other Incorporated Plans (of other municipalities) for content, clarity, ease of use and applicability to Yarra (see discussion at Section 3.0 and summary at Appendix B).
- Review Yarra's planning permit data, including 'Fast Track' approvals and 'simple applications' data (see discussion at Section 4.0)
- Undertake a pilot study, incorporating field 'testing' of the draft exemptions (see discussion at Section 6.0).
- Prepare the Incorporated Plan.
- Prepare Methodology Report (this report).

As a subsequent task, the permit exemptions for individually significant properties in precincts were also tested and reviewed for select properties individually included in the Heritage Overlay. This was undertaken on a desktop basis, utilising existing statements of significance for the select individual Heritage Overlay properties. The results of this work were included in the final draft of the Incorporated Plan.

1.3 Overview of Incorporated Plan

The Incorporated Plan is intended to apply to all properties in Heritage Overlay precincts and individual Heritage Overlays in Yarra. The plan does not apply to places included in the Victorian Heritage Register. The identified permit exemptions variously apply to properties graded individually significant, contributory and not contributory.

The plan includes exemptions for works that normally require permit approval under the Heritage Overlay.

The recommended permit exemptions as proposed can be undertaken without impacting on, or detracting from, the heritage values of properties, heritage streetscapes and heritage precinct areas.

In preparing the Incorporated Plan, the consultants have had regard to the *VPP Practice Note: Incorporated and Reference Documents* (August 2000). Yarra's *Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay*, and *Clause 43.01 Heritage Overlay* are also of relevance, and have been referred to in order to ensure the Incorporated Plan is aligned with the heritage policies, and will not undermine the interpretation or application of the policies. Other relevant (non-heritage related) provisions of Yarra's Planning Scheme have additionally been referred to, again to ensure consistency with these provisions and to avoid conflict.²

Accepting this situation, many of the recommended permit exemptions apply to properties which are not contributory, where the properties are not of heritage value and exempting a range of works will not result in heritage impacts on the buildings, although impacts on the streetscape are still to be avoided. In some cases, the same or similar exemptions apply to both contributory and not contributory properties, reflecting a situation where the

² The Methodology Report and Incorporated Plan have been prepared in the context of Yarra's current zones and associated Planning Scheme provisions, although it is understood that the Planning Scheme will be amended to incorporate new residential zones, as gazetted 15 July 2013.

contributory property is not at the higher level of heritage significance or sensitivity. In more limited cases, the same or similar exemptions apply to all properties, including individually significant properties, although there are fewer exemptions overall for these properties in recognition of their higher order heritage significance or sensitivity. Where exemptions apply to the latter, the subject works can be undertaken without impacting on the heritage values of the individually significant properties.

Yarra's Heritage Overlay properties include residences large and small, flat blocks and unit developments, current and former industrial/manufacturing buildings, commercial buildings and shopping strips, schools, churches, hotels and institutional properties. In recognition of this, the term 'building' is used in the Incorporated Plan, to provide for a range of building types.

As noted above, the focus of the recommended permit exemptions is generally on minor activities and works which are often processed by Council in a timely manner, including those processed as 'Fast Track' applications. The latter relate to basic development applications that are minor in nature, generally comply with other relevant provisions of the Yarra Planning Scheme and are unlikely to have any off-site amenity impacts. The plan also covers works which are exempt under other Yarra Planning Scheme provisions, where these are considered appropriate for a heritage property.

In identifying appropriate exemptions, issues of visibility and visual impacts on properties, as seen from the principal streetscape (and in some cases side streets) are important considerations. This is due to the emphasis typically placed on maintenance of the visible external heritage character of properties, including as seen in the streetscape context. Yarra's *Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay* also places emphasis on protecting (and managing) the appearance of heritage properties to their streetscapes, through encouraging change to occur to the rears of properties, including additions and extensions.

Graphics have been included in the Incorporated Plan, which assist in demonstrating the intent and application of some exemptions.

2.0 Yarra's heritage precincts

This initial stage of the project included a desktop review of Yarra's (existing and recently endorsed) Heritage Overlay precincts, including a desktop review of the precinct documentation/citations (and statements of significance) to identify precinct characteristics, and some field work/field checking (see summary at Appendix A). This includes reference to *City of Yarra Heritage Overlay Areas: Statements of Significance* (Graeme Butler, 2007).

The aim of this stage was to document the valued heritage character and built form characteristics of the precincts, to inform the development of the permit exemptions. For instance, while replacement of the kerbs and gutters of public streets within precincts might be seen as an action which could be permit exempt, some precinct citations identify the fabric and form of the kerbs and gutters as significant. Field checking, including later field testing of the draft exemptions as part of the pilot study (see Section 6.0) also confirmed that the materials and form of some kerbs, gutters and channels in some precinct streets are significant, including being associated with the original or early laying out of the streets. Accordingly, a permit exemption for their replacement is not appropriate, and was not included in the Incorporated Plan.

3.0 Other Incorporated Plans

This was also an initial task, and involved a review of Incorporated Plans and permit exemptions used by other Councils for their Heritage Overlay precincts. The review focused on the content of the plans, as well as their clarity, ease of use and applicability to Yarra.

The intention was to gain an understanding of the more typical or common permit exemptions used elsewhere, and to adopt what worked well in these plans and could be applied to the Yarra Heritage Overlay context (see summary at Appendix B). Incorporated plans which specifically apply to individual heritage properties were generally not reviewed.

Two metropolitan and seven rural municipalities currently have permit exemptions included in the Schedule to *Clause 43.01 Heritage Overlay* and the *Schedule to Clause 81.01 Table of Documents Incorporated in this Scheme*, as follows:

City of Moonee Valley	Permit Exemptions Policy – Moonee Valley Review of Heritage Overlay Precincts, November 2012
City of Darebin	Preston Residential Heritage Precincts Permit Exemptions, February 2008
City of Greater Bendigo	Ironbark Residential Heritage Precincts, December 2011 Miner’s Cottages, December 2011 Permit Exemption Incorporated Plan – Former Shires of McIvor and Strathfieldsaye, 2009
City of Ballarat	Ballarat Heritage Precincts Study Part A 2006 Ballarat Planning Scheme Heritage Control 2004 (revised 2008)
Baw Baw Shire Council	Heritage Permit Exemptions Incorporated Plan to the Schedule to Heritage Overlay, Clause 43.01, Baw Baw Planning Scheme – July 2012
Latrobe City	Latrobe City Heritage Overlay – Planning Permit Exemptions & Application Requirements Incorporated Plan, July 2010
Macedon Ranges Shire Council	Lancefield, Romsey and Woodend Town Centre Heritage Precincts Planning Permit Exemptions, July 2011
Mount Alexander Shire Council	Former Shire of Newstead Heritage Precinct Exemptions Incorporated Plan, August 2012
Wellington Shire Council	Port Albert Heritage Precincts Permit Exemptions Sale Residential Heritage Precinct Permit Exemptions Sale Town Centre Heritage Precinct Permit Exemptions

Of the above, the Incorporated Plans of the municipalities of Moonee Valley, Darebin, Greater Bendigo and Ballarat were found to be the most useful for this project, in terms of their potential relevance to Yarra’s heritage precincts. These plans variously addressed/exempted:

- Demolition (not contributory properties)
- Repairs/routine maintenance
- Outbuildings (construct/extend)
- Carports, garages, sheds (placement, setbacks, height, etc)
- Open-sided pergolas/verandahs
- Decks
- Extensions to dwellings (contributory and not contributory properties)
- Alterations, additions, new buildings (not contributory properties)

- Fences
- Domestic services
- Swimming pools/spas
- Removal, lopping or pruning of trees
- Minor development
- Solar panels
- Rainwater tanks
- Signs

On an informal basis, Council also contacted planners at the other municipalities, to obtain some insight into their use of, and views on, the plans. While this was not a comprehensive aspect of the project, it is of interest to note the following comments and feedback (paraphrased):

- Aim for simplicity, for one (Incorporated Plan) document rather than several; this could include one plan for precincts and one to cover properties with individual Heritage Overlay controls.
- Where an Incorporated Plan covers only a limited number of Heritage Overlay precincts in the municipality, it tends to be rarely used and needed, and accordingly is sometimes not used correctly because it is rarely required.
- The plan should include definitions, and clarity as to what it applies to including the gradings of properties (if the subject site is individually significant, contributory, or not contributory), and which parts of properties.
- Clear and easily understood document layout is important for clarity and use.

4.0 Planning permit data

A review of Yarra's planning applications and permit data was undertaken, focusing on the 'Fast Track' planning permit data, and that of the 'simple applications' data (as provided by Council). The aim of this stage was to gain an understanding of what constitutes more minor (and less impactful) works, which are processed by Council quickly and straightforwardly.

4.1 Fast Track Permit Approvals

Of the 'Fast Track' permit approvals reviewed in this stage (approximately 260 approvals for the period July 2010 to September 2013), the largest number of permits were issued for contributory properties (the greater number of properties in precincts are also contributory). Individually significant and not contributory properties represented approximately 30% of the 'Fast Track' approvals. No distinction is made in the data regarding property type, i.e. commercial, residential or mixed-use properties.

The data does not enable a clear understanding of the detail of works in the majority of cases, based on the descriptors provided. For the most part, descriptions are of a generic nature, such as 'alterations and additions to the existing dwelling' and 'part demolition'; the location of the works, such as to the rear, front or side of a building, is also not identified. Of note, for commercial properties, the renewal/replacement of advertising signage comprised approximately 30% of overall applications.

Demolition and alterations to heritage places also represented a large number of applications processed under the 'Fast Track' system. Where works were described as demolition and alterations, the majority of works were valued as being under \$10,000, again indicating the minor nature of these works.

Approximately 25% of approvals were given for the renewal of fencing to site boundaries, with the front boundary identified as the location for new works in 10% of approvals. Works also included the renewal of roller doors to rear boundaries in a small number of approvals.

Works to verandahs and front facades, the installation of solar panels and the construction of pergolas and decking were sometimes described as part of a suite of works.

4.2 Simple Applications

Of the 'simple applications' reviewed, for the period July 2010 to September 2013, excluding the approximately 260 approvals identified as 'Fast Track' in the data, the largest number of approvals were given to contributory heritage places, at approximately 60%. Individually significant and not contributory places made up the remaining number in roughly equal numbers.

The 'simple applications' data is broken down by: building typology, e.g. residential (581), commercial (232), mixed use (7), and other. Some descriptions of permitted works are more detailed, enabling a better understanding of the affected building or part of the property, although many applications are still described in general terms.

Applications for residential properties primarily relate to alterations and additions. However, in some instances applications refer to multiple works including part demolition, construction of additions, pergolas, carports and the installation of roller doors. Permits including multiple works are generally valued at over \$200,000 with a high proportion of approvals for works valued over \$100,000. Minor works identified relate to fences, repair works, installation of solar panels are generally valued at under \$10,000. Works to facades, including reconstructing verandahs, demolition of chimneys and repair to building fabric form a very small proportion of the works identified as 'simple applications'.

For the 'simple applications' for commercial properties, common applications related to non-heritage planning issues such as change of use. However, advertising signage is by far the most represented permit approved work, followed by buildings and works. Where described, the latter is primarily focussed on alterations to shopfronts and windows, and construction to the rear of sites.

4.2.1 Workloads & benefits to the broader community

The Incorporated Plan, and permit exemptions, would also assist with workloads in statutory planning, in freeing up time to process permit applications in a more timely and efficient manner. While a reduction in the number of applications could be seen to result in a reduction in application fees, it is also the case that works to residential properties which are less than \$10,000 currently incur no application fee. The data provided by Council, again for the date range July 2010 to September 2013, indicated that approximately 650 applications were valued at \$10,000 and under. Given that the majority of permit exemptions apply to minor works (i.e. those typically costing under \$10,000), and most will also apply to residential properties, the loss of income associated with planning permit fees would be minimal. It is additionally anticipated that the loss of potential income to Council would be offset by having to process fewer applications, and therefore would not have a significant detrimental impact on overall Council revenue.

