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29 January 2026

Department of Transport and Planning  
1 Spring Street  
Melbourne, 30000

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To whom it may concern,

## **183 Prospect Hill Road, Canterbury: Heritage Impact Assessment**

Urbis Ltd (Urbis) has been engaged by Strathcona Girls Grammar School to assess the potential heritage impacts of a proposed scheme of works to 183 Prospect Hill Road, Canterbury (subject site) on the contributory subject site and Boroondara heritage precinct HO145, Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct within which it is included.

The proposal seeks approval for partial demolition of a rear wing of the existing building, existing trees and the existing fence to Prospect Hill Road and Scott Street. Alterations to three existing openings to the rear façade, two of which are currently concealed by the rear wing to be removed, is proposed. A new fence to the Prospect Hill Road and Scott Street boundary and signage is also proposed. These works are detailed in the drawings by Draper Noxon Architects (dated 29/01/2026).

In preparing this assessment, we have inspected the site and its environs and have reviewed the relevant planning scheme provisions in the Boroondara Planning Scheme (Clauses 43.01, 15.03-1S, and 15.03-1L), along with the Statement of Significance for the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct.

### **Description and History**

The building at 183 Prospect Hill Road, Canterbury, is a single storey brick Edwardian dwelling.

The dwelling, constructed in c.1914, is sited to the centre of the property. It is partially concealed from street views behind mature trees and tall, non-original brick fences (Figure 1). The building is largely rectangular in plan with a main return verandah to the southeast corner, projecting bays to the south and east façades, and a rear projecting wing to the northwest (Figure 2, Figure 4). The hipped roof incorporates gabled ends over projecting bays and is clad in terracotta roof tiles. The dwelling incorporates typical Edwardian detailing including timber framed sash windows, stained glass windows, exposed timber rafters to overhanging eaves, half timbering and roughcast render detailing to the roof gables, and roughcast render detailing to the chimneys.

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The projecting wing to the northwest accommodates a laundry (Figure 3, Figure 5, Figure 6). The laundry is constructed on a brick foundation with timber panelling to the lower part of the walls and cement sheeting to the upper parts of the walls. The laundry has a shallow hipped roof with exposed timber eaves rafters and a terracotta tile cladding.

In the rear garden is a timber weatherboard clad shed with a gabled roof (Figure 7). A non-original flat roofed carport exists to the northeast corner of the site in line with the side street crossover.

The subject site was originally part of the Claremont Park subdivision, with land parcels established and sold in 1885.<sup>1</sup> In the 1907 Melbourne and Metropolitan Board of Works Plan of Canterbury, the subject site was shown as vacant.<sup>2</sup>

Property service plans show the earliest outline of the subject building and indicate that the building was constructed by 1914 (Figure 8). The original footprint of the dwelling generally matched that of the existing building. In the 1915 edition of the Sands & McDougall Street Directory the subject site was not listed. However, the 1920 edition did include the property (then numbered 171) as one of two on the northern side of Prospect Hill Road between Logan Street and Scott Street.

Property service plans show that plumbing works were undertaken in 1949 and 1951 but these did not appear to alter the footprint of the building.<sup>3</sup>

Aerial photographs from 1931 and 1964 do not show any major change to the of the dwelling (Figure 9, Figure 10).



*Figure 1 – View of the southeast front corner of the subject site.*

Source: Urbis, 2025.

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<sup>1</sup> State Library of Victoria, 'Claremont Park (Logan and Bryson Streets, Prospect Hill Road, Railway Place) [cartographic material]', MAPEF 912.945 B32.

<sup>2</sup> State Library of Victoria, 'Melbourne and Metropolitan Board of Works detail plan. No. 1979, Camberwell', 1907, MAPS 821.09 E 1895- (1979).

<sup>3</sup> Yarra Valley Water, PSP 93974-0, 93974-1.

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Figure 2 – View of the side façade of the subject building from the opposite side of Scott Street.

Source: Urbis, 2025.



Figure 3 – View to the rear of the subject site from the opposite side of Scott Street.

Source: Urbis, 2025.

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Figure 4 – The southeast (front) corner of the dwelling.

Source: Draper Noxon Architects, 2025.



Figure 5 – The northeast (rear) corner of the dwelling, showing later projecting wing to the northwest.

Source: Draper Noxon Architects, 2025.



Figure 6 – The northwest (rear) wing.

Source: Draper Noxon Architects, 2025.



Figure 7 – Shed to rear yard.

Source: Draper Noxon Architects, 2025.

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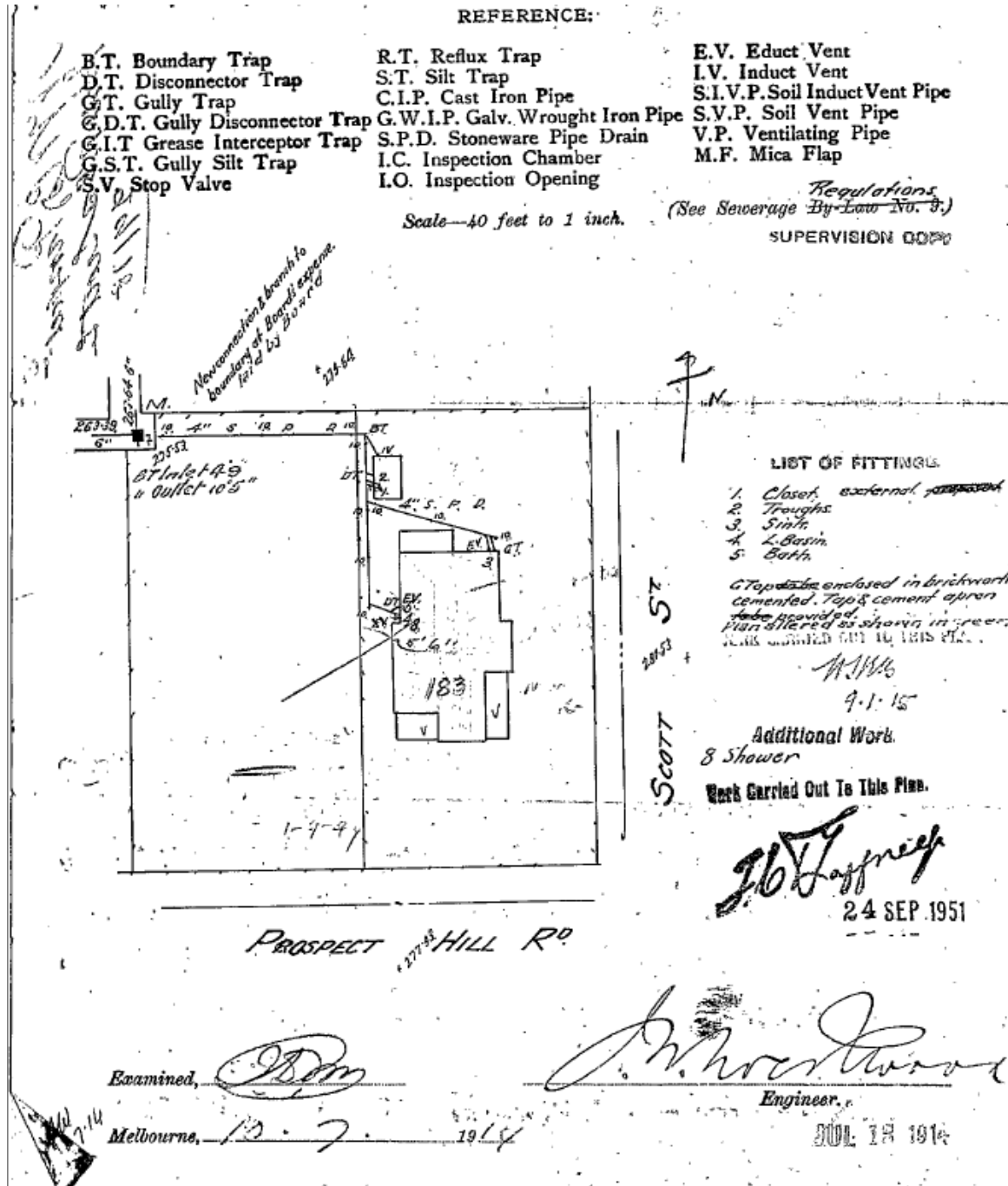


Figure 8 – Property Service Plan, 183 Prospect Hill Road, Canterbury.

