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■ heritage ALLIANCE Heritage Consultants
■ 129 Peel Street, North Melbourne 3051. ph 04376 199 22 email contact@heritagealliance.com.au
■ ABN 23 308 903 866

Alterations to House at 46 Brougham St N. Melbourne 3051 [H003]

Heritage Impact Statement

Prepared for St. Aloysius College + Hayball Architects April 2026



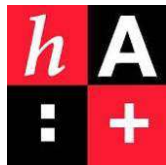
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This HIS has been undertaken in accordance with the principles of
the Burra Charter adopted by ICOMOS Australia

This document has been completed by David Wixted



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Heritage ALLIANCE

Office P06 129 Peel Street, North Melbourne 3051

+61 437619922

Cover images

Street and rear view of main house

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46 BROUGHAM STREET, NORTH MELBOURNE HIS

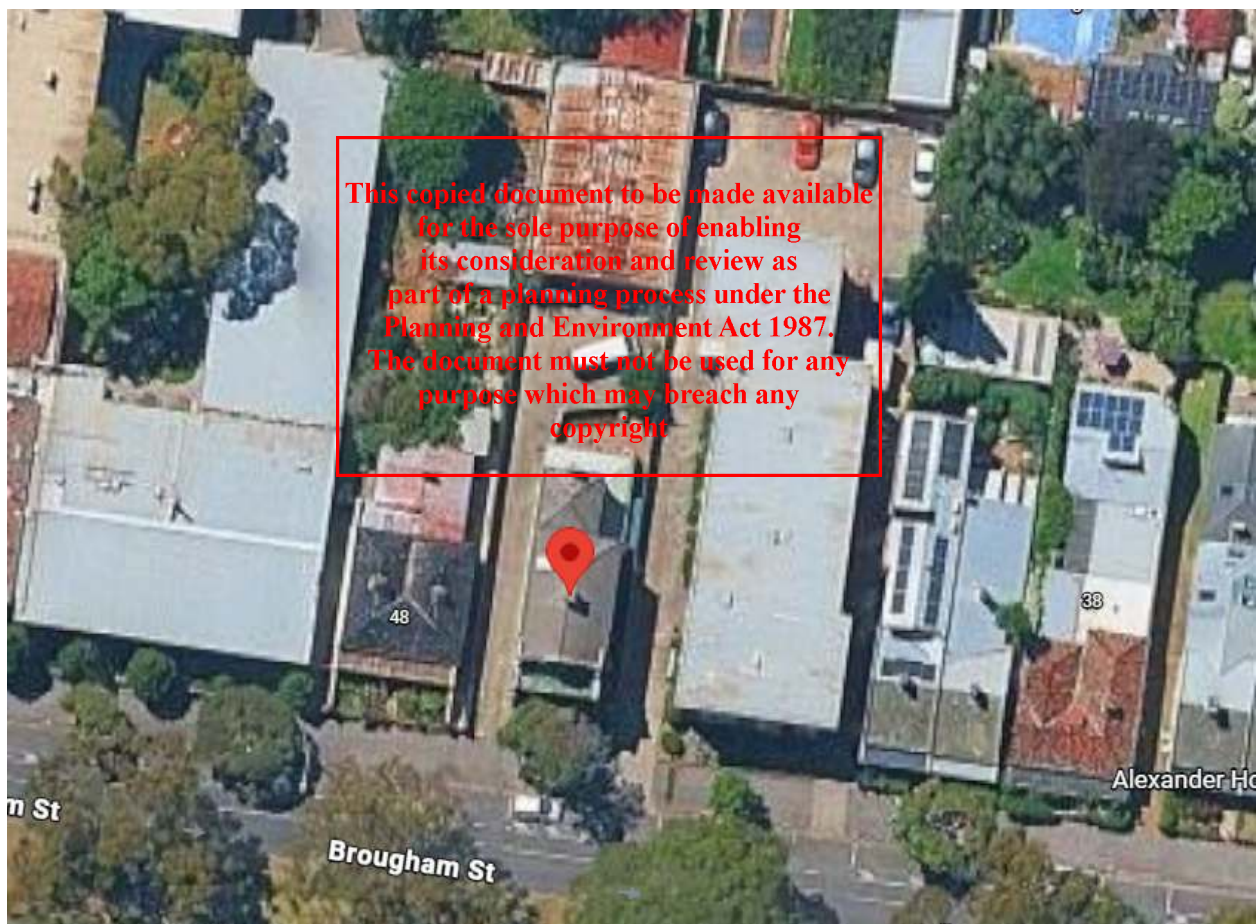
Client

The Client is St Aloysius College and Hayball Architects who are proposing site works to install new classrooms behind the northern portion of the existing house at 46 Brougham St, North Melbourne.