Additionally, the exemptions will have benefits for the broader community. The benefits will be generated through allowing appropriate minor works to be undertaken without a planning permit (in instances where the Heritage Overlay is the only planning permit trigger); saving time and costs associated with preparing application material; and saving any necessary application fees.

4.2.2 Summary

Permit applications for works to properties in Heritage Overlay precincts which fall under the 'Fast Track' category are generally of a lesser cost and minor nature, and accordingly require limited review. They include demolition and alterations valued under \$10,000, assumed to

be minor; fencing; roller doors; works to verandahs and front facades; installation of solar panels; and construction of pergolas and decking. Most of these types of works are accordingly covered in the permit exemptions in the Incorporated Plan, save for works to front verandahs and facades, and front fences.

In contrast, the 'simple applications' category tended to include permit applications for more complex projects at a higher cost, often involving multiple works. However, it is assumed that aspects of these works, on an individual basis, are candidates for permit exemptions, as with the 'Fast Track' works. It may also be that 'simple applications' could often be 'fast tracked', where the applications provide the relevant information.

The issue of advertising signage for commercial properties is addressed separately below (see Section 6.5).

5.0 Review of Yarra Planning Scheme provisions

A review of Yarra Planning Scheme provisions was also undertaken, to avoid conflict with the proposed permit exemptions. This included a review of *Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay*, and *Clause 43.01 Heritage Overlay*, to ensure the Incorporated Plan is aligned with the heritage policies, and will not undermine the interpretation or application of the policies.

The review also looked at other non-heritage related provisions of the Planning Scheme, again to ensure consistency with these provisions and to avoid conflict. These provisions included select clauses in Section 30 Zones and Section 50 Provisions, which sometimes provide for development to be undertaken without a permit, where the works comply with the relevant provisions of the Planning Scheme and are unlikely to have any off-site amenity impacts.

6.0 Pilot study

A pilot study was undertaken to 'field test' a suite of draft exemptions. The study tested different draft exemptions across a number of diverse precincts, with differing heritage characteristics. The pilot study assisted in clarifying that there are some generic or general permit exemptions which apply across all of Yarra's precincts. It also established that some of the draft exemptions tested were not appropriate and accordingly were not included in the Incorporated Plan. This is explained below.

A meeting with Council was also held at the conclusion of the pilot study, to update Council on the outcomes of the study, before proceeding with finalisation of the Incorporated Plan.

The precincts/areas included in the pilot study are as follows:

6.1 Racecourse Precinct, Richmond (HO331)

This precinct occupies the general area of the (former) Richmond Racecourse, which was redeveloped as a residential estate in 1941. It is noted for the homogeneity of its built form, largely comprising English style attached dwellings inspired by public housing in England. Unusually for Yarra, the precinct has a very regular layout including a cul-de-sac configuration (dead-end courts) where the allotments are trapezoidal in plan. Other characteristics include predominantly single-storey face brick dwellings, with some double-storey dwellings; entrance porches; front gardens, many of which retain the original low brick pier and panel front and side fences; and stone kerbs and concrete edges associated with original crossovers and driveways.

The following table identifies the draft exemptions tested in this precinct (left column), with brief comments included (right column) as well as reference to the final exemption as included in the attached Incorporated Plan.

Draft exemptions	Comments/outcomes
Demolition and replacement of side fences	<p>This precinct retains some original low height brick side fences.</p> <p>An exemption which allowed for the removal and replacement of side fences could in this precinct impact on original fabric and characteristics of the precinct.</p> <p>The final exemption (2.7) provides for demolition and replacement of timber paling fences to rear and side property boundaries, provided the replacement fence is of the same material, in the same location and does not exceed the height of the existing fence. This will ensure no original brick side fences are exempted (in this or other precincts).</p>
Construction, demolition and replacement of carports	<p>There are a number of non-original carports in this precinct, situated in the front and side setbacks to the dwellings, albeit associated with the original off-street parking and driveways (which are a feature of these allotments, although generally unusual in Yarra).</p> <p>An exemption which allowed for the construction of new carports, or replacement of existing, could in this precinct impact on the presentation of the dwelling, given the prevalence of carports in front and side setbacks.</p> <p>The final exemption (2.5) relating to carports (as outbuildings) includes demolition/removal of outbuildings, but for not contributory properties only.</p> <p>Construction or extension of an outbuilding is permit exempt where located in the rear yards of contributory and not contributory properties.</p> <p>This will ensure there are no exemptions for the replacement or construction of carports in front or side setbacks, in this or any other precinct, an action which could impact on the presentation of the dwellings.</p>

6.2 Princes Hill Precinct, Princes Hill (HO329)

This precinct is noted for its comparatively well preserved Victorian and Edwardian era development, in a predominantly residential area with some perimeter commercial strip development. Important characteristics include bluestone pitched rear and side lanes, with privies set on lanes, and stables with lofts to the larger houses; front gardens which retain original timber or iron picket front fences, and some original picket side fences separating the front setbacks of dwellings; and original bluestone pitched lane and road paving, crossings, stone kerbs, and channels.

Draft exemptions	Comments/outcomes
Demolition and replacement of side fences	<p>As with the Racecourse Precinct (above), this precinct retains some side fences, including iron picket fences.</p> <p>An exemption which allowed for the removal and replacement of side fences could in this precinct impact on original fabric and characteristics of the precinct.</p>

Draft exemptions	Comments/outcomes
	<p>The final exemption (2.7) provides for demolition and replacement of timber paling fences to rear and side property boundaries, provided the replacement fence is of the same material, in the same location and does not exceed the height of the existing fence. This will ensure no original picket fence is exempted (in this or other precincts).</p>
<p>Works to rears of properties</p>	<p>This precinct has a high number of accessible rear lanes, with visibility provided of the rears of properties, including original rear (brick) fences, privies, stables with lofts, etc.</p> <p>An exemption which allows for the demolition or removal of fabric to the rears of properties could in this precinct impact on original fabric and characteristics of the precinct.</p> <p>The final exemption (2.4) provides for modifications and alterations to rear walls or rear parts of buildings, including associated demolition, but excludes the modification, alteration and demolition of rear property boundary walls or structures located on rear boundaries. This will ensure that no works to original fabric associated with rear boundary walls and rear laneway structures are permit exempt.</p>
<p>Development to rears of properties</p>	<p>Given the high number of accessible rear lanes in this precinct, with visibility of the rears of properties, draft exemptions relating to development (construction and extension of structures) were also considered.</p> <p>Final exemption 2.4 is commented on above.</p> <p>Final exemptions 2.5 and 2.6 allow for the construction/extension of outbuildings and pergolas, verandahs or decks, in the rear yards of properties. These exemptions apply to contributory and not contributory properties (except decks, which are exempt for all properties), but are constrained in terms of the siting, footprint and the height of the structures. The constraints are intended to limit the visibility and visual impact of these structures from rear lanes, which will protect the character of the rear lanes in this and other precincts.</p>

6.3 Coles Paddock Precinct, Richmond (Proposed H0363)

This precinct was largely formed by a subdivision in 1911, on land known as Coles Paddock which was linked with Thomas Cole's famous Richmond Nursery (established 1847). It is a predominantly residential area, typically comprising detached weatherboard or red brick Edwardian-era and interwar dwellings, with some post-war dwellings interspersed throughout. Important characteristics include dwellings on larger allotments, with side setbacks; front gardens bordered by low front fences, typically of timber picket or wire fabric (interwar); and Edwardian-era stone pitched road paving, kerbs and channels.

Draft exemptions	Comments/outcomes
<p>Development to rears of properties</p>	<p>This precinct has free-standing dwellings on larger allotments, with side setbacks, in many cases enabling views towards the rears of properties from the principal streets. There are also attached pairs of dwellings, with views down the sides of the</p>

Draft exemptions	Comments/outcomes
	<p>properties.</p> <p>Given this visibility towards the rears of properties, draft exemptions relating to development (construction and extension of structures) in rears of properties were considered.</p> <p>Final exemptions 2.5 and 2.6 allow for the construction/extension of outbuildings and pergolas, verandahs or decks, in the rear yards of properties. These exemptions apply to contributory and not contributory properties (except decks, which are exempt for all properties), but are constrained in terms of the siting, footprint and the height of the structures. The constraints are aimed at limiting the visibility and visual impact of these structures, including in this precinct from the principal streets to the front of the properties.</p>

6.4 Alphington East Precinct (Proposed H0362)

This is a residential area made up predominantly of Edwardian and interwar dwellings, with some late Victorian era dwellings throughout. The dwellings typically have garden settings and deep garden setbacks, differing to most other parts of the municipality. The size of allotments can also vary significantly, with some being very substantial. Again, the precinct retains original stone pitched road paving, kerbs and channels.

Draft exemptions	Comments/outcomes
Development to rears of properties	<p>This precinct includes free-standing dwellings on large allotments, with side setbacks and some generous gardens, and as with the Coles Paddock Precinct, there are views towards the rears of properties from the principal streets.</p> <p>Again as per the Coles Paddock Precinct, given the visibility of the rears of properties, draft exemptions relating to development (construction and extension of structures) in the rears were considered.</p> <p>Final exemptions 2.5 and 2.6 allow for the construction/extension of outbuildings and pergolas, verandahs or decks, in the rear yards of properties. These exemptions apply to contributory and not contributory properties (excepting decks, which are exempt for all properties), but are constrained in terms of the siting, footprint and the height of the structures. The constraints are aimed at limiting the visibility and visual impact of these structures, including in this precinct from the principal streets to the front of the properties.</p> <p>For instance, for outbuildings to be exempt (2.5), they must be constructed/extended within an envelope located in a rear yard, either in line with the side walls of the main building (contributory property) or extending beyond the side walls of the main building (not contributory property). This, together with the constraint on height (eave height envelope is specified) will restrict the visibility of any outbuilding. The presentation and character of the heritage properties, as seen from the principal street, will be retained.</p>

Draft exemptions	Comments/outcomes
Swimming pools	<p>This is also a precinct where, given the generous size of some allotments, the construction of large swimming pools is feasible.</p> <p>The final exemption (2.9) provides for construction or extension of an existing domestic swimming pool or spa and associated mechanical equipment and safety fencing to all properties, provided the pool is situated within the rear yard area and is not elevated more than 1 metre above natural ground level.</p> <p>In testing this exemption, it was apparent that pools constructed in the general area indicated in the exemption would not have a significant visual impact, and that the appearance of the heritage properties to the streetscape would not be impacted.</p>

6.5 Smith Street Precinct (H0333)

This is a long linear precinct, following the alignment of Smith Street, which is of commercial heritage character. It is a major inner Melbourne thoroughfare dating from the Victorian and Edwardian periods, which retains some development from the 1850s-60s, as well as later development through to the Edwardian, including shops, hotels and some (former) manufacturing buildings and historic department stores (emporia). Important characteristics include the dense nature of development with no setbacks to Smith Street, heights of one, two and more stories, intact first floor facades, and shopfronts of varying levels of intactness. There is also some surviving signage, such as the large and very visible 'Patersons' sign painted to the top level of the south wall of the former department store, coupled with a large vertical neon 'Patersons' to the Smith Street facade.

