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URBAN CONSERVATION

IN • THE • CITY • OF • MELBOURNE



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**CONTROLS, STANDARDS AND ADVICE ON THE
RESTORATION AND ALTERATION OF HISTORIC
BUILDINGS, AND ON THE DESIGN OF NEW BUILDINGS
IN URBAN CONSERVATION AREAS.**

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SUMMARY TABLE 1

PRESERVING, ALTERING or RENOVATING GRADED BUILDINGS

		PRESERVATION OF INTACT SIGNIFICANT FABRIC	ALTERATION OR RENOVATION OF NO LONGER INTACT SIGNIFICANT FABRIC:	
			EVIDENCE OF EARLIER STATE AVAILABLE	NO EVIDENCE OF EARLIER STATE
'A' and 'B' buildings anywhere	"OUTSTANDING BUILDINGS"	Should be PRESERVED	Should be authentic RESTORATION/RECONSTRUCTION or should not preclude it happening in the future	RESPECTFUL or INTERPRETATIVE modern design preferred to "guesswork" reconstruction or reproduction. Refer to Summary Table 2.
'C' buildings anywhere; and 'D' buildings in Level 1 and 2 streetscapes	"CONTRIBUTORY BUILDINGS"	Should be PRESERVED where visible. DISCRETIONARY* where concealed.	Where visible, should be authentic RESTORATION/RECONSTRUCTION or should not preclude it happening in the future. DISCRETIONARY* where concealed.	
All other lesser graded buildings		DISCRETIONARY*	DISCRETIONARY*	
REFER TO PERFORMANCE STANDARD:		1	2	3

* Refer to Summary Table 2 for the appropriate Performance Standards if not preserving or restoring/reconstructing.

SUMMARY TABLE 2

DESIGNING NEW BUILDINGS, and ALTERATIONS (other than restoration or reconstruction) or ADDITIONS to EXISTING BUILDINGS, in Urban Conservation Areas

	FORM	FACADE PATTERN and COLOURS	MATERIALS	DETAIL	CONCEALMENT of higher rear parts (including additions)	FACADE HEIGHT and SETBACK (new buildings)
Level 1 Streetscape	Should be RESPECTFUL	Visible parts should be RESPECTFUL* Concealed parts should be INTERPRETATIVE*	Should be RESPECTFUL	Should be INTERPRETATIVE	Should be CONCEALED	Should not dominate an adjoining A,B,C, or D building
Level 2 Streetscape		Should be INTERPRETATIVE*			Should be PARTLY CONCEALED*	
Level 3 Streetscape	Should be INTERPRETATIVE*	No concealment necessary*			Should not dominate an adjoining A or B building	
REFER TO PERFORMANCE STANDARD	4	5	6	7	8	9

* Except for alterations and additions to **outstanding buildings** (A and B buildings anywhere), which should always be **RESPECTFUL** and any additions **CONCEALED**

NOTE THAT ADVICE ON THE PERFORMANCE STANDARDS CAN BE OBTAINED BY TELEPHONING 658 9763.