Site location

This Heritage Impact Statement (HIS) relates to the former house and site at 46 Brougham Street, North Melbourne. It has been acquired by St Aloysius College. It is proposed to incorporate this site into the St Aloysius school's site holdings and use it for classrooms..

The site is to be accessed primarily from Brougham Street and the existing large rear garage building will be demolished and replaced by a class room structure taking in more than half to 2/3rds of the north end of the site.



Site locality, Brougham Street.

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Site Description

This building is a typical 2 storey Melbourne 'terrace' style house which is ubiquitous in the inner-metropolitan area. It is a stand-alone structure and was never part of a group or pair. Adjacent houses were of a different or somewhat variegated form but mostly developed in the same late-Victorian period.

The body of the building is brick with render dressings and with a forward balcony on the upper level. Project west and east facades have no upper level windows and only the lower level rear dining area has an east facing aspect. At the top of the street -facing south wall is a substantial decorative parapet which itself contains a render work balconette which is substantially intact except for missing render work finials at each end. The street facing wall is all render work with recessed windows and the recesses also have complex render architraves around them. All this excessive and lavish render detail is typical of late (high) Victorian period houses developed during the 'boom' period of life and land speculation in Melbourne in the late 19th Century.

Along the west elevation is a substantial brick wall (albeit painted) standing on stone blocks but the east wall is recessed and further beyond this to the north is a single storey brick and metal roofed structure of probably late 20th C which currently acts as a storage facility.

The north end kitchen section has previously been rebuilt from a smaller outbuilding. The MMBW plan of 1897 shows what appears to be a ramshackle out building here tacked onto the main structure. The plan also indicates no substantial buildings on the rearmost part of the site. In 1897 the yard is asphalted and there is a small fowl house in the rear north along with an earth closet marked "C".

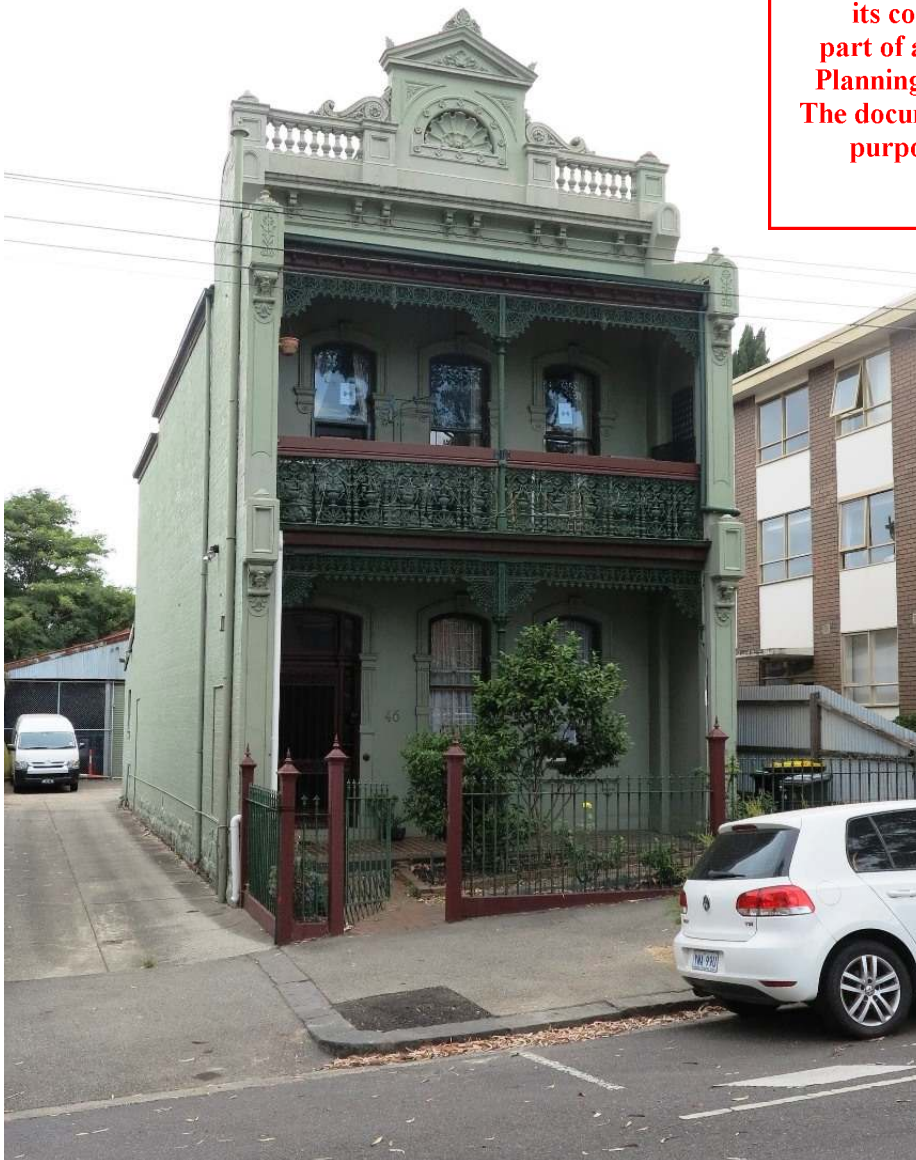
The roof is (I am informed by Hayball Architects) concrete tile work. This is likely to be plain concrete and possibly not the self-coloured type available pre WWII.