Draft exemptions	Comments/outcomes
Advertising signs	<p>Given the commercial character of this precinct, the draft exemptions tested here included removing, replacing and introducing new advertising and commercial signage.</p> <p>Particular consideration was given to the introduction of new (not replacement) signage, which was found to be potentially problematic. For instance, a new sign has the potential to visually and physically impact on significant building fabric. Even if exempted for not contributory properties, new signage could still impact on the heritage streetscape and precinct.</p> <p>Regarding renewal or replacement of existing signs, there are historic painted and illuminated signs in this precinct (and in other precincts of Yarra), particularly on upper level side walls, facades and parapets. The renewal or replacement of these signs should not be exempted. The precinct citations also do not necessarily identify all these significant signs individually.</p> <p>Accepting all the above, the final exemption (2.10) provides for the replacement or renewal of existing signs where the size of the sign is not increased; there is no change to the material, format or illumination of the sign; and the existing sign is located on the fascia of a verandah, at ground floor level under a verandah or canopy, or at ground floor level where there is no existing verandah or canopy.</p>

Draft exemptions	Comments/outcomes
	<p>This exemption should not impact on significant signage, including that which has survived on the upper levels of historic commercial buildings. There is also no exemption given for the replacement or renewal of signage painted on walls, other than for not contributory properties.</p>
<p>Works to shopfronts and awnings</p>	<p>The commercial character of this precinct also enabled the contemplation of works to shopfronts. However, it was concluded that such works should not be exempted in heritage precincts.</p> <p>As with signage, the precinct citations don't always identify which historic commercial buildings retain original or early shopfronts, or awnings/verandahs. In fact, the identification of original or early shopfronts and verandahs often requires a detailed inspection by a heritage practitioner, not least of all due to the prevalence of faux shopfronts and verandahs constructed using historic forms and detailing. Exemptions for changes to these elements could result in the loss of significant fabric. This includes the introduction of ATMS, which could have a visual and or physical impact on a significant shopfront.</p> <p>Conversely, an exemption for construction of a new shopfront could also introduce an inappropriate shopfront form to a significant commercial streetscape, which in turn could have a negative impact.</p> <p>Again, the Incorporated Plan maintains a consistent line that no works to the front of buildings in precincts should be permit exempt.</p>

6.6 South Fitzroy Precinct (H0334)

This is a large and very mixed area of mid to late Victorian and Edwardian residential, industrial, institutional and commercial buildings interspersed with some interwar development. The precinct retains elements found throughout Yarra's historic areas, including fine grained residential development, workers' cottages and larger terrace houses, rear lanes with bluestone paving, commercial streetscapes, large institutional properties, corner hotels, churches, schools and former industrial and manufacturing buildings.

All the draft permit exemptions were tested in this precinct, with the results generally consistent with the outcomes identified above for the other precincts. The exceptions are identified below.

Draft exemptions	Comments/outcomes
<p>Works to rears of properties</p>	<p>As noted above, this precinct has a high number of rear lanes which provide for visibility to the rears of properties. The comments provided above for the Princes Hill Precinct apply here.</p> <p>This precinct also has some large former industrial and manufacturing buildings which are built to the property boundaries, including to rear boundaries which retain rear</p>

Draft exemptions	Comments/outcomes
	<p>entrances and historic loading infrastructure.</p> <p>An exemption which allowed for the demolition or removal of fabric to the rears of properties could in this precinct impact on this aspect of the precinct character.</p> <p>The final exemption (2.4) provides for modifications and alterations to rear walls or rear parts of buildings, including associated demolition, but excludes the modification, alteration and demolition of rear property boundary walls or structures located on rear boundaries. This will ensure that no works to original fabric associated with rear boundary walls of individually significant or contributory former industrial and manufacturing buildings, are permit exempt.</p>

7.0 Individual Heritage Overlay Properties

As noted above at Section 1.2, a subsequent task involved testing and reviewing the permit exemptions for properties individually included in the Heritage Overlay. This was undertaken on a desktop basis, and for select properties only, utilising existing statements of significance for the properties. A range of properties were looked at, including a historic hotel, commercial properties, residences, and former industrial properties.

The permit exemptions tested were those identified in the plan for individually significant properties in precincts. The outcome of this testing was that the majority of these exemptions could be applied to properties with individual Heritage Overlay controls, albeit with some modifications.

8.0 Prepare the Incorporated Plan

This stage of the project included preparation of a draft Incorporated Plan for comment and review by Council. See attachment to this Methodology Report.

9.0 Prepare Methodology Report

This stage involved preparation of this report which outlines/explains the methodology used and approach taken in preparing the Incorporated Plan and its recommendations.

APPENDIX A

HERITAGE PRECINCT OVERVIEW

HO308 Barkly Gardens Precinct, Richmond

Lovell Chen Overview

Predominantly residential area (including single storey Victorian and Edwardian-era workers cottages, early bluestone and timber Victorian-era houses and more elaborate Victorian era villas) which includes Richmond Primary School and Barkly Gardens (19th century residential garden square and plantings).

NB: Richmond Primary School is proposed to be deleted from HO308 as part of Planning Scheme Amendment C149. See also Barkly Gardens Precinct extension (Gap Study) – existing HO308 proposed to include Cotter Street, Rooney Street and Yarra Street precinct extensions.

Contributory Elements as Identified in Citation

Contributory elements include mainly (but not exclusively) small Victorian-era and Edwardian-era houses, but with some well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face pressed brick, bluestone, or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

HO309 Bendigo Street Precinct, Richmond

Lovell Chen Overview

Residential area predominantly made up of single storey attached and detached Victorian and Edwardian-era houses and corner shops. Consistent building scale and setbacks create cohesive and homogenous streetscapes enhanced by mature plane tree avenue plantings. Entire eastern boundary of the precinct abuts Burnley Park (HO299 The Boulevard Parklands, Richmond).

Contributory Elements as Identified in Citation

Contributory buildings include mainly (but not exclusively) small attached and detached Victorian-era and Edwardian-era one-storey houses, but with some well preserved residential examples from the immediate post First-War era, having typically:

- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), bluestone, or stucco walls;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences or wire fences (interwar) of around 1m height; also
- Corner shops and residences with large display windows and zero boundary setbacks.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

HO310 Bridge Road Precinct, Richmond

Lovell Chen Overview

One of Richmond's principle commercial streetscapes predominantly made up of single and double storey Victorian and Edwardian-era shops, interspersed with some interwar and recent infill commercial buildings. Includes Richmond's civic hub: Town Hall complex (1869-71, redeveloped 1930s) and Police Station (1871) as well as Bridge Road entrance to Epworth Hospital. Cable tram line - 1885 (electrified 1916).

Contributory Elements as Identified in Citation

Contributory elements include one and two-storey Victorian and Edwardian-era shops with (but not exclusively):

- Typically living accommodation over or at the rear of ground level shops;
- Typically configured as continuous rows with no front or side boundary setbacks, typically set out on a 6m wide module;
- Some distinctive individually significant building designs;
- Typically parapeted building forms with concealed pitched roofs;
- Typically vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically stuccoed facades having trabeation and ornamentation derived from Italian Renaissance architecture but also with some face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick) buildings;
- Some use of upper level verandahs or loggias for residential use;

- Once typically extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings; and
- Once typically large display windows at ground level, timber framed with plinths, and recessed tiled or stone paved entries, some remaining (see 383 Bridge Rd) also some metal framed (brass, copper) shopfronts for early 20th century buildings;

Contributory elements also include (but not exclusively):

- Well preserved interwar buildings, with original or early shop fronts;
- Architecturally significant buildings that express a range of key commercial development periods in the City;
- Tramlines and associated tram shed sites;
- Traditional street elements such as bluestone pitched crossings, kerbs, and gutters, cast-iron grates, and asphalt paved footpaths; and
- The Richmond City Hall complex, with associated former Court House and Police Station.

HO311 Brunswick Street Precinct, Fitzroy

Lovell Chen Overview

One of Fitzroy's principle commercial streetscapes (dating from the 1840s), made up of one, two and some three storey Victorian and Edwardian-era shops and residences. Includes Fitzroy Post Office and nineteenth century banks and hotels. Cable tram line established 1886.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:

- Many with living accommodation over or at the rear of the shops,
- Configured as continuous building rows with no front or side boundary setbacks;
- Some architecturally distinctive and individually significant building designs;
- Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;
- Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;;
- Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);
- Limited use of upper level verandahs or loggias for residential use;
- Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;
- Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal

framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);

Contributory elements also include:

- Well preserved interwar buildings and original early shop fronts, metal framed;
- Architecturally significant buildings that express a range of key development periods in the City;
- Tramlines; and
- Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

HO312 Campbell Street Precinct, Collingwood

Lovell Chen Overview

Small residential and industrial precinct, forming part of what was a large working class estate in the late nineteenth century. Throughout the twentieth century, demolition of many of the smaller nineteenth century timber dwellings occurred to make way for larger industrial complexes and factories. Industrial development removed evidence of some of the nineteenth century subdivision patterns.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) small attached and detached Victorian-era one-storey houses having typically:

- Expressed steeply pitched gabled or hipped roofs;
- One storey wall heights and small regular frontage widths;
- Weatherboard cladding, with some face brick (bichrome and polychrome) walls;
- Corrugated iron roof cladding;
- Chimneys of face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street and set on or near the front boundary;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- No or minimal front gardens, originally bordered by typically timber picket front fences of around 1m height integral with the verandah.

Contributory elements also include:

- Corner shops and residences over, once with large ground level display windows, recessed entries and zero front and side boundary setbacks;
- Public infrastructure, expressive of the Victorian era such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

H0313 Charles Street Precinct, Abbotsford

Lovell Chen Overview

Victorian and Edwardian-era residential precinct, with industrial and commercial buildings from the Victorian, Edwardian and interwar periods. Includes Collingwood's civic hub (Collingwood Town Hall (VHR H0140), religious and community gathering places (Former Church of Christ Tabernacle (VHR H0141) and Collingwood railway station and elevated rail bridge.

Contributory Elements as Identified in Citation

Contributory buildings are mainly (but not exclusively) small attached and detached Victorian and Edwardian-era one-storey houses having typically:

- Expressed steeply gabled or hipped roofs, with some façade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles (Edwardian-era), with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses (red brick in the Edwardian-era);
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height; also
- Corner shops and residences with display windows and zero boundary setbacks.

And

- Well preserved, typically one-storey residential and industrial buildings plus street tree plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths;
- Public building groups such as the Collingwood Town Hall group.

H0315 Church Street Precinct, Richmond

Lovell Chen Overview

Residential, civic and commercial precinct. Large houses, religious and public buildings from the Victorian and Edwardian period are the key elements in the heritage overlay. Area notable as the site of substantial dwellings with large gardens, key civic and ecclesiastical buildings including Richmond RSL, and several individually significant buildings including St Ignatius Church (HO359), St Stephens Church (HO242), Former Lalor House (HO241). Commercial development in Church Street and Bridge Road also developed in the Victorian and Edwardian period.

Contributory Elements as Identified in Citation

The Church Street Heritage Overlay contributory elements include (but not exclusively) large detached Victorian-era and Edwardian-era and small attached Victorian-era, one and two storey houses having typically:

- pitched gabled or hipped roofs, with some façade parapets,
- face brick (red, bichrome and polychrome) or stucco walls;
- corrugated iron, unglazed Marseilles pattern terra-cotta tiles, and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Typically with post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered typically by timber picket front fences of around 1m height;

Contributory elements also include shops and residences of the Victorian and Edwardian-eras, with:

- Display windows and recessed entries;
- Zero boundary setbacks;
- Mainly one storey scale;
- Attached rectilinear plan form, a parapeted roofline; and

Substantial Victorian-era ecclesiastical buildings with:

- Free standing rectilinear form
- Pitched roofs, some towers and spires positioned to be visible from a distance;
- Fenced yards, with potential use of timber or iron pickets and a stone base for the frontage fence;
- Two storey and greater wall heights;
- Stone, masonry or stuccoed masonry facades, slate or tiled roofs; and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths - mainly in side streets.

HO316 Clifton Hill Eastern Precinct

Lovell Chen Overview

Site of early bluestone quarry, subdivision planning laid out by Colonial Government, but with no provision for public reserves. Victorian and Edwardian era residential precinct, interspersed with interwar dwellings. Industrial development of the area from c.1900 evident by brick factory buildings.