Source: Yarra Valley Water, PSP 93974-0 and 93974-1.

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*Figure 9 – 1931 aerial photograph of Canterbury, with the subject site outlined in blue.*

*Source: Landata, Historical Aerial Collection, Maldon Prison Project, Run 18, Frame 3348.*



*Figure 10 – 1964 aerial photograph of Canterbury with the subject site outlined in blue.*

*Source: Swinburne University Commons, 'Aerial photos of the Hawthorn area showing Swinburne College of Technology and Junior School.'*

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## Listings and Controls

The subject site is located within a City of Boroondara heritage precinct identified as HO145, Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct in the schedule to the heritage overlay (Figure 11). The subject site is graded as a contributory place (Figure 12).

Solar energy controls apply to the subject site under the provisions of HO145.



Figure 11 – Excerpt of Heritage Overlay map showing HO145 shaded purple, and the subject site outlined in blue.

Source: Vicplan, <https://mapshare.vic.gov.au/vicplan/>.

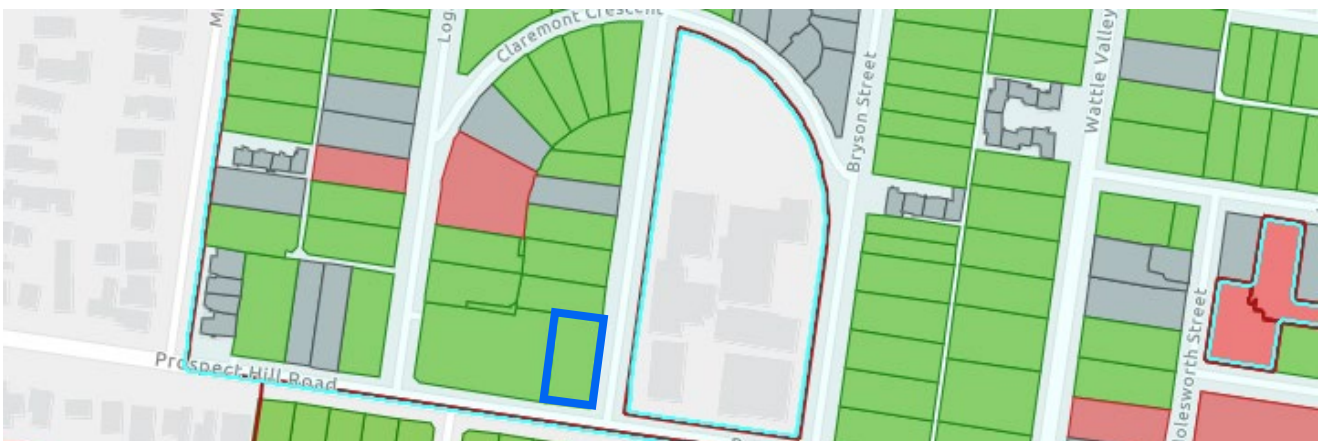


Figure 12 – Excerpt of the heritage gradings map with the subject site outlined dark blue. Properties shaded red are graded as significant, properties shaded green are contributory, and properties shaded dark grey are non-contributory. Places shaded light grey are located outside the extent of the HO.

Source: City of Boroondara, Heritage Overlay Gradings Map.

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## Statement of Significance

The Statement of Significance for the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct, as included in the Victorian Heritage Database, is reproduced below.

*Maling Road Shopping Centre and Residential Environs, Canterbury, is an area of heritage significance for the following reasons:*

- *The precinct is a comprehensive and architecturally notable illustration of the effect of the railway's arrival in the Victorian era and the railway's further development around WWI. This is expressed, in part, in the distinctive street pattern that runs axially from the Canterbury Railway Station. It is also expressed in the well preserved residential and commercial development which was largely complete by WWII.*
- *The Maling Road and Canterbury Road commercial strips demonstrate a high level of architectural excellence, strong Victorian, Federation and interwar-era expression and a high degree of visual cohesion. The Maling Road strip also contains individually notable buildings that have a high degree of integrity and landmark value; the Post Office (1908), the Canterbury Theatre (1912) and Malone's Hotel (1889).*
- *The place is a highly representative Victorian and Federation-era residential precinct with individually notable houses. The precinct is interspersed with strong and well preserved interwar elements that offer an historic and architectural contrast and create streetscapes of high aesthetic interest.*
- *The precinct contains well preserved residential and commercial examples from the 1920s-30s, which reflects the premier status of Camberwell as an urban growth area during that period.*
- *The precinct has an historic association with Terry & Oakden, the designers of the original Claremont Park Estate and one of Victoria's most important architectural firms, and other important architects of the time such as Ward and Carleton and Ussher and Kemp.*
- *The precinct includes public landscaping elements such as asphalt paving, basalt pitching, kerbs, channels and mature trees and garden plantings, some of which date from the beginnings of the Claremont Park and Highfield Estates.*

## Heritage Policy

As the subject site is within HO145, any proposed works on the site are subject to the provisions of Boroondara's heritage policy as set out at Clauses 43.01, 15.03-1L and 15.03-1S. The relevant provisions of these Clauses are cited below.

Full extracts of Clauses 43.01, 15.03-1S, and 15.03-1L are appended to this letter.

### **Clause 15.03-1L**

#### **Contributory heritage places**

Retain contributory built fabric and not normally allow demolition.

Permit partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the

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cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained.

Discourage demolition that results in 'facadism' - where only the very front most parts of the heritage place are maintained but the integrity and massing of the place is lost either through demolition or obtrusive additions.

Support demolition to remove non-original and non-contributory additions to 'contributory' heritage places.

Ensure alterations, including restoration or reconstruction works, maintain the cultural heritage significance and integrity of the place.

Encourage reconstruction of features or finishes formerly removed only in instances where historic evidence of original or earlier appearance can be found.

Ensure that materials are sympathetic to the heritage place.

Discourage the painting of previously unpainted surfaces, particularly to the primary street frontage. This does not apply to non-original features.

Discourage the rendering of previously non-rendered surfaces.

Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.

Discourage sandblasting of rendered, masonry or timber surfaces.

Discourage the introduction of architectural features, unless there is evidence that they were originally present.

Ensure additions and new buildings do not alter or obscure fabric that contributes to the cultural heritage significance of a 'contributory' heritage place including changes to the principal visible roof forms or principal façade.