Dating

The house at No 46 was built circa 1880-85 which is consistent with the building's architectural appearance (*Wise Directory* 1888). The first occupant is thought to be William Steel (1885 Sands McDougall Directory) but as there is no street numbering in the early directories this cannot be fully confirmed. In 1890 the street numbering indicates a person named Tonkin occupies the house. Later occupants do not appear to be of any particular note.

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46 Brougham St January 2026: side elevations are in brick (west side brick is painted) frontage is renderwork. Sideway is concreted over and is part of the property. The upper balcony is accessed via the large window openings which have low sills. Note the substantial parapet which is missing four end finials, (remnants remain extant).

Heritage Advice (general)

Commentary: although it is clearly a fine and near intact example of an inner Melbourne Terrace Type, there is nothing of outstanding importance in this particular building. It is typical of many terrace forms found in the inner suburban ring of Melbourne and which define Melbourne's Victorian boom period origins. There are many similar buildings in the adjacent North Melbourne streets.

Heritage Precinct

The building lies within the North and West Melbourne Heritage Precinct 'HO03'.

External paint controls apply but internal alterations are not controlled.

The import of this is that the alterations to the exterior are controlled by the planning scheme and what may be allowable will be the subject of discussion over what impact the precinct will be subject to and the extent to which a reasonably intact building will be altered.

Paint controls are essentially about painting wood, metal and render surfaces and also there to discourage painting of brickwork. Giving a building a 'correct' colour scheme is a desired outcome but is not essentially the purpose of the paint control.

Significance of the Precinct

This area (North Melbourne) is contained within a heritage precinct which was reviewed in 2024-25 by Lovell Chen Heritage Consultants.

North & West Melbourne Heritage Precincts: Their Significance *(as Statutorily stated in the Planning Scheme)*

How is it significant?

North and West Melbourne Precinct is of historical, social and aesthetic significance to the City of Melbourne.

Why is it significant?