Contributory Elements as Identified in Citation

Contributory buildings include (but not exclusively) generally detached and attached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Expressed pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey but with some two storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco wall cladding;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory buildings also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- One street of interwar or Bungalow-style houses (Brockenshire St), with detached siting, one-storey scale, gabled roof forms, expressed chimneys, weatherboard cladding, and corrugated iron roofing;
- Well preserved buildings including one storey houses and one and two storey industrial buildings from the pre Second War era;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, storm water grates, iron guard railings and asphalt paved footpaths; and
- Quarry faces and sites.

HO317 Clifton Hill Western Precinct

Lovell Chen Overview

Victorian and Edwardian period residential precinct, with interwar dwellings. Industrial development of the area evident by brick factory buildings. Includes Darling Gardens (HO94), Gold Street Primary School (HO86) and Shot Tower (HO85).

Contributory Elements as Identified in Citation

The main development period evident in the heritage overlay is that of the Victorian-era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved interwar buildings and individually significant places of all eras.

Contributory buildings are typically (but not exclusively) detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Expressed pitched gabled or hipped roofs, with some façade parapets;

- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Typically with post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height; and
- Corner shops and residences with display windows and zero boundary setbacks.

And

- Well preserved buildings, including one storey houses plus one and two storey industrial buildings from the pre Second World War era;
- The Darling Gardens as a typical Victorian-era Garden Square, with mature exotic formally arranged planting;
- Significant and mature park, street and private tree plantings (including plane, oak and elm trees, palms in Mayors Park, and National Trust of Australia (Vic) significant trees);
- Provision of public and church reserves in the town plan; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

HO318 Collingwood Slope Precinct, Collingwood

Lovell Chen Overview

Former mixed residential, industrial and commercial area, which became almost exclusively industrial in 1880s-1920s with many factories and warehouses, notably the Foy and Gibson's complex (HO127 & HO129).

Contributory Elements as Identified in Citation

The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:

- Pitched gabled or hipped roofs, with façade parapets;
- Rowhouse form;
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish or of face brickwork (with moulded caps);
- Post-supported verandah elements facing the street, with cast-iron detailing;

- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.

The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):

- Victorian-era shops and residences
 - In an attached and mainly two-storey form with the elements described above for residences; and
 - With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;
- Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.
- Mature street tree plantings (plane trees) in Peel Street; and
- Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:

- Face red brick walls, in a parapeted form
- Cemented dressings to parapets
- One, two and up to five floor levels
- Timber framed windows and large entry doorways, originally with boarded ledged and braced doors;
- Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street façade.

HO342 Cremorne Precinct, Cremorne

Lovell Chen Overview

Former Cremorne Gardens site, developed as a working class residential area in the 1880s and 90s typically with single storey workers houses and corner shops. At the turn of the century the area also became industrialised, changing from riverside rural and residential to industrial and residential.

NB: See also Cremorne Street Precinct extension (Gap Study) – 7 nineteenth centuries properties added along the north and west precinct boundaries.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) mainly small Victorian-era and Edwardian-era houses, with a contribution from well preserved residential examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,

- One storey wall heights,
- Weatherboard and some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include

- Small front gardens, bordered by low front fences, typically of timber.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths

H0319 Elm Grove Precinct, Richmond

Lovell Chen Overview

Victorian and Edwardian period residential area, combining a mix of a number of large Edwardian residences on elevated sites in the west of the Heritage Overlay Area, and smaller housing on flatter land to the east. Later industrial development includes an interwar factory in Mary Street.

Contributory Elements as Identified in Citation

The Elm Grove Heritage Overlay Area includes contributory buildings as generally (but not exclusively) detached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with few façade parapets;
- Mainly one storey wall heights but with isolated two storey houses;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles, and some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street, with cast-iron (Victorian-era) or timber (Edwardian-era) detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height; also
- Corner shops and residences with display windows and zero boundary setbacks.

Contributory elements also include:

- Well preserved buildings, including one storey houses and a one storey industrial building, from the pre Second War era;

- Hilly terrain and an irregular street pattern;
- Mature street tree plantings (plane trees, as symbolic of the original elm plantings) in Elm Grove;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

HO320 Fairchild Street Precinct, Abbotsford

Lovell Chen Overview

Industrial and residential area, with industrial buildings lining the Yarra River banks while rows of workers' housing were built in Church, Fairchild, Cooke, and Nelson Streets.

Contributory Elements as Identified in Citation

The Fairchild Street Heritage Overlay Area contributory elements include (but not exclusively) typically detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road crossing and lane paving, stone kerbs, and channels, and asphalt paved footpaths

HO321 Gold Street Precinct, Collingwood

Lovell Chen Overview

Working class industrial and residential area, typically timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late Victorian and Edwardian period. Includes Singapore Cottage (HO134).

Contributory Elements as Identified in Citation

The Gold Street Area contributory elements include (but not exclusively) typically detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;
- Well preserved pre Second War era buildings, including commercial, public, residential, and industrial buildings; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.

H0322 Golden Square Precinct, Richmond

Lovell Chen Overview

Victorian and Edwardian period residential area combining modest early housing, Victorian residential housing development ranging from simple weatherboard dwellings to Italianate villas and two unusual rows of two-storey terraces and architecturally distinctive, small Edwardian cottages. Industrial development includes brewery site. Former school site (demolished, now public reserve).

Contributory Elements as Identified in Citation

The Golden Square Heritage Overlay Area contributory elements include (but not exclusively) buildings of the Victorian and Edwardian-eras, being detached and attached houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, and some Marseilles pattern terra-cotta tiles and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;

- Post-supported verandah or porch elements facing the street, sometimes set out on two levels, with cast-iron detailing for Victorian-era houses and timber detailing for Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings including one storey houses and one and two storey industrial buildings from the pre Second War era;
- One major Victorian-era industrial complex, being the former Burnley Brewery complex;
- Evidence of a former historic school reserve and plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

HO323 Green Street Precinct, Richmond

Lovell Chen Overview

Industrial working class area. Victorian period residential area, typically workers' housing interspersed with industrial development from the early twentieth century.

Contributory Elements as Identified in Citation

The Green Street Heritage Overlay Area contributory elements include (but not exclusively) typically detached and attached Victorian and Edwardian-era, mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with only a few façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding is typical, with some slate;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

HO324 Johnston Street Precinct, Collingwood

Lovell Chen Overview

Main commercial thoroughfare with Victorian and Edwardian period residential and industrial development in side streets. Former site of the Collingwood Municipal Reserve, which includes hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development promoted by the establishment of a cable tram service in 1887. Collingwood Technical School located in this precinct. Includes Belmont (HO107) and the Keith Haring Mural (HO354).

Contributory Elements as Identified in Citation

The Johnston Street Heritage Overlay Area contributory elements include (but not exclusively) generally attached Victorian-era and Edwardian-era mainly two-storey shops with residences over, having typically:

- Façade parapets, with pitched roofs set behind;
- Two storey wall heights;
- Face brick walls (red, dichrome and polychrome) or stucco walls (typically originally unpainted) with some significant moulded or pressed cement detailing on parapets;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans⁶³,
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- No front or side setbacks typically, but with some garden setbacks with picket front fences; also
- Timber-framed display windows and entry recesses, with some tiled surrounds on Edwardian-era and later shopfronts, and some use of copper or bronze finish shopfront frames.

Some of these shops and residences also have:

- residential verandahs, at two levels with cast-iron detailing;
- carriage ways beside shops allowing access through to yards behind;

Contributory elements also include:

- Well preserved buildings from key periods in Collingwood's and the City's development, including industrial buildings from the pre Second War era and the significant Collingwood Technical School complex with key buildings dating from 1913 to 1945; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, cast-iron fire plugs, and channels, and asphalt paved footpaths.

H0325 Kennedy Street Precinct, Richmond

Lovell Chen Overview

Residential area with two major phases of development – Victorian period workers housing and interwar period housing.

NB: See also Gardner Street Precinct and Kennedy Street Precinct (Gap Study) – existing H0325 extended and divided into two precincts.

Contributory Elements as Identified in Citation

The Kennedy Street Heritage Overlay Area contributory elements include (but not exclusively) generally detached Victorian-era and some Edwardian-era groups, plus short streets of interwar detached mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets (Kent St);
- One storey wall heights;
- Weatherboard wall cladding, with some face brick (red, dichrome and polychrome) or stucco walls in Kent St;
- Corrugated iron roof cladding and Marseilles pattern unglazed terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported front verandah elements facing the street on Victorian-era and Edwardian-era houses and front porches, set on heavy piers, for the interwar houses,
- Less than 40% of the street wall face comprised with openings such as windows and doors, with vertical rectangles for the Victorian-era houses and horizontal window groups for the interwar; and
- Front gardens, originally bordered by timber picket front fences of around 1m height for the Victorian and Edwardian-era houses and simple timber prickets, woven or chain wire fixed to a timber frame for the interwar;

Contributory elements also include:

- A small number of corner shops and residences, with display windows and zero boundary setbacks (see Kent St);
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

H0326 North Carlton Precinct

Lovell Chen Overview

Large Victorian and Edwardian period residential area with some factory-warehouse development after 1900. As evidence of the effect of public transport on development in the form of cable trams in Nicholson and Rathdowne Streets, and the Inner Circle Railway (1888) that promoted dense, rapid development of the precinct and the distinctive late Victorian commercial shopping strips in these streets. Includes Lee Street Primary School (H0199), Cambridge Terrace (H0198) and Former Cable Tram Engine House Tram Depot (H0210).

Contributory Elements as Identified in Citation

Contributory buildings or elements in the North Carlton Heritage Overlay Area (HO326) include typically (but not exclusively) attached and some detached Victorian-era and Edwardian-era one and two-storey house groups and rows having typically:

- Pitched gabled or hipped roofs, mainly set behind façade parapets,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron roof and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;
- Some face brick (typically red brick) stables with lofts at the rear of the larger houses, and brick privies, all set on rear lanes; also
- Corner shops and residences with display windows and zero boundary setbacks.

Contributory elements also include attached Victorian-era and Edwardian-era mainly two-storey shop and residence rows in the major north-south streets, having typically:

- Façade parapets, with pitched roofs behind;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported, mainly Corporation Style iron street verandahs as shown on the MMBW Detail Plans⁷⁴;
- Less than 40% of the street upper wall face taken up with openings such as windows;
- No front or side setbacks; also
- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings including one storey houses and industrial buildings from the pre Second War era;
- Curtain Square, as a typical Victorian-era Garden Square, with mature exotic formally arranged planting;
- Mature street and park tree plantings (fig, palms, plane and elm trees);

- Regular rectilinear allotment layout, street patterns and widths;
- Provision of some public and church reserves in the town plan;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, iron bollards and gas lamp bases, and asphalt paved footpaths.
- Regular rectilinear allotment layout, street patterns and widths;
- Provision of some public and church reserves in the town plan;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, iron bollards and gas lamp bases, and asphalt paved footpaths.

HO327 North Fitzroy Precinct

Lovell Chen Overview

Large precinct, includes Edinburgh Gardens (HO213), Fitzroy Cricket Club complex (HO215), State School No. 1490 (HO212) and Railway Substation (HO214). South of Holden Street, late Victorian (Boom-era) suburb combining residential and business development with a number of commercial and institutional buildings. An early residential commuter suburb served by train and cable tram services linking it to the city by 1888. North of Holden Street, residential development occurred in 1900-1920, typically timber villas on wide lots. Some interwar development of with medium density, duplex and estate housing. Commercial development evident along St Georges Road.

