

22.05 HERITAGE POLICY

23/04/2015
C137

This policy applies to all properties within the Heritage Overlay.

22.05-1 Policy Basis

03/10/2013
C87

The Municipal Strategic Statement identifies the need for a heritage policy to guide decisions on demolition and development of all places affected by heritage controls.

Bayside has a rich and varied built heritage reflecting progressive phases of development from the time of Henry Dendy's Special Survey in the 1840s through to contemporary infill development. An extensive range of heritage places of national, state and local significance remain to tell the story of Bayside, its people and their aspirations. These places are intrinsically valuable but also make an important contribution to the social, environmental and economic quality of life in Bayside.

Bayside City Council recognises that the city's heritage places exist in a dynamic context. In particular, there is constant pressure to adapt and develop heritage places to suit contemporary lifestyles. The policy therefore seeks to maintain the integrity of heritage places whilst accommodating the needs of current inhabitants.

This policy:

- applies the Heritage SPPF objective in clause 15.11; and
- builds on the MSS objectives in clause 21.06-3 relating to Heritage.

This policy sets out objectives and performance standards for all individual properties and heritage precincts. The residential and commercial precincts are: HO650 Berkeley Grove, HO652 Castlefield, HO653 Cheeseman Avenue, HO654 Cowper Street, HO655 Elm Grove, HO656 Grosvenor Estate, HO657 Hamilton Street, HO658 Hartley Street, HO659 Munro Street, HO660 New Street, HO661 Normanby Estate, HO662 North Road, HO663 Westley Avenue, HO664 Orlando Street, HO746 Asling Street, *HO 747 Bay Street, HO 748 Hampton Street, HO 749 Martin Street*, HO756 Hayball Court, HO757 Palmer Avenue, HO759 Durrant Street, HO760 Lawrence Street, HO761 Male Street, HO762 Moffat Street, HO763 Orchard Street and HO764 Brighton Town Hall Precinct.

Statements of Significance for Heritage Precincts

The following statements of significance provide a description of each of the residential and commercial precincts within the Heritage Overlay and outline the contributory sites within each.

Residential Precincts

Berkeley Grove Precinct (HO650)

Statement of Significance

The Berkeley Grove Precinct is demonstrative of the two principal phases of development in the area from the earliest European occupation to the inter-War residential development which now defines its aesthetic characteristics.

Union Street was part of the original Dendy Special Survey of the area in 1842, and 'Woolsery' at 1 Berkeley Grove, Brighton East is demonstrative of the early phase of occupation of the area.

Today the precinct is a remarkably intact inter-War residential area characterised by detached single-storey houses in a variety of historically co-existing styles. The

consistency of scale, setbacks and materials creates cohesive and homogenous streetscapes, enhanced by front gardens and intact front fences. As a consequence the precinct has a high degree of architectural integrity to its era.

Contributory Buildings

- Berkeley Grove, Nos – 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
- Hurlingham Street, Nos – 1, 3, 5, 7
- Union Street, Nos – 46, 48, 49, 50, 52, 54, 55, 56, 58, 60, 62, 64, 66

Castlefield Precinct (HO652)

Statement of Significance

The Castlefield Precinct, immediately surrounding the former Castlefield estate, clearly demonstrates the two principal phases of development of the area, from a single 1850s rural holding to a large War Service Homes Commission estate acquired after World War I by the Commonwealth government to house returned servicemen. The construction of more modest housing in the area was in contradistinction to the villas and mansions which were synonymous with the surrounding area's more affluent reputation.

The Castlefield Precinct is one of the War Service Homes Commission's largest estates which was developed over a two year period. Comprising almost entirely single storey bungalows, the streets throughout the precinct display a high level of architectural integrity and cohesion, particularly in scale, range of co-existing styles and materials, and a distinctive diagonal pattern in contrast to the surrounding area.

Contributory Buildings

- Amiens Street, Nos – 1, 4, 5, 7, 9, 12, 13, 14, 16, 17, 18, 20, 22, 24, 26, 30
- Avelin Street, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 21, 24, 25, 26, 29
- Favril Street, Nos – 1, 2, 3, 5, 6, 7, 8, 9, 11
- Hamel Street, Nos – 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 15
- Hampton Street, Nos – 576, 578, 580, 582, 584, 586, 588, 590, 596, 598
- Imbros Street, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 40, 41, 42, 44, 46
- Lagincourt Street, Nos – 1, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 20, 22
- Ludstone Street, Nos – 3, 7, 9, 13, 15, 53, 55, 57, 59, 61
- Passchendaele Street, Nos – 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 31, 33
- Rouen Street, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18
- South Road, Nos – 104, 106, 108, 114, 116, 128, 130, 132, 134, 136, 138, 140, 142, 146, 148, 150, 152, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174
- Villeroy Street, Nos – 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15, 17, 18, 19, 22, 24, 28, 30, 32, 34, 38, 40, 42, 44

Cheeseman Avenue Precinct (HO653)

Statement of Significance

The Cheeseman Avenue Precinct demonstrates two distinct phases of development of the area, viz. the original 1880 purchase of land and subsequent development of a larger landholding by a single owner (Cheeseman), to the first subdivision of the area in 1938 and the development of a homogenous inter-War style residential precinct.