The North and West Melbourne Precinct is of historical significance, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to the north and west of the city and for its ability to demonstrate that period of development. The surviving layout and building stock are important for their ability to reflect on particular aspects of this history. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid and this pattern remains. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road in particular was an early route out of Melbourne, its status confirmed in the Roads Act of 1853. (Criterion A)

The working-class history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically diverse development, including the proximity of houses to commercial, manufacturing and industrial buildings, nineteenth century corner

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shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements. Welfare and community groups also established a strong presence in the suburb, providing services to the unemployed, women and children. (Criterion A)

The North and West Melbourne Precinct is of social significance. Residents value the early character of its streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Queen Victoria Market, Arden Street Oval and the city, is also highly valued. Places such as churches, pubs, schools and other places of gathering are also valued by the community. (Criterion G)

The North and West Melbourne Precinct is of aesthetic significance, particularly for the architectural expression of its key buildings and streetscapes, largely for its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian and interwar development on the site of the former Benevolent Asylum, and commercial and industrial buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and the building stock is comparatively intact, and features generally larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Queen Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower an important local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts. (Criterion E)

Changes to the House since Construction

There are a number of perhaps not so significant changes that have been made over the last 120 years including

Small changes to the front yard

Change to the fence (the previous was a cyclone chain wire fence) and the original was likely to have been a timber picket (as anything more substantial would have left traces such as a bluestone base).

Painting of the west side wall

Alterations in the kitchen area and the infilling of the east side kitchen zone making it larger.

Alteration of the slate roof to a painted cement tile

Minor alterations to the rainwater system (mainly changes to the exposed roof gutters and downpipes)

Other non-significant matters

Concreting of the side driveway

Building the large single storey garage in the rear area. (of unknown date and difficult to perceive).

Impact on Heritage Overlay

Changes to Date: Being as they are minor, none of the above site alterations have any substantive impact on the heritage overlay.

Possible *Quid pro quo* matters to be considered in new works

In assessing possible alterations, the applicant is often called upon to include repairs to the building being altered as an offset to the alteration work.

These quid pro quo works might be in the way of render repairs, removing painting over brickwork and the like.

There is little of this type of work which needs doing as essential works. The only missing elements on the main building are four parapet urns on the frontage and these might be reinstated although the missing specific type are not known. Urns would have to be of a type that would be between 600 -750mm high. (A comparative place for details is the nearby two storey terrace at No 361 Dryburgh St N. Melbourne).

Other matters involving rainwater goods and removal of paint from brick work on the west wall could be pursued but are not essential to the site's conservation although they do change the perception of the building in a minor way.

Some minor work (replacement of gutters and downpipes at the frontage zone on the verandah with all galvanised work – half round and Ogee form gutters might be undertaken.

Impact of the Proposed works vs Melbourne Planning Scheme (MPS)

See Melbourne Planning Scheme Planning Policy: Clause 15.03-1S and Clause 15.03-1L-02 (Heritage)

MPS Clause 15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

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

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

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

Encourage appropriate development that respects places with identified heritage values.

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

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

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

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

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

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.

Policy documents

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

Heritage

Policy application

This policy applies to places within a Heritage Overlay and for properties categorised 'significant', 'contributory' or 'non-contributory' in an incorporated document to this scheme.

Definitions are located in the *Heritage Places Inventory March 2022* incorporated into this

Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

A demolition permit will not be granted until the proposed replacement building or works have been approved.

Preserve fences and outbuildings that contribute to the significance of the heritage place.

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Demolition policy guidelines

Consider as relevant:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

MCC Alterations policy guidelines

Consider as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

Additions strategies

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

Ensure additions:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

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Concealment of additions strategies

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.

- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

New buildings strategies

Ensure new buildings:

- Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.
- Are in keeping with key attributes of the heritage precinct such as:
 - Building height, massing and form.
 - Style and architectural expression.
 - Details.
 - Materials.
 - Front and side setbacks.
 - Orientation.
 - Fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.

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- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding heights that are significantly lower.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

Concealment of higher rear parts of a new building strategies

Outside the Capital City Zone and Docklands Zone process

- In significant streetscapes, the higher rear parts of a new building should be concealed.
- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

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Restoration and reconstruction strategies

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

Subdivision strategies [NOT RELEVANT, not included here]

Relocation strategy [NOT RELEVANT, not included here]

Vehicle accommodation and access strategies [NOT RELEVANT, not included here]

Fences and gates strategies

Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the original form, detailing and materials.

Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:

- It does not conceal views of the building or heritage place.
- Is a maximum height of 1.5 metres.
- Is more than 50 per cent transparent.