Contributory Elements as Identified in Citation

The North Fitzroy Heritage Overlay Area (south of Holden St) contributory elements include (but not exclusively) generally detached and attached Victorian-era and Edwardian-era houses having:

- Pitched gabled or hipped roofs, with some façade parapets, many elaborate;
- One storey wall heights but with many two storey house rows,
- Rectilinear floor plans, with many bayed room projections on the plans of large houses;
- Face brick (red, bichrome and polychrome) or stucco walls, some weatherboard;
- Corrugated iron and slate roof cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled or cemented capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron and timber detailing, and many curved verandah wing-walls;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber or iron picket front fences of around 1m height; often set between brick or cemented pillars and curved brick garden wing walls.
- Face brick (typically red) privies set on rear lanes, with some stables and lofts to the larger houses;
- Shops and residences sited on corners with display windows and zero boundary setbacks;

Contributory elements also include attached Victorian and Edwardian-era shops, and residences over, with

- Façade parapets and pitched roofs behind,
- Two storey wall heights,
- Post-supported street verandahs as shown on the MMBW Detail Plans⁸⁶,
- No front or side setbacks; also
- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings from the pre Second War era, that are visually related to the dominant scale, siting and form of the area;
- Service buildings, like pre WW2 electric substations;
- The distinctive suburban plan, enhanced by curving street forms, and defined by boulevards;
- Edinburgh Gardens as a Victorian-era residential circus, and for the other garden, boulevard and median reserves (such as Queens Parade), with mature exotic and formally arranged planting;
- Mature street tree plantings (such as plane and elm tree rows, Queensland brush box);
- The provision of public and church reserves in the town plan, including the Inner Circle Railway reserve;
- The rectilinear Victorian-era allotment plans and street layout with wide main streets, rear service lanes, all counter posed with circular parkland reserves, major angled streets and boulevards;
- The dominance of spires and towers of public buildings, churches and some large houses in the skyline; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

The North Fitzroy Heritage Overlay Area (north of and including Holden St) contributory elements include (but not exclusively) generally detached (and some attached) Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with few façade parapets;
- One storey wall heights but with some two storey house rows;
- Weatherboard or block fronted wall cladding, with face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;

- Post-supported verandah elements facing the street, with timber (Edwardian-era) or cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences, with display windows and zero boundary setbacks;
- One and two storey commercial strips (i.e. St Georges Road) with some key corner Victorian and Edwardian-era buildings and well preserved interwar examples;
- Well preserved buildings, including visually related one and two storey residential buildings from the pre Second War era, are contributory to the heritage overlay;
- Long east-west streets as former rural allotment boundaries, with repeating allotment sizes and rectilinear allotment forms;
- The inner circle railway reserve, with associated railway infrastructure;
- Mature street tree plantings (typically plane trees) and reserve planting (typically palms), and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

H0328 Park Crescent Precinct, Alphington

Lovell Chen Overview

Edwardian period residential area, many on large lots, interspersed with some Victorian dwellings and some interwar development.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) typically buildings that:

- Have detached siting on large rectangular lots, some on steep grades;
- Are one storey, some with an undercroft, some with attics;
- Have walls typically clad with timber boarding and rough cast stucco;
- Steeply pitched roofs, clad with corrugated iron with some Marseilles pattern unglazed terra-cotta tiles;
- Have wall openings below 40% of visible wall surfaces, timber-framed and with window groups divided into vertical rectangles;
- Have post-supported front and side verandahs or porches;
- Have well developed garden setbacks and mature specimen trees; and
- Originally had timber picket or wire front fences (interwar) to around 1m height, and paling side and rear fences.

Contributory elements also include:

- Urban infrastructure such as mature street trees (planes), bluestone kerb and channel.

HO329 Princes Hill Precinct

Lovell Chen Overview

Victorian and Edwardian period middle-class residential area with perimeter commercial strip development. Includes Paterson Street terrace (HO200-HO209).

Contributory Elements as Identified in Citation

Princes Hill Heritage Overlay Area contributory elements include (but not exclusively) generally attached and some detached Victorian-era and Edwardian-era one and two-storey house groups and rows having:

- Pitched gabled or hipped roofs, set behind façade parapets in the Victorian-era and exposed in the Edwardian-era and interwar houses;
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles in the Edwardian and interwar eras;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements or porches facing the street, with cast-iron (Victorian and Edwardian-eras) or timber detailing (Edwardian-era);
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber or iron picket front fences of around 1m height for the Victorian-era, timber picket fences for the Edwardian-era and interwar and wire fabric on a timber frame for interwar houses;
- Rear and side lanes, with face brick (red) privies set on lanes, (red) and stables with lofts to the larger houses; also
- Corner shops and residences, with display windows and zero boundary setbacks.
- Contributory elements also include typically attached Victorian-era and Edwardian-era mainly two-storey shop and residence rows in the major north-south streets, having:
 - façade parapets, with pitched roofs behind;
 - face brick (red, dichrome and polychrome) or stucco walls;
 - corrugated iron and slate roof cladding;
 - Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses and chimney pots;
 - Post-supported, mainly Corporation Style iron street verandahs as shown on the MMBW Detail Plans 89;
 - Less than 40% of the street upper wall face taken up with openings such as windows;
 - No front or side setbacks; also

- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings including one and attic-storey detached houses and two storey flat buildings from the pre Second War era;
- Mature street tree plantings (palms, plane and elm trees);
- Government designed, regular rectilinear allotment layout, with regular street patterns and widths, wide service lanes, and with Pigdon St as a major planted boulevard;
- Views to adjoining parklands and the Melbourne General Cemetery; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched lane and road paving, crossings, stone kerbs, and channels, iron bollards and gas lamp bases, and asphalt paved footpaths.

H0330 Queens Parade Precinct, North Fitzroy/Clifton Hill

Lovell Chen Overview

Victorian and Edwardian period commercial area, with Queens Parade as a commercial, banking, accommodation and public transport thoroughfare.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) generally attached Victorian and Edwardian-era mainly two-storey shops and residences or commercial buildings, having:

- Façade parapets, with pitched roofs behind;
- Two storey wall heights;
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron roof cladding, with some slate roofing, usually concealed from Queens Parade;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans⁹²,
- Less than 40% of the street upper wall face comprised with openings such as windows; and
- No front or side setbacks; also
- Display windows mounted on plinths and entry recesses at ground floor.

Contributory elements also include residential buildings from Victorian and Edwardian-eras with typically:

- Expressed steeply pitched gabled or hipped roofs,
- One storey wall heights but with some attic storey houses,
- Face brick (red, dichrome and polychrome), or stucco walls;

- Corrugated iron roofing, unglazed Marseilles pattern terra-cotta tiles, with some slate;
- Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height;

Contributory elements also include:

- Detached interwar houses in their garden settings, particularly to the north-east end of the area ;
- Landmark religious building groups;
- Well preserved buildings from the pre Second War era;
- Individually significant buildings from all eras;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- a wide boulevard character, with associated landscape and view lines to major early building complexes, such as the St. John's Catholic Church group.

H0331 Racecourse Precinct, Richmond

Lovell Chen Overview

Formerly Richmond Racecourse site, residential estate completed in 1941. Homogenous dwellings in English cottage style inspired by public housing in England.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) houses built by the 1940s, with typically:

- Pitched gabled or hipped roofs;
- One storey wall heights (but with some two storey);
- Face brick (red, clinker) walls;
- Variegated Marseilles-pattern glazed terra-cotta tiles;
- Chimneys of face red brickwork with capping course;
- Entrance porch elements facing the street or set on the side;
- Less than 40% of the street wall face comprised with openings such as windows and doors, with timber joinery; and
- Front gardens, originally bordered by low brick pier and panel front fences of around 450mm panel height, with 900mm high piers at gateways;

Contributory elements also include:

- Stone kerbs and concrete footpaths;
- Street and allotment layout, particularly the cul-de-sac configuration; and
- Privet hedges at fence lines.

H0332 Richmond Hill Precinct

Richmond Hill West-Sub Area

Lovell Chen Overview

One of the earliest private development areas in the City for worker housing, dating from the 1840s.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly small, detached and some attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,
- Face brick (red, dichrome and polychrome), weatherboard, or stucco walls;
- Corrugated iron roof and slate cladding, some unglazed Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses and typically timber for Edwardian-era;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Small front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

Richmond Hill North-Sub Area

Lovell Chen Overview

One of the early private housing development areas for the wealthy, dating from the 1840s. Typically Victorian and Edwardian period dwellings interspersed with some interwar buildings.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era and Edwardian-era mainly one and two -storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One and two storey wall heights but with some two storey house rows,
- Face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof and slate cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

Richmond Hill Pelaco, Fordham Court/Part Goodwood Street Sub-Area

Lovell Chen Overview

Interwar and post-war residential area, including interwar factory development (Pelaco).

Contributory Elements as Identified in Citation

Contributory buildings in the Fordham Court/Goodwood Street sub-area are typically:

- Residential:
- Single storey;
- Constructed in brick and rendered masonry;
- Of a hipped and gabled tiled roof form, some with a single hipped or gabled roof form over the two dwellings to appear as single larger houses;
- Semi detached duplexes;
- Set in relatively deep garden setbacks; and

- Fenced originally with front fences of low (500-700mm panel height) brick and rendered masonry pier and panel walls.

And

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as asphalt paved footpaths but most of the kerb and channel is concrete, as typical of the interwar period.
- Former Pelaco factory (c1922) as an icon in the area, but unrelated in scale and form to the interwar housing nearby.

Richmond Hill South-Sub Area

Lovell Chen Overview

One of the earliest private development areas in the City for worker housing, dating initially from the 1840s but extending into the 1850s.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era (some early Victorian-era), one-storey houses having typically:

- Steeply pitched gabled or hipped roofs;
- One storey wall heights;
- Weatherboard (square or bead edge), face brick (dichrome), stone, or stucco walls;
- Corrugated iron roof and slate cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Simple post-supported timber verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, sometimes minimal, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings, including typically one storey buildings from the pre Second War era.
- A regular subdivision plan with alternating wide principal streets and narrow service streets; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

Richmond Hill South Industrial Sub-Area

Lovell Chen Overview

Twentieth century industrial area with factory and warehouse buildings dating from the early twentieth century.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) industrial buildings from the early decades of the 20th century with typically:

- Wall heights ranging from 1-5 levels;
- Façade parapets, sometimes with proprietary logos, with pitched roofs behind;
- Limited or no setback from street frontages; and
- Walls of face red brick (some over-painted) with rendered bands.

Contributory elements also include:

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as some bluestone pitching and asphalt paved footpaths.

HO349 Rosella Factory Complex, Cremorne

Lovell Chen Overview

The Rosella complex was established in 1905 on the site of the former Cremorne Gardens with most of the extant buildings built in the 1920s and 1930s.

Contributory Elements as Identified in Citation

The contributory elements in the complex include (but not exclusively): a group of buildings 1, 2 (façade & 8 m depth) and 18 (façade & 7.5 m depth), plus individual buildings 6, 7, 12, 13, and 15 (refer to Figure 1).

The characteristics of these contributory elements that give significance to the heritage overlay area are typically:

- Face red brick walls, some with pilasters with corbelled cornices;
- Simple rectangular, one, two and three storey building forms but typically two storey scale originally;
- Parapeted rooflines with pitched roofs visible behind, some roofs being saw-tooth in profile;
- Punched window and door openings, with expressed rendered lintels, formerly with multi-paned glazing, some timber-framed, some steel-framed;
- Use of significant parapet entablature Rosella business signs, in bas-relief;
- High streetscape qualities in Balmain St of the group, being buildings 1, 2 and 18, as enhanced by the visual relationship between these buildings, the street alignment and the railway bridge and elevated railway.

HO333 Smith Street Precinct, Fitzroy & Collingwood

Lovell Chen Overview

Major commercial thoroughfare dating from the Victorian and Edwardian periods, with modest commercial and residential development from the 1850s-60s still evident, the more substantial premises in the 1860s and 1870s, the development associated with the advent of the cable tram to the street in the late 1880s, and the Edwardian-era retail boom. Includes shops, hotels and some industrial buildings.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) mainly attached Victorian-era and Edwardian-era, one and two-storey shops and residences having typically:

- Façade parapets, with pitched roofs behind;
- Two storey wall heights, with some significant landmark buildings of up to 4 levels,
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans116;
- Less than 40% of the upper street wall face comprised with openings such as windows and doors;
- No front or side setbacks; also
- Timber and metal framed display windows at ground level, timber or tiled shopfront plinths, and entry recesses.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- Well-preserved interwar buildings and individually significant buildings of any era.