Ensure additions and new buildings do not unreasonably obscure 'contributory' or 'significant' fabric in the wider precinct.

Use of materials and surface finishes that are complementary to the contributory fabric of the heritage place.

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.

Use design details that complement the design of the heritage place, (including, the type and form of windows, doors, architectural features and verandahs).

Ensure design details of new buildings and works are either:

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings.
- A replication of historic forms and detailing.

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Ensure additions and new buildings (other than commercial buildings), are:

- Located in manner that does not detract from or dominate the heritage place or the heritage values of the precinct.
- Designed and sited to respect the significance of the heritage place utilising a combination of setbacks and matching the height of the heritage place.

Design additions and new buildings to be visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct.

Locate additions and new buildings to the rear of the heritage place where possible.

Design additions and new buildings to be sympathetic with the heritage fabric of the place and precinct rather than any 'non-contributory' elements of the place.

## **All places - fencing strategies**

Retain original or early fences of 'significant' or 'contributory' heritage places.

Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places.

Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street.

Design fences for 'non-contributory' places to complement the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes.

## **All places - fencing policy guideline**

Consider as relevant:

- Designing fences to be consistent with The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (Richard Peterson, 1988).

## **All places - landscape setting strategies**

Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.

Design hard and soft landscaping to not detract from the heritage values of the place.

## **All places - signage strategies**

Ensure new signage on heritage buildings complements the historic character, minimises visual clutter and does not obscure or destroy any architectural features of cultural heritage significance.

Discourage above verandah signs, sky signs, animated signs, reflective signs and electronic signs.

Ensure alterations do not obscure or remove existing signage that is deemed to have heritage value.

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## All places - signage policy guideline

Consider as relevant:

- Limiting internally illuminated signs to a maximum area of 1.5 square metres.

## Proposal

It is proposed to undertake partial demolition of the subject site, including demolition of the rear laundry wing, shed and carport, and the existing boundary fence to Prospect Hill Road and Scott Street. Existing trees are also proposed for removal to the western boundary and back garden to the north of the site. Alterations are proposed including alterations to three existing openings to the rear façade, two of which are currently concealed by the rear wing to be removed. A new fence to the Prospect Hill Road and Scott Street boundary is proposed. This would consist of a 0.6 metre high brick fence topped by a 1.2 metre high steel picket fence for an overall height of 1.8 metres.

Two new signs are proposed, these would measure 0.9 metres wide by 2.6 metres high. The signs would be located towards the corner entrance of the site at the Prospect Hill Road and Scott Street intersection. The signs would be located on top of the brick part of the boundary fence. They would be dark blue metal signs with Strathcona branding.

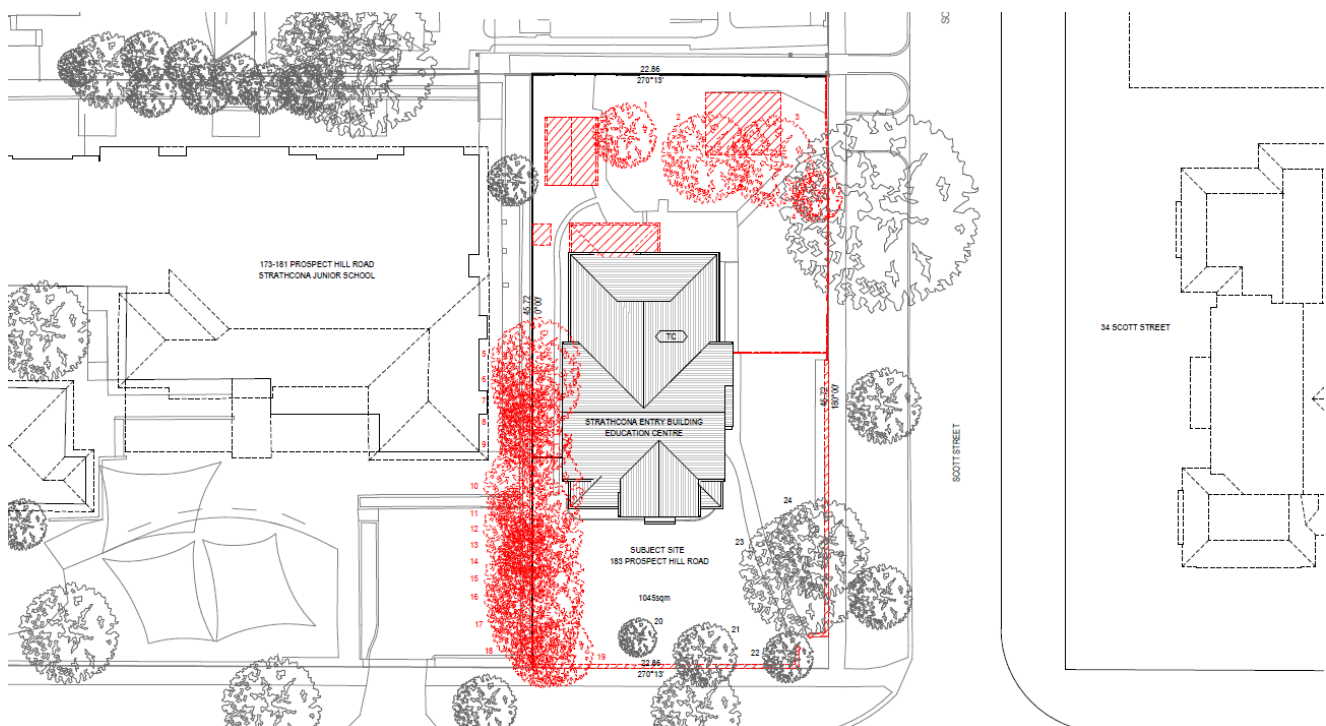


Figure 13 – Site Plan – Existing & Demo.

Source: Draper Noxon Architecture, TP01, 29/01/2026.

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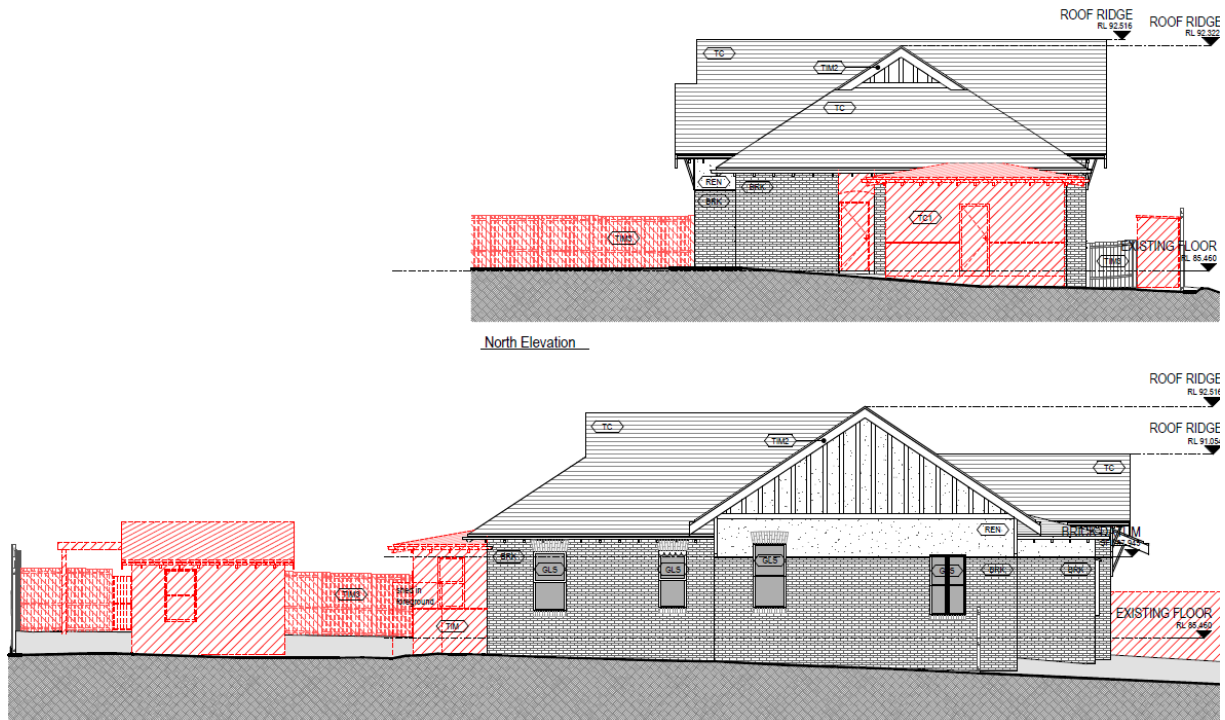