Trees strategies [NOT RELEVANT, not included here]

Services and ancillary fixtures strategies [NOT RELEVANT, not included here]

Street fabric and infrastructure strategies [NOT RELEVANT, not included here]

Signage strategies

Retain existing signage with heritage value and do not alter or obscure historic painted signage.

Ensure new signage associated with heritage places:

- Minimises visual clutter.
- Does not conceal architectural features or details which contribute to the significance of the heritage place.
- Does not damage the fabric of the heritage place.
- Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Is placed in locations where they were traditionally placed.
- Is readily removable.

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Policy documents

Consider as relevant:

- *Heritage Places Inventory March 2022* (City of Melbourne, August 2025)
- *Central Activities District Conservation Study* (Graeme Butler, 1985)
- *Central City (Hoddle Grid) Heritage Review* (Graeme Butler, 2011)
- *Bourke Hill Precinct Heritage Review Amendment C240* (Trethowan, 2015)
- *The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance, 2013* (Australia ICOMOS)
- *City North Heritage Review, RBA Architects* (RBA Architects, 2013)

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- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *North and West Melbourne Conservation Study* (Graeme Butler, 1985 & 1994)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Melbourne Conservation Study* (Bryce Raworth Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Hoddle Grid Heritage Review* (GML and GJM, July 2020) (Updated March 2022)
- *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2017) (Updated October 2018)
- *Southbank Heritage Review* (Biosis and Graeme Butler, 2017) (Updated November 2020)
- *South Melbourne Urban Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1987)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)
- *West Melbourne Heritage Review* (Graeme Butler & Associates, 2016)
- *Amendment C396 Heritage Category Conversion Review* (Lovell Chen and Anita Brady Heritage, 2021)
- *Extract from Fishermans Bend to Dandenong Heritage Review and Stakeholder Engagement Summary Report* (HLCD, 2022)
- *North Melbourne Heritage Review* (Lovell Chen, July 2023)
- *Carlton Heritage Review* (Lovell Chen, February 2023)
- *Punt Road Oval (Richmond Cricket Ground) Heritage Review* (GML Heritage, February 2023)
- *South Yarra Heritage Review* (GML Heritage, July 2024)

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.

- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

Hayball Architects Proposed Works:

Structural

- Potential additional structural supports etc, depending on condition

External:

- Refinish roof tiles - repainted (existing is concrete), re-point any gaps or cracks

Comment: The roof is in reasonable condition as is although the concrete tiles are not original. The proposal is a low cost, simple set of works in the circumstance. Possible replacement as a galvanised metal roof can be delayed until the existing becomes un-serviceable.

- Repaint exterior new colours

Comment: The proposal is within the range of heritage colours although not selected specifically against this building and is intended to tie with other buildings in the campus.

The west wall is to have the paint removed to expose the original brickwork and this will be consistent with the east walls exposed brick.

- Modify/repair rainwater drainage system

Comment: Essentially this is to modify existing rainwater gutters to ogee shape and realign verandah downpipes which currently run to a tank on the east side frontage.

- Upgrade glazing to existing windows

Comment: Some windows (particularly any with 'stained' or coloured glass) cannot be easily upgraded but a number of others can be refitted as double glazing with minimal external changes but sash cords may have to be upgraded if windows are to remain operable. This work will require a more detailed scheduling as to alterations achievable. Some windows may have to be fixed closed and it may only be possible to attach an inner glazed casement to achieve double glazing.

Internal:

- Demolish all wall (assumed to be plaster) and ceiling linings
- Allow new plasterboard linings typically
- Existing external wall thermal upgrade, bulk/rigid insulation behind new internal lining
- New floor substrate for new floor finishes throughout

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Heritage Commentary (Planning Scheme issues)

General Matters: While it is a fine and generally intact terrace style building, there is nothing special about this building in the context of late Victorian terrace houses in North Melbourne but it contributes to the overall character of the North Melbourne Heritage Overlay. It is not specifically significant in its own right.

The building is NOT listed on the State Heritage Register nor is there a file on the building held by The National Trust.

Demolition: The demolition is to the rear elements (some of which are post 1960s- possibly 1980s), being a large store-garage of no known (post war) date and a kitchen zone of circa 1980s. Some existing elements proposed for demolition are 19th C being a rear wall and chimney area.