H0334 South Fitzroy Precinct

Lovell Chen Overview

Mixed area of mid to late Victorian and Edwardian residential, industrial and commercial buildings interspersed with interwar residential, commercial, retail and industrial buildings. Large precinct, which includes St Vincent's Hospital and the Convent of Mercy.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses, having typically:

- Pitched gabled or hipped roofs, with many façade parapets,
- One and two storey wall heights but with some isolated landmark 3-5 storey buildings,
- Face brick (red, dichrome and polychrome), bluestone or stucco walls, some weatherboard;

- Slate, corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face matching brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron (typically mid to late Victorian-era) or timber detailing (typically Edwardian-era or early Victorian-era) also some use of arcaded masonry verandahs;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the pre Second War era.
- Mature street tree plantings (plane and elm trees)
- Subdivision pattern that draws from Government surveyed rectangular lots, typically of between about 12 and 28 acres, and then developed privately but within a framework that encouraged continuity of street alignment and allotment size;
- Hoddle's early survey grid expressed as main roads, such as Nicholson Street, Victoria Parade, Alexandra Parade, Johnston Street and Smith Street;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- Some distinctive rear and side service lanes or rights-of-way, with substantial boundary walls, stable and loft structures, night soil hatches and privies;
- Early institutions such as St Vincent's Hospital and The Convent of Mercy.

H0361 World Heritage Environs

Lovell Chen Overview

Linear precinct abutting the western edge of the South Fitzroy precinct incorporating the properties immediately east of Nicholson Street (and other streets and properties in the City of Melbourne). Precinct established to maintain the heritage character of the setting and context of the World Heritage Listed Royal Exhibition Building and Carlton Gardens, and views and vistas towards the listed building and gardens. Includes Royal terrace (VHR H0172), former Cable Tram Engine House (VHR H0584), Osborne House (VHR H1607), Cairo Flats (VHR H1005) and Convent of Mercy (VHR H0507).

Contributory Elements

- Residential, commercial and institutional development of heritage significance which largely addresses or provides a visual corridor to the REB and Carlton Gardens site, and preceded, was broadly contemporary with or followed the construction of the REB, the 1880/1888 exhibitions, and development of the Carlton Gardens.
- Substantially intact nineteenth century streetscapes which retain and display a comparatively high proportion of original nineteenth century form and fabric including face

brick, bluestone and rendered masonry construction materials; pitched and hipped iron and slate-clad roofs; chimneys; prominent parapets and pediments; post-supported verandahs, many with elaborate iron lacework or timber detailing; high proportion of iron palisade fences; and zero or shallow front setbacks with gardens. Public infrastructure includes some bluestone pitched road and lane surfaces, and kerbs. Plane trees are common street plantings.

- Substantial areas of two-storey with some three-storey, nineteenth century development which provides a contrast in scale to the prominent Royal Exhibition Building.
- A typically fine grain pattern of urban development, generally emphasised by the regularity of the terrace row subdivisions, narrow allotments and street grid, with many streets running at right angles to the REB site.

H0335 Swan Street Precinct, Richmond

Lovell Chen Overview

Major commercial thoroughfare dating from the Victorian and Edwardian period. Typically shops and hotels, includes Dimmeys (H0360).

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) typically attached Victorian-era and Edwardian-era mainly two-storey shops and residences having typically:

- Façade parapets, with pitched roofs behind
- Two storey wall heights,
- No front or side setbacks;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans¹³⁵,
- Less than 40% of the street upper wall face comprised with openings such as windows;
- Display windows, timber or tiled shopfront plinths, and entry recesses at ground level; and
- Red brick, storage or stable buildings at the rear or side lane frontage for some properties;

Contributory elements also include:

- Well preserved buildings from the interwar period and individually significant buildings from all periods;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

H0336 Victoria Parade Precinct, Collingwood

Lovell Chen Overview

Late Victorian middle class residential area interspersed with commercial, institutional and religious buildings.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly attached Victorian-era two-storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- Two storey wall heights but with some one storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, , with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with ground level display windows and zero boundary setbacks.
- Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay;
- Well preserved buildings from the interwar era;
- Mature street tree plantings (planes and elms); and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

HO337 Victoria Park Precinct, Collingwood

Victoria Park Residential Sub-Area

Lovell Chen Overview

Residential area, typically Victorian and Edwardian period workers housing. Includes Victoria Park (HO352).

Contributory Elements as Identified in Citation

The residential sub-area o contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,

- One storey wall heights but with some two storey house rows,
- Weatherboard, face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Well preserved buildings from the pre interwar era.
- Victoria Gardens, designed as a typical Victorian-era Garden Square.
- Mature street tree plantings (plane and elm trees)
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

Victoria Park Industrial Sub-Area

Lovell Chen Overview

Interwar industrial area with landmark factory buildings.

Contributory Elements as Identified in Citation

The industrial sub-area contributory elements include (but not exclusively) mainly industrial complexes, typically a large factory building with entry buildings or gateways, yards, subsidiary store buildings and engines houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets;
- One, two, three or four storey wall heights;
- Face brick (red) walls with some cemented detailing;
- Corrugated iron roof cladding;
- Tall chimneys set over engine houses or engine rooms in face (red) brickwork with corbelled capping courses;
- Zero street set-backs;
- Less than 40% of the street wall face comprised with openings such as windows and doors;

Contributory elements also include:

- Some public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths
- Distinctive curving form of Trenerry Crescent
- Views to the landmark industrial structures, from within and without the Heritage Overlay Area.

HO338 West Richmond Precinct

Lovell Chen Overview

Victorian residential area (Richmond Hill), including some of Richmond's most substantial houses and attached dwellings on irregular lot sizes. Includes Elim (HO257) and Urbrae (HO267).

The southern section of this precinct (including Erin and Highett streets (the 'Richmond Hill')) predominantly contains large villas and mansions associated with the wealthy and middle class, while the northern extension (Egan to Smith streets) is mostly working class housing – see note below.

NB: See also West Richmond Precinct extension (Gap Study) – existing HO338 to include Hoddle Street and York Street precinct extensions.

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with many two storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls, with some weatherboard;
- Corrugated iron and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles from the Edwardian-era;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing and timber detailing for some Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the interwar era;
- Rectilinear irregular subdivision typical of private development in the Victorian-era, with rear and side service lanes;

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- The West Richmond Railway Station, landscape and associated track and tunnel.

HO339 William Street Precinct, Abbotsford

Lovell Chen Overview

Residential area, typically Victorian period workers housing. Includes some industrial buildings, Abbotsford Primary School (HO28) and Former Denton Hat Mills (HO40).

Contributory Elements as Identified in Citation

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some parapets,
- One storey wall heights but with some two storey,
- Weatherboard, face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Well preserved buildings including one storey houses from the interwar period;
- Regular rectilinear subdivision, with rear and side service lanes typical of the Victorian-era;
- Street trees in Mollison St
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

HO314 Yarra Falls Precinct

Lovell Chen Overview

Two part industrial precinct, comprising a World War I era and a late interwar era factory building complex and a Victorian era cable tram depot.

AMENDMENT C149 – Adopted by Council on 23/7/2013

Proposed HO362 Alphington East Precinct

Lovell Chen Overview

Residential area made up predominantly of Edwardian era and interwar dwellings, with some late Victorian era dwellings throughout. Dwellings typically have garden setting and deep garden setback, differing to most other parts of the municipality. Includes the Alphington State School (1924) and a small commercial and civic hub in Heidelberg Road.

Contributory Elements as Identified in Citation

Contributory elements include mainly (but not exclusively) some detached houses from the Victorian-era, detached houses from the Edwardian-era and interwar, all set in garden allotments and having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- detached siting;
- painted or stained weatherboard, some face pressed brick and stucco wall cladding;
- unglazed terra-cotta Marseilles pattern tiles (Edwardian-era and interwar),
- corrugated iron, with some slate roofing (Edwardian-era and Victorian-era);
- chimneys of face red brick, with capping course, or stucco finish with moulded caps or of matching face brickwork with corbelled capping courses;
- timber post-supported porch or verandah elements facing the street;
- less than 40% of the street wall face comprised with openings such as windows and doors, framed as single vertical rectangles or groups of vertical rectangular frames; and
- front gardens, bordered by low front fences, typically of timber picket, or wire fabric, random stone or matching brick pier and panel for interwar.

Contributory elements also include public infrastructure, expressive of the interwar and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths, median strips.

Proposed HO363 Cole's Paddock Precinct, Richmond

Lovell Chen Overview

Precinct largely formed by subdivision in 1911, on land known as Coles Paddock which was linked with Thomas Cole's famous Richmond Nursery (established 1847). Residential area, typically detached weatherboard or red brick Edwardian-era and interwar dwellings, with some post-war dwellings interspersed throughout. Largely set out on three main streets – Bennett, Leslie and Davison.

Contributory Elements as Identified in Citation

Contributory elements include (but not exclusively) mainly Edwardian-era houses, with a contribution from well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled and hipped roofs;
- detached siting but some attached;
- one storey with some two wall heights,

- painted weatherboard and red brick walls;
- corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing;
- chimneys of matching face brickwork with corbelled capping courses;
- post-supported verandah or porch elements addressing the street; and
- less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket or wire fabric (interwar); and
- Public infrastructure, expressive of the Edwardian-era, such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

Proposed HO364 Wellington Street Precinct, Cremorne

Lovell Chen Overview

Residential precinct, typically Victorian and Edwardian era weatherboard dwellings with some interwar dwellings interspersed throughout.

Contributory Elements as Identified in Citation

Contributory elements include mainly (but not exclusively) Victorian-era and Edwardian-era houses, with some well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face brick, or stucco wall cladding; corrugated iron, with some slate roofing;
- chimneys of either stucco finish (with moulded caps) or of matching face brickwork with capping courses;
- post-supported verandah elements facing the street;
- less than 40% of the street wall face comprised with openings such as windows and doors; and
- front gardens, bordered by low front fences, typically of timber picket for the Victorian and Edwardian-eras.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

AMENDMENT C157 – Adopted by Council on 20/08/2013

Proposed HO419 Victoria Street Precinct, Richmond

Lovell Chen Overview

Small commercial/retail linear precinct located on the south side of Victoria Street, Richmond, with development dating from the Victorian and Edwardian eras. The majority of buildings are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end.

Contributory Elements as Identified in Citation

- rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale;
- no setbacks to the street;
- typically concealed or partly concealed roof forms, with some visible chimneys;
- generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments, and some elaborate detailing to parapets;
- original first floor windows associated with the former residences above the ground floor shops;
- shopfronts are typically altered, with many of quite recent origin;
- awnings over the street (cantilevered or suspended with tie rods) are also commonly not original;
- signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows.

AMENDMENT C163 – Adopted by Council on 20/08/2013

Proposed HO456 Victoria Street West Precinct, Richmond

Lovell Chen Overview

Small commercial precinct comprising 10 double storey shops/residences (233-251 Hoddle Street) which had been constructed by 1885. The shops occupy the entire block between Hoddle and Ferguson Streets and are integral to the setting of the former State Savings Bank (HO53) on the corner of Hoddle and Victoria Streets (231 Victoria Street).

HERITAGE GAP STUDY STAGE 2 REPORT – Prepared by Context, August 2013

Building Society Cottages Precinct, Richmond

Lovell Chen Overview

Small residential precinct comprising seven originally identical timber cottages (and one post-war non-contributory dwelling) constructed to a standard design in 1890 by the Metropolitan Permanent Building and Investment Society.

