

MELBOURNE PLANNING SCHEME

Incorporated Document

Heritage Places Inventory February 2020 Part B (Amended September 2022)

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

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1. INTRODUCTION

Most buildings in the Heritage Overlay of the Melbourne Planning Scheme are categorised Significant, Contributory or Non-Contributory. Buildings in the Heritage Overlay graded A to E are listed in this document.

Buildings with cultural heritage significance located within the City of Melbourne have been assessed and graded according to their importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been assessed and graded. Individual buildings are graded from A to E, while streetscapes are graded from Level 1 to 3, both in descending order of significance.

All graded buildings and streetscapes are included as heritage places in the Heritage Overlay of the Melbourne Planning Scheme.

In addition to this document further information regarding every graded building is recorded on the relevant “Building Identification Form”. These Building Identification Forms are available for inspection at Council’s Development Planning Department.

The performance standards applied by Council when considering relevant permit applications are dependent on the particular building and streetscape grading.

The building and streetscape grading definitions are provided on the following page.

2. DEFINITIONS

2.1 General

Concealed means not visible from any part of the street serving the front of the building, as defined under ‘visible’. ‘Partly concealed’ means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building's facade and the streetscape.

Conservation means looking after a place to retain its heritage significance. It may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Context means:

- The surrounding area as a whole
- Adjoining or nearby significant buildings or works
- In the case of additions or alterations, significant parts of the subject building.

Contributory building means a ‘C’ grade building anywhere in the municipality, or a ‘D’ grade building in a Level 1 or Level 2 streetscape.

Cultural significance means aesthetic, historic, scientific or social value for past, present and future generations.

Enhancement means:

- Encouraging removal of buildings or objects that detract from an area’s character and appearance.
- Allowing replacement of buildings or objects that do not contribute to an area’s character and significance by a building of a sympathetic new design.
- Allowing new works specifically designed to enhance an area’s character and appearance.

Fabric means all the physical material of the place.

Outstanding building means a grade A or B building anywhere in the municipality.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either ‘recreation’ or ‘conjectural reconstruction’.

Respectful and interpretive refer to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. ‘Respectful’ means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. ‘Interpretive’ means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or later additions or by reassembling existing components without the introduction of new material.

Significant means of historic, architectural or social value for past, present or future generations. All graded buildings are significant. ‘Significant parts’ of a graded building means parts which contribute to the historic, architectural or social value of the building. The Building Identification Forms within *City of Melbourne Conservation Schedule* highlight many of the significant parts of each building.

Visible means anything that can be seen from any part of the street serving the front of the building including:

- Side elevations that are readily visible from the front street.
- Anything that can be seen from a side or rear laneway, if the laneway itself is classified as a Level 1 or 2 streetscape.

2.2 Buildings

The definitions used for each of the building gradings are as follows:

‘A’ Graded Buildings

These buildings are of national or state importance, and are irreplaceable parts of Australia’s built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

‘B’ Graded Buildings

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

‘C’ Graded Buildings

These buildings demonstrate the historical or social development of the local area and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

‘D’ Graded Buildings

These buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

‘E’ Graded Buildings

These buildings have generally been substantially altered and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

2.3 Streetscapes

The definitions used for each of the streetscape gradings are as follows:

Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscape

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

EAST MELBOURNE & JOLIMONT

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Yarra Park	Richmond Cricket Ground & Pavilion	C	-

END OF DOCUMENT