Figure 14 – Elevations – Existing & Demo (top: north, bottom: west).

Source: Draper Noxon Architecture, TP06, 29/01/2026.



Figure 15 – Proposed North Elevation.

Source: Draper Noxon Architecture, TP08, 29/01/2026.

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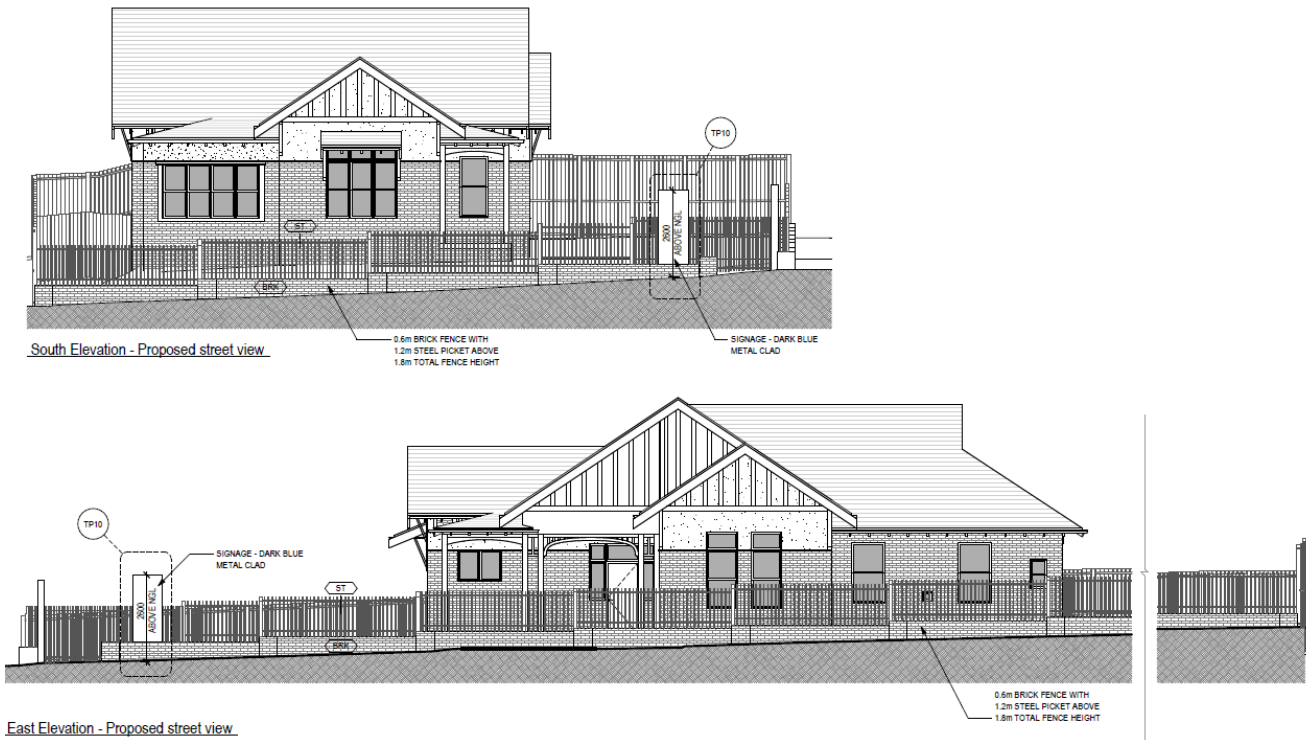


Figure 16 – Proposed south and east elevation including new fence and signage.  
Source: Draper Noxon Architecture, TP09, 29/01/2026.

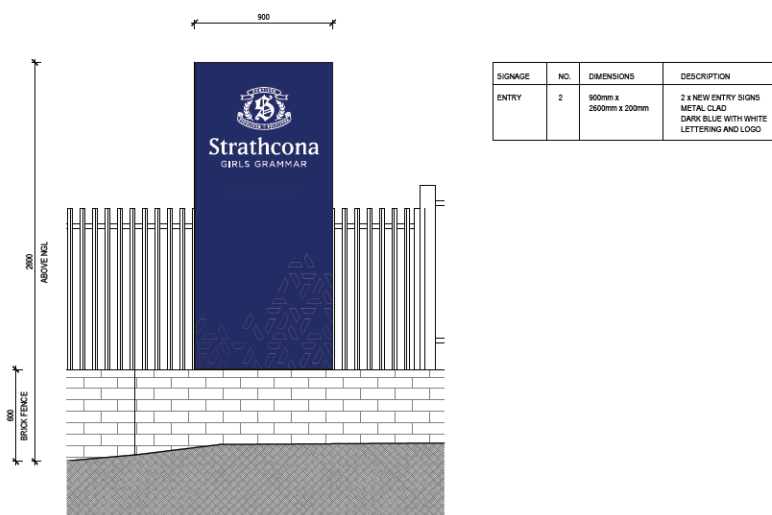


Figure 17 – Proposed signage.  
Source: Draper Noxon Architecture, TP10, 29/01/2026.

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## Heritage Impact Assessment

### Demolition

The proposed extent of demolition involves the removal of the existing rear laundry wing, the weatherboard clad shed, the rear carport, the fence to Prospect Hill Road and Scott Street, and existing trees to the west boundary and the rear garden.

As tree controls do not apply under HO145 approval is not required for the proposed removal of trees under the Heritage Overlay.

Council's heritage policy for contributory heritage places as it relates to demolition is as follows:

*Retain contributory built fabric and not normally allow demolition.*

*Permit partial demolition of 'contributory' places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained.*

*Discourage demolition that results in 'facadism' - where only the very front most parts of the heritage place are maintained but the integrity and massing of the place is lost either through demolition or obtrusive additions.*

*Support demolition to remove non-original and non-contributory additions to 'contributory' heritage places.*

Appropriately, the proposed scheme seeks to retain the overwhelming majority of the existing dwelling including the full extent of its primary volume including the external brick and roughcast walls, hipped roof form and cladding, chimneys and street-facing external openings and door and window joinery. No demolition or external change to the main part of the dwelling facing the street is proposed. As such, the dwelling will continue to contribute to the streetscape and precinct under this proposal.