Church Street North Precinct, Richmond

Lovell Chen Overview

Predominantly Victorian era commercial precinct (retail premises, showrooms and a concentration of hotels) with some residential buildings, generally at the north and south ends of the precinct. Built form is predominantly two-storey shops, with a row of single-storey shops north of Highett Street. It is one of Richmond's earliest shopping strips.

Contributory Elements as Identified in Citation

Contributory elements include one and two-storey Victorian-era shops and residences:

- Most with living accommodation located on the upper level or at the rear,
- Configured as continuous building rows with no front or side boundary setbacks;
- Typically parapeted in form with concealed pitched roofs;
- Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically with stuccoed facades having simple ornamentation and trabeation derived from Italian Renaissance architecture and also the Edwardian-era (pressed red brick) bakehouses;
- Once typically with post-supported street verandahs, timber and iron construction, with cantilever awnings for 20th century buildings;
- Once typically with large display windows at ground level, with recessed tiled or stone paved entries, also some metal framed (brass, copper) shopfronts for early 20th century buildings.

Contributory elements also include traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

Doonside Industrial Precinct, Richmond

Lovell Chen Overview

Industrial precinct generally comprising single and two-storey late interwar and World War II-era factories, constructed on what was previously a residential area. Includes the Repco building (81-95 Burnley Street), constructed in 1938 and subsequently expanded.

Contributory Elements as Identified in Citation

The contributory and significant elements are large interwar factory complexes having typically:

- Pitched roofs set behind parapets,
- One to two levels in wall height,
- Moderne styling;
- No side setbacks, minimal or zero front setbacks;
- Render and face brick walls;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Gardner Street Precinct, Richmond

Lovell Chen Overview

Large residential precinct, typically late-Victorian and Edwardian era, with some interwar infill interspersed throughout. Victorian dwellings are predominantly timber cottages, with some single-storey rendered terraces and Boom-style houses. Later Edwardian dwellings include timber and brick cottages, duplexes and larger double-fronted houses.

NB: See also HO325 Kennedy Street Precinct and Kennedy Street Precinct (Gap Study) – existing HO325 extended and divided into two precincts.

Contributory Elements as Identified in Citation

Contributory elements have typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include Small front gardens, bordered by low front fences, typically of timber picket. Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

Highett Street Precinct, Richmond

Lovell Chen Overview

Residential precinct, predominantly Victorian era dwellings with some Edwardian era dwellings on the north side of Highett Street. Dwellings typically date from the 1880s and early 1890s, with some pre 1870s examples and from the second phase of development in the early twentieth century.

Contributory Elements as Identified in Citation

Contributory elements include:

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

Kennedy Street Precinct, Richmond

Lovell Chen Overview

Small interwar residential precinct, typically comprising timber bungalow style dwellings.

NB: See also HO325 Kennedy Street Precinct and Gardner Street Precinct (Gap Study) – existing HO325 extended and divided into two precincts.

Contributory Elements as Identified in Citation

Contributory elements include:

- The homogeneous interwar streetscapes created by the consistency of building forms (symmetrical single-fronted or asymmetrical double fronted bungalows with pitched gabled or hipped roofs prominent porch/verandahs supported on rendered brick piers facing the street, one storey wall heights), materials (walls of weatherboard with brick chimneys) Arts & Crafts detailing, and consistent front and side setbacks.
- The twentieth century subdivision pattern comprising detached houses on regular allotments with front garden setbacks.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and the mature Ash (*Fraxinus sp.*) in Hollick and Kennedy streets.

Lincoln Street Precinct, Richmond

Lovell Chen Overview

Small residential precinct, predominantly Victorian era dwellings with some Edwardian infill and commercial buildings on corner sites. Dwellings predominantly date from c.1880. Includes Taviuni Terrace.

Contributory Elements as Identified in Citation

Contributory elements include:

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- Taviuni Terrace, which is notable within the precinct as a large terrace with Victorian 'boom era' detailing and an original iron palisade.
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

Wells Street Precinct, Richmond

Lovell Chen Overview

Small residential precinct, comprised of five timber houses dating from the late nineteenth or early twentieth centuries. An example of an unplanned residential subdivision created during the land boom of the late nineteenth century.

Contributory Elements as Identified in Citation

Contributory elements include:

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard, brick or render chimneys, post supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb.

Yarraberg Precinct, Richmond

Lovell Chen Overview

Residential precinct typically comprised of working class housing from the Victorian and Edwardian eras, interspersed with a small number of interwar infill development and early commercial development along Burnley Street. Victorian era dwellings typically timber workers cottages or houses with some early terraces or Boom style villas. Edwardian era development includes duplexes and a small number of houses.

Contributory Elements as Identified in Citation

Contributory buildings have typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include small front gardens, bordered by low front fences, typically of timber picket and public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

HO338 West Richmond Precinct extension

Lovell Chen Overview

Large residential precinct, predominantly from the late Victorian and Edwardian eras, with some early Victorian and interwar development.

The southern section of this precinct (including Erin and Highett streets (existing HO338)) predominantly contains large villas and mansions associated with the wealthy and middle class.. Precinct extended to the north (Egan to Smith streets) which is predominantly made up of working class housing – see note below.

Precinct comprised of various subdivisions and varying lot widths, with some corner commercial properties and Interwar development generally along Hoddle Street.

NB - See also West Richmond Precinct HO338 – (Gap Study) extension to include Hoddle Street and York Street precinct extensions.

Contributory Elements as Identified in Citation

Contributory elements include:

- The overall consistency of building forms (pitched gabled or hipped roofs), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street set out on two levels as required with cast-iron detailing and timber detailing for Federation/Edwardian-era houses), and siting (small or no front and side setbacks except in certain streets).

- The original front and side fences to many houses.
- The contrast between the grand housing on Richmond Hill with the more modest working class housing on the flat areas around York Street.
- The nineteenth century subdivision pattern comprising regular allotments served by rear laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and bluestone laneways, including the unusual stepped laneway off Highett Street.

HO308 Barkly Gardens Precinct extension

Lovell Chen Overview

Precinct boundaries altered to include Cotter Street, Rooney Street and Yarra Street extensions to existing precinct, and one property removed. Cotter Street extension contains a relatively intact group of small weatherboard clad, late Victorian-era houses. Rooney Street extension is divided into two groups, the northern section includes 'Loughrea Terrace', which contains five bi-chrome) houses with a transverse gable roof, and the southern section includes late Victorian brick houses and Victorian and Edwardian timber dwellings. Precinct now includes Former J Kennon & Sons Wool Store (HO282) and the house at 30 Brighton Street (HO231).

The extensions are historically associated with the precinct as they formed part of the same subdivisions and were developed at the same time.

NB - See also Barkly Gardens Precinct (HO308) – existing HO308 to include Cotter Street, Rooney Street and Yarra Street precinct extensions.

Contributory Elements as Identified in Citation

Contributory elements include:

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth/early twentieth form and layout of the Barkly Gardens and the surviving mature plantings of Oaks (*Quercus* sp.) and Peppers (*Schinus molle*).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

HO342 Cremorne Street Precinct extension

Lovell Chen Overview

Residential precinct comprised of Victorian and Edwardian era as well as interwar dwellings.

NB - See also Cremorne Street Precinct (HO342) – 7 nineteenth centuries properties added along the north and west precinct boundaries.

Contributory Elements as Identified in Citation

Contributory elements include:

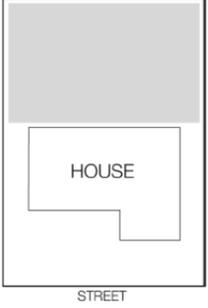
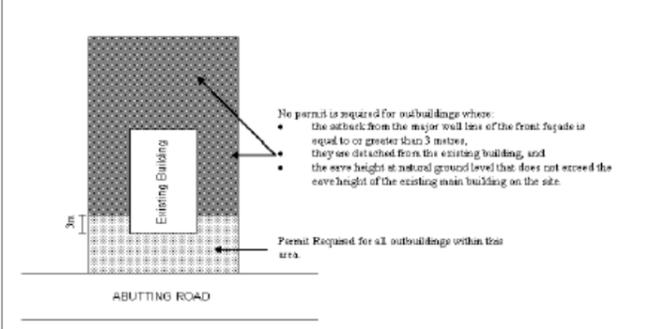
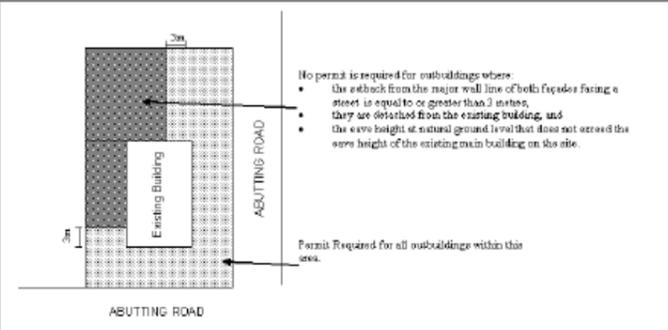
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

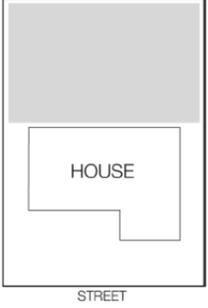
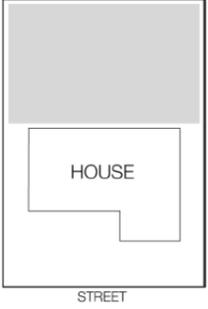
APPENDIX B

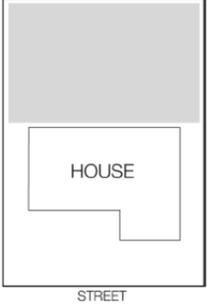
SUMMARY OF INCORPORATED PLANS & PERMIT EXEMPTIONS (OTHER MUNICIPALITIES)

Note that Moonee Valley exemptions do not apply to individually listed HO places and significant places

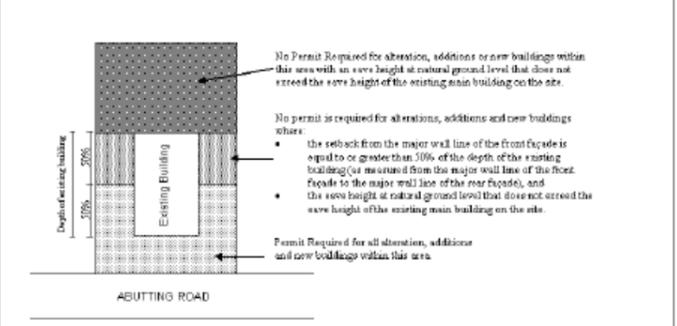
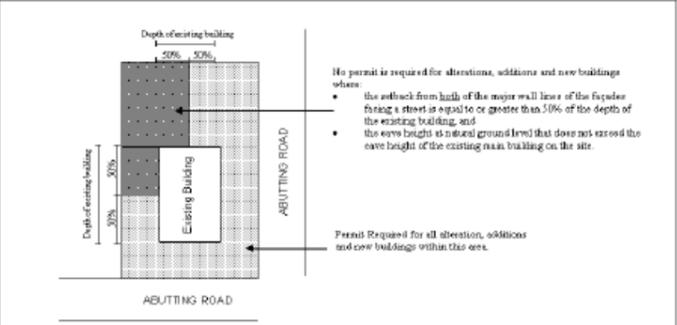
	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
Demolition	Moonee Valley Darebin Darebin (draft pending) Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Demolition of a building or part of a building on a property shown as Non-contributory/(N) on the relevant precinct map
	Ballarat	Demolish a building and associated outbuildings and fences within a site identified as being 'not of heritage significance' within the incorporated document <u>Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance.</u>
	Greater Bendigo – Ironbark Residential Heritage Precincts	Demolish or remove a building or part of a building on a property shown as Non- contributory Place within any of the precincts. Demolish no more than 50% of the rear wall of a single storey dwelling on a property classified as a Contributory Place and/or Miners' Cottage on the condition that a building permit has been issued for a single storey extension to the dwelling. Demolish the rear section of a roof of single storey dwelling classified as a Contributory Place and/or Miners' Cottage on that condition that the demolition is required to allow for a single storey rear extension to the dwelling to be constructed, and the section of the roof being demolished and modified cannot be seen from a street, laneway or park and a building permit has been issued for the extension of the dwelling. Demolish a utility installation.
Repairs or routine maintenance	Moonee Valley Darebin (draft pending)	Repairs or routine maintenance to a building that would change the appearance of that building on a property shown as Non-contributory on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building. Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as Contributory on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a property on a corner site.
	Darebin Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Routine maintenance to a building that would change the appearance of that building on a property shown as Non-contributory/N on the relevant precinct map.
	Darebin (draft pending)	Repairs or routine maintenance or alterations to the wall of a building that faces the rear boundary that would change the appearance of that building on a property shown as Contributory on the relevant precinct map. This does not apply if the repairs or routine maintenance would result in an extension to the building, or to a property on a corner site.