The garage demolition is not of issue.

The rear house wall is a loss but being at the rear of the main building, it is a common loss in the context of house buildings in the City Of Melbourne and is not seen in the street view of the site.

Extensions: The proposal leaves a large tall brick wall on the project west in place to hide new works on the direct rear and this was in response to heritage advice comments to retain the wall.

The main extension is to the rear of the site and substantially fills in the land area of the rear north. This extension is large and single storey. This infilling is not common in the context of other 'house' sites but a number of nearby sites are filled for various purposes (apartment blocks, school building, commercial and institutional purposes).

The proposed additions at the rear are substantive and bulky but generally of low visibility in the street view and this is also assisted by the slope of the land. The west side proposed entry gallery hides this rear extension. There are various propositions that could be made for the appearance of this attached gallery (colouring and material). Only one proposal has been made in a dark material colour. This may be somewhat obvious as an added building 'object' but is set sufficiently far back from the frontage.

Heritage Commentary (Conservation issues specific to the building)

General Matters: Not a lot of work is required to conserve the exterior of the building. Some works might be undertaken to reverse some issues related to the presentation of the building eg. renew roof guttering where visible to galvanised half round and ogee shaped along with galvanised down pipes. The tiled roof (although not original) can remain but if removed it should be renewed as slate (optimal) or plain galvanised corrugated metal (not Zinalume).

Upper Parapet: The one matter that could be pursued is to assess the balconette railing and the rear side of the upper parapet for cracks and complete any necessary re-skimming of render to remove invasive plants and water entry hair-line cracks PLUS the reinstatement of four

appropriate cast 'cement' vase finials on the main upper area. (See also house at 361 Dryburgh Street, North Melbourne).

These parapet balconette areas are notorious for breaking up and should be assessed when scaffolding is in place.

The metal fence is not original but could stay as is. It is likely to have originally been a timber fence as there is no evidence of it having been a steel picket as no base stones exists. Repainting is not an issue.

The façade is currently painted a mid to dark grey and this could stay as is as it is not jarring in appearance. Alternatives would be a colour selected from known sources such as BS381C colours. (British Standard) or equivalent Australian Standards AS.2700. Colours such as Light Beige, Light Buff, Light Stone, Biscuit, Manilla etc BUT otherwise retain as is or complete in a similar scheme. Hayball architects have submitted a scheme that is reasonable for a building of this period.

West Façade: There is no need to remove the paint off the main west wall although its removal would better present that portion of the side façade. This would have to be through the use of a softener such as DULUX Paint Remover (Green) agent with a water wash. (SANDBLASTING IS NOT APPROVABLE for this work). Once paint is removed the wall should be left as plain brickwork which may require a modicum of repointing where mortar has eroded (a lime mortar with no cement additive is the only appropriate work).

Heritage Commentary (Overall)

Generally this proposal is approvable in the Melbourne Planning Scheme with a modicum of conservation works on the main building particularly paint removal and parapet inspection and repairs.

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APPENDIX A: MELBOURNE PLANNING SCHEME STATUTORY HERITAGE REQUIREMENTS

MPS Cl. 43.01-1 Permit Requirements

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
 - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
 - A solar energy system attached to a building that primarily services the land on which it is situated if the system is visible from a street (other than a lane) or public park and if the schedule to this overlay specifies the heritage place as one where solar energy system controls apply.
 - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
 - Buildings or works associated with a railway, railway station or tramway constructed or carried out by or on behalf of the Head, Transport for Victoria.
 - Street furniture other than
 - Traffic signals, traffic signs, bus shelters, fire hydrants, parking meters, post boxes and seating.
 - Speed humps, pedestrian refuges and splitter islands.
 - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
 - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
 - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park.
 - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.
 - An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
 - Services normal to a building other than a dwelling or small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security

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systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.

- **Externally alter a building by structural work, rendering, sandblasting or in any other way.**
- **Construct or display a sign.**
- **Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.**
- **Externally paint an unpainted surface.**
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- **Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.**
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
 - If the tree presents an immediate risk of personal injury or damage to property.

MPS Cl.43.01-8 Heritage Overlays: Decisions in regard to works applications

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

David Wixted, N. Melbourne

END of REPORT

10 April 2026

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