The proposed extent of demolition is in line with Council's heritage policy which permits the partial demolition of contributory places for the purpose of alterations that do not 'not adversely affect the cultural heritage significance of the precinct'.

The proposed demolition of the rear laundry is minor and limited to secondary fabric. Although the laundry does make up part of the original footprint of the dwelling it is clearly a secondary, utilitarian element which is not the same architectural quality of the main dwelling and which does not contribute to the precinct. The laundry is located deep within the site and is concealed from view from the public realm.

Similarly, the rear weatherboard clad shed is a simple outbuilding that is not visible from the public realm and contributes little to no value to the overall significance of the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct.

The demolition of the non-original boundary fence to Prospect Hill Road and Scott Street will not result in any heritage impact, is in line with Council's heritage policy for demolition and fencing and will allow for a more appropriate replacement design.

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Following demolition, the retained building will remain a clearly legible Edwardian dwelling. There will be no perceptible change to the presentation of the building to the public realm and there will be no impact on the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct. The proposed extent of demolition is minor and will result in a negligible heritage impact on HO145.

In line with Council policy, the demolition of the rear carport can be supported as this is a later, non-contributory element on the site.

## Alterations

The proposed extent of alterations includes alterations to existing openings to create a new door to match the existing rear door and two new windows to match existing window types to the rear façade of the dwelling. Two of the existing openings in the rear brick wall to be altered are currently concealed by the rear laundry which is to be demolished.

Council's heritage policy for contributory heritage places as it relates to alterations is as follows:

*Ensure alterations, including restoration or reconstruction works, maintain the cultural heritage significance and integrity of the place.*

*Encourage reconstruction of features or finishes formerly removed only in instances where historic evidence of original or earlier appearance can be found.*

*Ensure that materials are sympathetic to the heritage place.*

*Discourage the introduction of architectural features, unless there is evidence that they were originally present.*

*Use of materials and surface finishes that are complementary to the contributory fabric of the heritage place.*

*Use design details that complement the design of the heritage place, (including, the type and form of windows, doors, architectural features and verandahs).*

*Ensure design details of new buildings and works are either:*

- *Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings.*
- *A replication of historic forms and detailing.*

The proposed alterations are minor in scope and will not result in any detrimental impacts on the heritage significance on the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct.

The proposed new windows and door are to be located to the rear of the retained heritage building which will ensure they will not be visible when viewing the front/south façade from Prospect Hill Road or the side/east façade from Scott Street. Alterations to the surrounds of the altered openings are to be made good to match the existing building which serves as an accurate guide for materials and finishes.

The local heritage policy encourages the use of 'design details that complement the design of the heritage place, (including, the type and form of windows, doors, architectural features and verandahs)' while discouraging 'the introduction of architectural features, unless there is evidence that they were originally

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present'. The introduction of a new door and two windows that generally match the design of existing openings is appropriate and reflects Council's heritage policy encouraging complement the design detailing. It is recommended, however, that the detailing of the new door and windows is subtly distinguished from the existing to avoid distorting the historic record.

Overall, the proposed alterations are minor, located to the rear part of the building, are sympathetic to the design of retained heritage building. The proposed alterations do not pose any detrimental heritage impact to the broader Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct, HO145.

## **Fence**

Following the demolition of the existing boundary fence to Prospect Hill Road and Scott Street, it is proposed to construct a new fence to the street boundaries. The new fence would consist of a low 0.6 metre high brick fence topped by 1.2 metre steel picket fence for an overall height of 1.8 metres.

Council's heritage policy for fences is as follows:

*Retain original or early fences of 'significant' or 'contributory' heritage places.*

*Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places.*

*Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street.*

The existing fence is not an early or original fence. Its removal will not impact the heritage significance of the precinct.

The low brick and steel picket fence will be a sympathetic replacement design that, compared to the existing high brick and timber paling fence, will allow for improved views to the front and side facades of the subject building which are currently obscured. Although the picket fence part of the new fence is higher than typical front fences it would allow high visual permeability limiting any visual impact on the heritage place and improving the visibility of the building.

The proposed fence is an improved heritage outcome than the existing fence and is appropriate within the Maling Road Shopping Centre and Residential Environs Precinct.

## **Signage**

Two new signs are proposed; these would measure 0.9 metres wide by 2.6 metres high. The signs will be located towards the corner entrance of the site at the Prospect Hill Road and Scott Street intersection. The signs will be located on top of the lower brick part of the new fence. They would be dark blue metal signs with Strathcona branding.

Council's heritage policy for signage is as follows:

*Ensure new signage on heritage buildings complements the historic character, minimises visual clutter and does not obscure or destroy any architectural features of cultural heritage significance.*

*Discourage above verandah signs, sky signs, animated signs, reflective signs and electronic signs.*

*Ensure alterations do not obscure or remove existing signage that is deemed to have heritage value.*

Noting that signage is not a typical element within the residential parts of HO145 the proposed signage is to be moderately scaled and simple in design to mitigate visual impacts on the heritage place and precinct.

The proposed signs would be non-illuminated, with a restrained colour scheme with simple Strathcona branding. The signs are located to the corner entrance of the site and will not physically impact the heritage fabric of the existing building. The signs are located so that they do not obscure views to the subject building when viewing the site from both Prospect Hill Road and Scott Street. The signs are to be located so that they do not overwhelm any single street interface and are appropriately separated from existing Strathcona signage to other properties as to not dominate the streetscape. The proposed scale of the signs is moderate and would not overwhelm the heritage dwelling.

The proposed signs are an acceptable addition within the precinct and will not result in an undue impact on the place.

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## Conclusion

The proposed extent of demolition is minor and limited to secondary rear wings, outbuildings, and boundary fence. The primary volume of the Edwardian dwelling, including external brick and roughcast walls, hipped roof form cladding, chimneys and street facing external openings and door and window joinery, is to be retained.

The proposed alterations are located to the rear of the dwelling, are minor in scope, and appropriately relate to the retained heritage building. They will not be visible from the public realm and will not result in any impact on the understanding of the subject building or the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct. It is recommended.

The proposed fence design is sympathetic to the place and will result in improved presentation of the subject site and improved visibility of the subject building.

The proposed signage does not overwhelm the site and streetscape. The signs are a simple design and ensure that views to the heritage building are not obscured.

It proposed scheme has been assessed to be appropriate on heritage grounds, with the following recommendation:

- that the detailing of the new door and windows is subtly distinguished from the existing to avoid distorting the historic record.

Kind regards,

A handwritten signature in black ink, appearing to read "Alexander Dunmill". The signature is fluid and cursive.

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**15.03**  
31/07/2018  
VC148

**HERITAGE**

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**15.03-1S**  
02/09/2025  
VC283

## **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).

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**Heritage in Boroondara****ADVERTISED  
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This policy applies to land affected by the Heritage Overlay.

**Objectives**

To preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.

To facilitate sympathetic new buildings which extend the life of ‘significant’ heritage places.

To retain and conserve ‘contributory’ places and fabric in the Heritage Overlay which are visible from the primary street frontage.

To facilitate sympathetic additions, alterations and new buildings to ‘contributory’ heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.

To ensure buildings and works to ‘non-contributory’ properties are sympathetic to the heritage values of the precinct and complement the precinct’s heritage built fabric by being respectful of the scale, massing, rhythm and detailing.