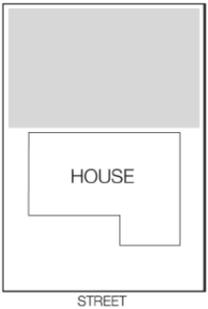
	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
Outbuilding	<p>Moonee Valley</p> <p>FIGURE 1 The shaded area defines the rear yard for the purposes of this policy</p>  <p>Darebin Darebin (draft pending) Greater Bendigo – Former Shires of McIvor and Strathfieldsaye</p>	Construction or extension of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level and that is situated within the rear yard as defined in Figure 1.
New Outbuildings (carports / garages / sheds) on Significant Places	<p>Ballarat</p>  <p>Figure 3: Exemptions for new outbuildings (carports/garages/sheds) on 'significant' places not on corner sites under the Heritage Overlay.</p>  <p>Figure 4: Exemptions for new outbuildings (carports/garages/sheds) on 'significant' places on corner sites under the Heritage Overlay.</p>	Construct an outbuilding where: <ul style="list-style-type: none"> the setback from the major wall line of the front façade is equal to or greater than 3 metres; and they are detached from the existing building; and the eave height at natural ground level does not exceed the eave height of the existing building on the site (see figure 3 and 4).
	Greater Bendigo - Ironbark Residential Heritage Precincts	Construction of a minor utility installation on land defined as Non-contributory.

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
Open sided pergola or verandah	<p>Moonee Valley</p> <p>FIGURE 1 <i>The shaded area defines the rear yard for the purposes of this policy</i></p>  <p>Darebin Darebin (draft pending)</p>	Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property as defined in Figure 1.
	Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Construction or extension of an open-sided pergola or verandah with a maximum building height not more than 4 metres above natural ground level within the rear yard of any property
Deck	<p>Moonee Valley</p> <p>FIGURE 1 <i>The shaded area defines the rear yard for the purposes of this policy</i></p>  <p>Darebin Greater Bendigo – Former Shires of McIvor and Strathfieldsaye</p>	Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property as defined in Figure 1.

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
Extension to a Contributory dwelling	<p>Moonee Valley</p> <p>FIGURE 1 The shaded area defines the rear yard for the purposes of this policy</p>  <p>Extension to a dwelling is defined as an extension of not more than 50% of the floor area of the existing dwelling (prior to the demolition of any part of the dwelling) Darebin (draft pending) points 2, 3 & 6</p>	<p>Construction of an extension to a dwelling on a property shown as Contributory on the relevant precinct map provided that all of the following conditions are met:</p> <ul style="list-style-type: none"> the property is not on a corner site; the building height is not more than the building height of the original dwelling excluding any later extensions or additions; the extension is sited within the rear yard as defined in Figure 1; there is no alteration or extension to any part of the roof facing the front or side boundary; there is no alteration or extension to any part of the front or side walls of the dwelling; and the setback from side boundaries is not less than the setback of the existing dwelling.
	Darebin	<p>Construction of an extension to a building on a property shown as C1 or C2 on the relevant precinct map provided that:</p> <ul style="list-style-type: none"> the building height of the existing building is not exceeded; the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building; and the setback from side boundaries is the same as or greater than the setback of the existing building.
	Greater Bendigo – Former Shires of McIvor and Strathfieldsaye Building height as defined by Clause 72 General Terms in the City of Greater Bendigo Planning Scheme.	<p>Construction of an extension to a rear of a building on a property shown as Contributory on the relevant precinct map provided that:</p> <ul style="list-style-type: none"> the building height of the existing building is not exceeded; the setback from side boundaries is the same as or greater than the setback of the existing building; and demolition of the rear part of a building does not include demolition of the main roof form.
	Greater Bendigo – Miners’ cottages Greater Bendigo - Ironbark Residential Heritage Precincts	<p>Building and works ancillary to the dwelling and extensions to the Miners’ Cottage provided that:</p> <ul style="list-style-type: none"> the buildings and works are located behind the rear building line of the Miners’ Cottage and is not visible from the street; and the additional gross floor area created by the works is not more than 50 square metres; and the new roof’s ridge height does not exceed the height of the highest ridge on the Miners’ Cottage; and the existing roof form and pitch of the Miner’s Cottage is not altered.
Extension to a Non-contributory dwelling	Moonee Valley	<p>Construction of an extension to a dwelling on a property shown as Non-contributory on the relevant precinct map provided that all of the following conditions are met:</p> <ul style="list-style-type: none"> the property is not a corner site; the building height is not more than the building height of the existing dwelling; and the setback from front or side boundaries is less than the setback of the existing dwelling.

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
	Darebin Building height as defined by Clause 72 General Terms in the Darebin Planning Scheme.	Construction of an extension to a building on a property shown as N on the relevant precinct map provided that: <ul style="list-style-type: none"> the building height of the existing building is not exceeded; and the setback from side boundaries is the same as or greater than the setback of the existing building.
	Darebin (draft pending)	Construction of an extension to a building on a property shown as Non-contributory on the relevant precinct map provided that: <ul style="list-style-type: none"> the building height is not more than the building height of the existing building; and the setback from front or side boundaries is the not less than the setback of the existing building.
	Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Construction of an extension to a building on a property shown as Non-contributory on the relevant precinct map provided that: <ul style="list-style-type: none"> the building height of the existing building is not exceeded; and the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building.
	Greater Bendigo – Ironbark Residential Heritage Precincts	Buildings and works ancillary to the dwelling and extensions to the dwelling of a Non-contributory Place provided that: The buildings and works are located behind the rear building line of the dwelling and not visible from the street; and The additional gross floor area created by the works is not more than 50 square metres; and The new roof’s ridge height does not exceed the height of the highest ridge of the dwelling within the Non-contributory Place.

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
Alterations, Additions and New Buildings on 'Not Significant' Places	<p>Ballarat</p>  <p>Figure 1: Exemptions for alterations, additions and new buildings on 'not significant' places not on corner sites under the Heritage Overlay.</p>  <p>Figure 2: Exemptions for alterations, additions and new buildings on 'not significant' places on corner sites under the Heritage Overlay.</p>	<p>Construct or carry out</p> <p>Alterations to the rear façade of the building or to those parts of the side facades which are a distance from the major wall line of the front façade which is equal to or greater than 50% of the depth of the existing building (see figure 1 and 2);</p> <p>Additions to the building</p> <ul style="list-style-type: none"> • which project beyond the major wall line of the rear façade of the building and • which have an eave height no greater than the eave height of the existing building and/or • which are set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and • which have an eave height no greater than the eave height of the existing building (see figure 1 and 2); <p>a New building</p> <ul style="list-style-type: none"> • setback beyond the major wall line of the rear façade of the building and • which has an eave height no greater than the eave height of the existing building and/or • which is set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and • which has an eave height no greater than the eave height of the existing building (see figure 1 and 2);
Fences	<p>Moonee Valley</p> <p>Darebin (draft pending)</p> <p>Greater Bendigo – Former Shires of McIvor and Strathfieldsaye</p> <p>Greater Bendigo – Miners' cottages</p>	<p>Construction of a front fence not more than 1.2m in height above natural ground level provided that the fence is constructed of timber pickets or woven wire and that this does not require the demolition or alteration of an existing front fence of a property shown as Significant or Contributory on the precinct map or identified as a Significant feature within the precinct.</p> <p>Construction or demolition of side or rear fences including the installation of lattice or trellis. This exemption does not apply to:</p> <ul style="list-style-type: none"> • side fences within 9 metres of the frontage; and • side fences along the secondary frontage of a property on a corner site.
	Darebin (draft pending)	Demolition of a side or rear fence. This does not apply to a property located on a corner or if any part of the side or rear fence is identified as a Significant feature.

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
	Darebin Greater Bendigo – Former Shires of McIvor and Strathfieldsaye (lattice or trellis)	Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as C1 on the relevant precinct map. Demolition of side or rear fences on any property. Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
	Greater Bendigo – Ironbark Residential Heritage Precincts	Demolish or remove a fence on any property listed as Non-contributory Place. This does not apply if the fence is a stone fence.
Domestic services	Moonee Valley Note 1: For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carport Darebin Darebin (draft pending) Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Installation of domestic services normal to dwelling that may be visible from a street or public park provided that the installation: <ul style="list-style-type: none"> • is not attached to the front wall of the dwelling; • is not situated between the front wall of the dwelling and the front property boundary; • if attached to the side wall of a dwelling on a property shown as Significant or Contributory/C1 or C2 on the precinct map, it is setback not less than 4 metres measured from the minimum front setback of the dwelling (See Note 1); • does not project above the highest point of the roof; • is not situated on that part of the roof that faces directly toward a street (including a side street); and • if situated on part of a roof that faces a side boundary on a property shown as Significant or Contributory on the relevant precinct map, it is set back not less than 4 metres measured from the minimum front setback of the dwelling (See Note 1). •
Swimming pool or spa	Moonee Valley FIGURE 1 <i>The shaded area defines the rear yard for the purposes of this policy</i>  Darebin Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard as defined in Figure 1.
Removal, lopping or pruning of trees	Ballarat	Remove, lop or prune a tree in the following precincts with the exception of the following trees: (in other words, a permit is required to remove/lop/prune the trees listed).

	MUNICIPALITY	EXEMPTION
ALL DEVELOPMENT		
RESIDENTIAL DEVELOPMENT		
Minor development to 'Significant' Places	<p>Ballarat</p> <p>Figure 5: Exemptions for minor development* to 'significant' places not on corner sites under the Heritage Overlay</p> <p>Figure 6: Exemptions for minor development* to 'significant' places on corner sites under the Heritage Overlay</p>	<p>Minor development located beyond the major wall line of the rear façade of the building (see figure 5 and 6) being:</p> <p>Development that does not require approval under the Building Regulations and where the eave height at natural ground level that does not exceed the eave height of the existing main building on the site; or</p> <p>Any of the following:</p> <ul style="list-style-type: none"> • pergola • verandah • deck • water tank and associated structures. • domestic plant and services, eg. hot water service, air conditioner; <p>with an eave height at natural ground level that does not exceed the eave height of the existing main building on the site.</p>
Solar panels	Greater Bendigo – Former Shires of McIvor and Strathfieldsaye	Construction of equipment associated with a roof-mounted solar panel provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
	Greater Bendigo – Miners' cottages	Installation of solar panels visible to the public, on the condition that the solar panels are fixed flush with the roof cladding and 70% of the roof cladding remains visible from the street or park.
Water tank	Greater Bendigo – Miners' cottages	Installation of a water tank visible to the public, on the condition that the installation is at least 3 metres behind the building line visible from the street and the water tank width does not exceed 25% of the dwellings visible width.
Signs	Greater Bendigo – Miners' cottages	A sign for a home occupation that is not attached to a building or fence.