**Significant heritage places strategies**

Retain significant built fabric and not normally allow demolition.

Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building.

Support the demolition of non-original and non-contributory additions.

Ensure alterations, including restoration or reconstruction works, maintain the significance and integrity of the heritage place.

Encourage reconstruction of features or finishes formerly removed, only where historic evidence of original or earlier appearance can be found.

Ensure that materials and restoration techniques consistent with the historic period of the heritage place are used.

Discourage the painting of previously unpainted surfaces. This does not apply to non-original features.

Discourage the rendering of previously non-rendered surfaces.

Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.

Discourage sandblasting of rendered, masonry or timber surfaces.

Discourage the introduction of architectural features, unless there is evidence that they were originally present.

Ensure development does not alter fabric that contributes to the cultural heritage significance of any part of a ‘significant’ heritage place including elements that cannot be seen from the public realm.

Ensure development does not obscure fabric that contributes to the cultural heritage significance of any part of a ‘significant’ heritage place that addresses the public realm.

Use materials and surface finishes that are complementary to the fabric of the heritage place.

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.

Incorporate design details that complement the design of the heritage place (including the type and form of windows, doors, architectural features and verandahs), that are:

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or are a replication of historic forms and detailing.
- Located and massed in a manner that does not detract from or dominate significant fabric of the heritage place (through siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings.
- Located to the rear of the heritage place, where possible.
- Sympathetic with heritage fabric of the place rather than any ‘non-contributory’ elements of the place.

### **Contributory heritage places strategies**

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Retain contributory built fabric and not normally allow demolition.

Permit partial demolition of ‘contributory’ heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained.

Discourage demolition that results in ‘facadism’ - where only the very front most parts of the heritage place are maintained but the integrity and massing of the place is lost either through demolition or obtrusive additions.

Support demolition to remove non-original and non-contributory additions to ‘contributory’ heritage places.

Ensure alterations, including restoration or reconstruction works, maintain the cultural heritage significance and integrity of the place.

Encourage reconstruction of features or finishes formerly removed only in instances where historic evidence of original or earlier appearance can be found.

Ensure that materials are sympathetic to the heritage place.

Discourage the painting of previously unpainted surfaces, particularly to the primary street frontage. This does not apply to non-original features.

Discourage the rendering of previously non-rendered surfaces.

Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.

Discourage sandblasting of rendered, masonry or timber surfaces.

Discourage the introduction of architectural features, unless there is evidence that they were originally present.

Ensure additions and new buildings do not alter or obscure fabric that contributes to the cultural heritage significance of a ‘contributory’ heritage place including changes to the principal visible roof forms or principal façade.

Ensure additions and new buildings do not unreasonably obscure ‘contributory’ or ‘significant’ fabric in the wider precinct.

Use of materials and surface finishes that are complementary to the contributory fabric of the heritage place.

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.

## BOROONDARA PLANNING SCHEME

Use design details that complement the design of the heritage place, (including, the type and form of windows, doors, architectural features and verandahs).

Ensure design details of new buildings and works are either:

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings.
- A replication of historic forms and detailing.

Ensure additions and new buildings (other than commercial buildings), are:

- Located in manner that does not detract from or dominate the heritage place or the heritage values of the precinct.
- Designed and sited to respect the significance of the heritage place utilising a combination of setbacks and matching the height of the heritage place.

Design additions and new buildings to be visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct.

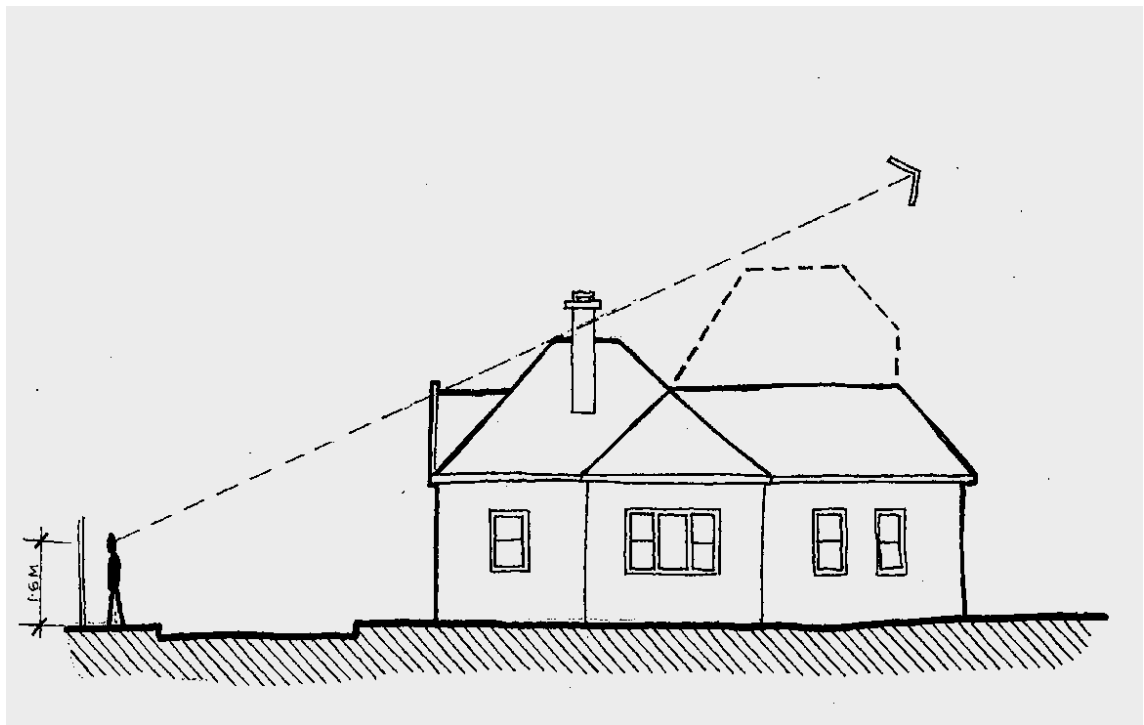
Locate additions and new buildings to the rear of the heritage place where possible.

Design additions and new buildings to be sympathetic with the heritage fabric of the place and precinct rather than any 'non-contributory' elements of the place.

### **Contributory heritage places policy guidelines**

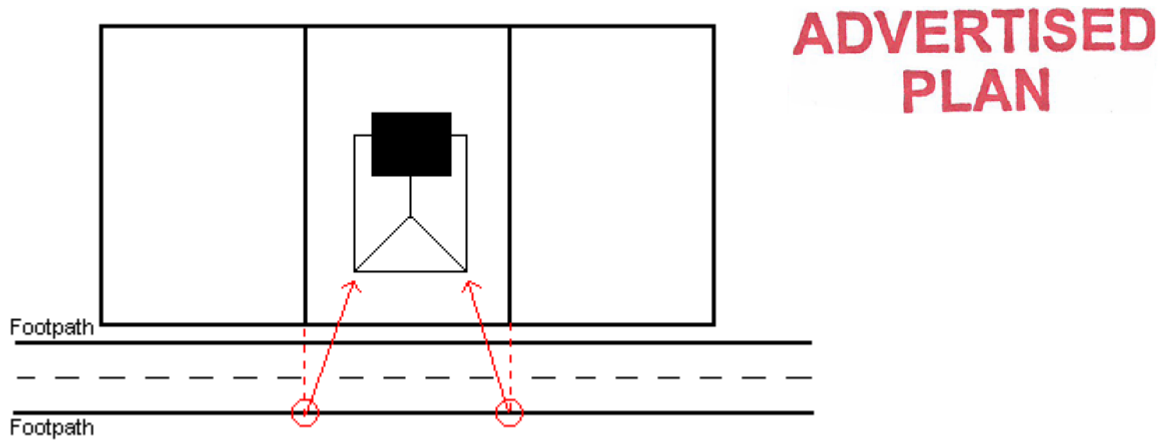
Consider as relevant:

- Siting and massing development to be behind and visually recessive to the heritage place as shown on Figures 1, 2 and 3.

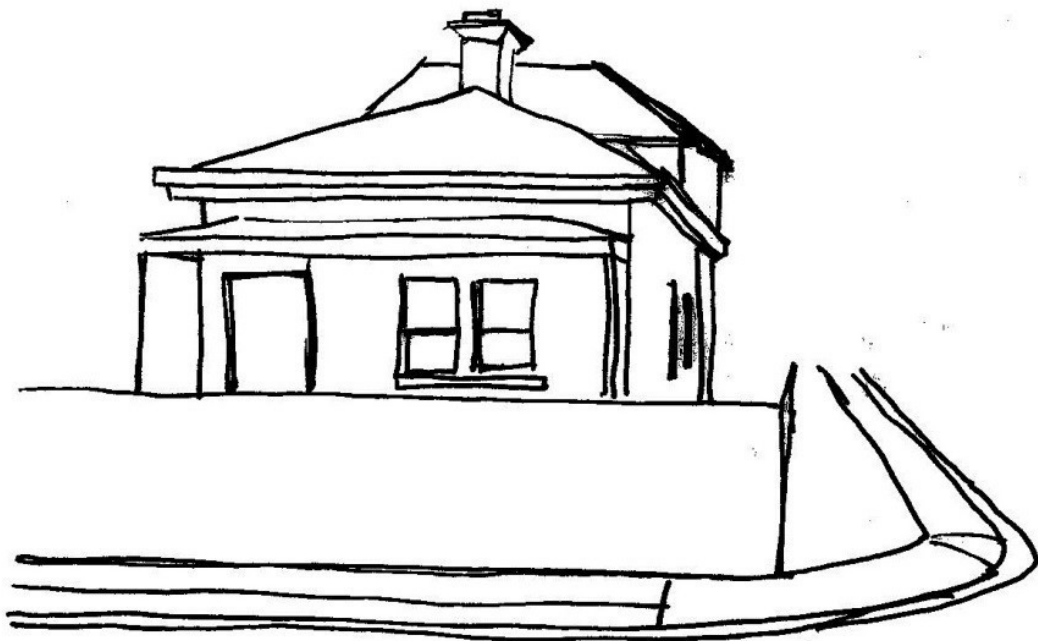


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**Figure 1: Sight line diagram**



**Figure 2: Oblique views diagram**



**Figure 3: Three dimensional oblique view**

**Non-contributory heritage places strategies**

Support the demolition of 'non-contributory' places.

Ensure replacement buildings, development, alterations and additions are sympathetic with heritage fabric of the place, rather than any 'non-contributory' elements of the place.

Orient new buildings and additions/alterations to non-contributory places in a similar manner to the siting of adjacent 'significant' or 'contributory' heritage places and to the heritage precinct as a whole.

## BOROONDARA PLANNING SCHEME

Position a new building and design its façade height or an addition/alteration to the façade of a non-contributory place so that it does not dominate adjoining 'significant' or 'contributory' heritage places. The façade should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s).

Design new development so that the height of the façade is consistent with the prevailing heights of 'significant' or 'contributory' heritage places in the precinct, especially where the precinct has a consistent façade height.

Avoid front setbacks that are substantially behind prevailing setbacks of 'significant' or 'contributory' heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback.

Provide side setbacks consistent with the setback of adjacent 'significant' or 'contributory' heritage places.

Design new buildings or additions/alterations so that the height and form respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street.

Where a heritage precinct or part of a heritage precinct has a consistent building height and form, ensure the height of the new building or addition/alteration is no higher than the roof ridgeline of the adjacent buildings when viewed from the street, but may include a higher, unobtrusive component to the rear.

Where a heritage precinct or part of a heritage precinct has a diverse building height and form, and the site abuts a 'significant' or 'contributory' heritage place, ensure the height and form of the new building or addition/alteration respect both the adjacent 'significant' or 'contributory' heritage places and the prevailing height and form of 'significant' or 'contributory' places in the precinct, but may include a higher, unobtrusive component to the rear.

Where a heritage precinct or part of a heritage precinct has a diverse building height and form, but the site does not abut a 'significant' or 'contributory' heritage place, ensure the height and form respect the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct.

Design roof form and window and door proportions of new buildings and additions/alterations to non-contributory places to be similar to or sit well with the prevailing forms in the heritage precinct.

Design new buildings and additions/alterations to display the following design characteristics:

- Articulate external walls to be complementary to the heritage precinct through their massing and form and the use of materials and finishes.
- Utilise external materials, textures and finishes that complement materials evident in the heritage precinct.

### **All places - fencing strategies**

Retain original or early fences of 'significant' or 'contributory' heritage places.

Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places.

Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street.

Design fences for 'non-contributory' places to complement the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes.

### **All places - fencing policy guideline**

Consider as relevant:

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- Designing fences to be consistent with *The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates* (Richard Peterson, 1988).

### **All places - landscape setting strategies**

Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.

Design hard and soft landscaping to not detract from the heritage values of the place.

### **All places - vehicle accommodation, outbuildings and services strategies**

Ensure vehicle accommodation and other services do not dominate heritage places.

Minimise new vehicle cross-overs for heritage places with narrow street frontage, where few or no crossovers exist or where rear laneway access is available.

Discourage the widening of vehicle crossovers, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place, except in the interests of traffic safety.

Encourage the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar projecting features) except where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line.

Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials that complement the main building or the characteristics of the heritage precinct.

Discourage the location of swimming pools in the front setback.

Support rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only where they will not detract from the heritage significance of the place.

Avoid visible roof fixtures, such as solar panels, on the principal visible roof form.

Ensure visible roof fixtures are aligned with the profile of the roof and not mounted on protruding frames.

### **All places - roads and laneways strategy**

Ensure works within and adjacent to roads and laneways maintain the heritage significance of the road or laneway through the use of sympathetic materials and finishes.

### **All places - commercial buildings strategies**

Set upper level additions back from the front façade a sufficient distance to appear as a secondary element of the heritage place.

Encourage the retention, restoration or reconstruction of significant or contributory shopfronts or verandahs and any other feature to the public realm that has been removed.

Support the reinstatement of a timber or cast iron verandah based on historical models, where historical evidence of an early street verandah exists.

Discourage the introduction of architectural features, where it is not known that these features were originally present, with the exception of street verandahs to commercial buildings.

### **All places - commercial buildings policy guideline**

Consider as relevant:

- In cases where no historical evidence of a verandah is available, allowing a simple and understated design incorporating a traditional form and scale.

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**All places - signage strategies**

Ensure new signage on heritage buildings complements the historic character, minimises visual clutter and does not obscure or destroy any architectural features of cultural heritage significance.

Discourage above verandah signs, sky signs, animated signs, reflective signs and electronic signs.

Ensure alterations do not obscure or remove existing signage that is deemed to have heritage value.

**All places - signage policy guideline**

Consider as relevant:

- Limiting internally illuminated signs to a maximum area of 1.5 square metres.

**All places - subdivision strategies**

Ensure that the subdivision in and around a heritage place does not adversely affect the cultural heritage significance of the place.

Ensure that the building envelopes proposed for any resulting lots do not adversely affect the cultural heritage significance of the place.

Ensure that the subdivision of heritage places results in a pattern of development that retains the existing pattern of development where such pattern contributes to the significance of the heritage place.

Ensure that appropriate settings and contexts, including gardens and landscaping, for 'significant' or 'contributory' heritage places are maintained.

**General policy guidelines**

Consider as relevant:

- Not including vegetation and fences as permanent screening when determining if a proposed addition is visible from the street for significant and contributory heritage places.
- Allowing the demolition of a heritage place where the place is structurally unsound and cannot reasonably be rectified. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of a significant or contributory heritage place or part thereof.

**Policy documents**

Consider as relevant:

- *Assessment of Heritage Precincts in Kew* (City of Boroondara, April 2013)
- *Assessment of the Burwood Road Heritage Precinct, Hawthorn* (City of Boroondara, August 2008, updated March 2012)
- *Auburn Village Heritage Study* (City of Boroondara, 2005)
- *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (City of Boroondara, August 2006)
- *Boroondara Heritage Property Database*
- *Boroondara Schedule of Gradings Map*
- *Camberwell Conservation Study* (City of Camberwell, 1991)
- *Camberwell Junction Heritage Review* (City of Boroondara, 2008, updated 2013)

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## BOROONDARA PLANNING SCHEME

- *Canterbury Hill Estate Precinct Citation* (2014)
- *City Of Boroondara Municipal-Wide Heritage Gap Study Volume 1: Canterbury* (Context Pty Ltd, November 2018)
- *City Of Boroondara Municipal-Wide Heritage Gap Study Volume 2 : Camberwell* (Context Pty Ltd, December 2018)
- *City of Kew Urban Conservation Study* (City of Kew, 1988)
- *Creswick Estate Precinct Heritage Citation* (2016)
- *Fairmount Park Estate Precinct Heritage Citation* (2016)
- *Grange Avenue Residential Precinct Citation* (August 2014)
- *Hawthorn Heritage Precincts Study* (City of Boroondara, April 2012)
- *Hawthorn Heritage Study* (City of Hawthorn, 1993)
- *Heritage Policy - Statements of Significance* (City of Boroondara, August 2016, or as amended and adopted by Council from time to time)
- *Kew and Hawthorn Further Investigations - Assessment of Specific Sites* (February 2014)
- *Kew Junction Commercial Heritage Study* (September 2013)
- *Review of B-graded Buildings in Kew, Camberwell and Hawthorn* (City of Boroondara, January 2007, updated June 2007 and November 2009) Volumes 1, 2 and 3.
- *Review of C\* Grade Buildings in the Former City of Hawthorn* (City of Boroondara, September 2006, updated June 2007 and November 2009) Volumes 1 and 2.
- *Surrey Hills North Residential Precinct Citation* (2014, updated 2014)
- *Surrey Hills and Canterbury Hill Estate Heritage Study* (2014, updated 2016)
- *Technical Bulletin 8.1 Fences & Gates* (National Trust of Australia (Victoria), 1988)
- *Thematic Environmental History* (City of Boroondara, 2012)
- *Union Road Commercial Precinct Citation* (City of Boroondara, 2011)
- *Union Road Residential Precinct Citation* (City of Boroondara, 2011, updated 2014)
- *The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates* (Richard Peterson, 1988)

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**15.03-2S**

31/07/2018  
VC148

**Aboriginal cultural heritage**

**Objective**

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

**Strategies**

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

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

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

**Policy guidelines**

Consider as relevant:

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

**Policy documents**

Consider as relevant:

- *Aboriginal Heritage Act 2006*

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**43.01**  
31/07/2018  
VC148

## HERITAGE OVERLAY

Shown on the planning scheme map as **HO** with a number (if shown).

### Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

### Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

**43.01-1**  
16/10/2025  
VC288

### Permit requirement

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

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- 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 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.

### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Provision
<ul style="list-style-type: none"><li>▪ Subdivide land to realign the common boundary between two lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.</li><li>▪ Subdivide land into lots each containing an existing building or car parking space where:<ul style="list-style-type: none"><li>– The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</li><li>– An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within five years prior to the application for a permit for subdivision.</li></ul></li><li>▪ Subdivide land into two lots if:<ul style="list-style-type: none"><li>– The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.</li><li>– The construction or carrying out of the approved building or works on the land has started lawfully.</li><li>– The subdivision does not create a vacant lot.</li></ul></li></ul>	Clause 59.07

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Class of application	Provision
<ul style="list-style-type: none"> <li>▪ Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.</li> <li>▪ Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.</li> <li>▪ Externally alter a non-contributory building.</li> <li>▪ External painting.</li> <li>▪ Construct a fence.</li> <li>▪ Construct a carport, garage, pergola, verandah, deck, shed or similar structure.</li> <li>▪ Construct and install domestic services normal to a dwelling.</li> <li>▪ Construct and install a non-domestic disabled access ramp.</li> <li>▪ Construct a vehicle crossover.</li> <li>▪ Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.</li> <li>▪ Construct a rainwater tank.</li> <li>▪ Construct or display a sign.</li> <li>▪ Lop a tree.</li> <li>▪ Construct or install a solar energy system attached to a dwelling or small second dwelling.</li> <li>▪ Construct and install an electric vehicle charging station.</li> <li>▪ Construct and install 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 systems and cameras, downpipes, window shading devices, or similar.</li> </ul>	<p style="font-size: 2em; color: red; margin: 0;"><b>ADVERTISED PLAN</b></p>

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Subdivide land into two lots if:	Clause 59.07
<ul style="list-style-type: none"> <li>▪ A permit has been issued under a provision of a residential zone to construct up to two dwellings on the land and the permit has not expired.</li> <li>▪ Each lot will contain either: <ul style="list-style-type: none"> <li>– one existing dwelling; or</li> <li>– one dwelling permitted to be constructed in accordance with the permit.</li> </ul> </li> </ul>	

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**43.01-2**  
21/11/2017  
VC141

**Places in the Victorian Heritage Register**

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

**Permit requirement**

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

**Referral of applications**

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

**43.01-3**

14/12/2023  
VC253

**No permit required**

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.
- To construct a building or construct or carry out works for a small second dwelling if all the following requirements are met:
  - The building height must not exceed 5 metres.
  - The building must be finished using muted tones and colours.

**43.01-4**

14/01/2025  
VC237

**Exemption from notice and review**

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle crossover.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.

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- An electric vehicle charging station.
- Services normal to a building other than a dwelling or a small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

**43.01-5**24/01/2020  
VC160**Statements of significance**

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the *Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

**43.01-6**31/07/2018  
VC148**Heritage design guidelines**

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

**43.01-7**31/07/2018  
VC148**Application requirements**

An application must be accompanied by any information specified in the schedule to this overlay.

**43.01-8**24/01/2020  
VC160**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.

**43.01-9**

31/07/2018  
VC148

**Use of a heritage place**

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

**43.01-10**

31/07/2018  
VC148

**Aboriginal heritage places**

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006* .

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