The Cheeseman Avenue Precinct is notable for its remarkably intact inter-War residential aesthetic. Comprising almost entirely standard single plan, single-storey brick villas, the consistency of scale, setbacks and materials creates cohesive and homogeneous streetscapes with a high level of architectural integrity, enhanced by mature front gardens and intact front fences.

Contributory Buildings

- Cheeseman Avenue, Nos – 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 30, 31, 33
- Mackie Grove, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14
- Union Street, Nos – 109

Cowper Street Precinct (HO654)

Statement of Significance

The Cowper Street Precinct is demonstrative of the development of the area from 1888 when it was a greenfields site into a working and middle class residential area. The precinct demonstrates the important Boom period phase of Brighton’s development. The modest cottages are representative of working and middle class housing of the period in contradistinction to the more elaborate villas and mansions of the well-to-do, located elsewhere in the area, and which are more typical of Brighton and which gave rise to its social status.

The Cowper Street Precinct is substantially intact and is comprised almost entirely of modest detached weatherboard single-storey, single or double fronted Victorian cottages to standard designs with a high level of architectural integrity. In addition a number of detached brick Edwardian and bungalow dwellings demonstrate the immediate flow-on of the initial development as the lots were progressively taken up and developed in the popular styles of the ensuing decades.

Contributory Buildings

- Budd Street, Nos – 14, 16, 22, 24, 26
- Cochrane Street, Nos – 34, 36
- Cowper Street, Nos – 1, 2, 3, 5, 7, 8, 9, 10, 11, 11A, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 27

Elm Grove Precinct (HO655)

Statement of Significance

Comprising a cohesive and intact collection of lower middle and middle class Victorian Italianate style housing, the Elm Grove Precinct is associated with the end of the speculative Boom period of the late nineteenth century. Developed 1890-91 by the one speculator, Hardy, the consistency of style, scale, setbacks and materials create consistent and homogenous streetscapes, although individually some of the houses are marred by later alterations.

Contributory Buildings

- Elm Grove, Nos – 1, 3, 5, 7, 9, 17, 19, 21, 23, 25

Grosvenor Estate Precinct (HO656)

Statement of Significance

Development within the Grosvenor Street Precinct is associated first with Dendy's Special Survey and then with the speculative Boom period of the 1880s when the subdivision, the Grosvenor Estate, was sold. Developed during the speculative Boom period of the 1880s and subsequent decades, the Grosvenor Estate Precinct contains one of the most cohesive and intact collections of middle class Victorian and Edwardian housing in Brighton along with a small number of inter-War houses. The range of housing types is also of interest and includes mostly detached brick and weatherboard single-storey villas.

Contributory Buildings

- Chelsea Street, Nos – 5, 7, 11, 13, 15-15A, 17
- Grosvenor Street, Nos – 7, 9, 10, 11-13, 14, 16, 18, 21, 22, 23, 23A, 24, 26, 27, 28

Hamilton Street Precinct (HO657)

Statement of Significance

Hamilton Street itself is the most intact example of a nineteenth century Boom period and early twentieth century subdivision of worker's cottages in Brighton, and is evidence of the continuum of development around the turn of the nineteenth century. The Victorian development, more typical of the municipality further north around Brighton, is relatively unusual in the context of Gardenvale which was predominantly developed during the Edwardian period.

The Hamilton Street Precinct is a very intact late nineteenth and early twentieth century residential area, comprising both brick and weatherboard modest single-storey cottages. The consistency of scale of the dwellings creates visually cohesive streetscapes with a high degree of architectural integrity.

Kerbs and gutters are of concrete, with the exception of Cochrane Street, which is of bluestone.

Contributory Buildings

- Cochrane Street, Nos – 100, 102, 108, 110, 112, 114, 116, 118, 120
- Cole Street, Nos – 104, 106, 108, 110, 111, 114, 116, 117, 118, 119, 120, 121, 123, 129, 131, 133
- Hamilton Street, Nos – 1, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 17, 19, 21, 23
- May Street, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

Hartley Street Precinct (HO658)

Statement of Significance

The laying out of Hartley Street dates from the earliest period of settlement in Brighton, being part of Foot's survey carried out in 1842, seven years after the first settlement of Melbourne. While not immediately developed, it is one of the oldest streets in the metropolis and the municipality.

The Hartley Street Precinct comprises a visually distinctive group of relatively intact detached, double-fronted weatherboard nineteenth century villas, united by their common materials, details and setbacks, demonstrating a high degree of architectural integrity. The streetscape however, is compromised by the high non-original front fences and the alterations to some of the houses.

Contributory Buildings

- Hartley Street, Nos – 2, 4, 6, 8

Munro Street Precinct (HO659)

Statement of Significance

Developed within a few decades, the Munro Street Precinct is distinguished by its mixed character, derived from three distinct phases of development and includes typical Italianate Victorian, symmetrically planned and gabled Edwardian and later inter-War villas, all of which are largely intact. Buildings are generally single storey, detached and set back from the street.

Contributory Buildings

- Munro Street, Nos – 1, 2, 3, 4, 5, 6, 7,8, 9, 10, 11, 11A, 12, 14, 16, 17, 18, 19, 20, 22, 24A, 24B, 26, 28
- New Street, Nos – 144, 148

New Street Precinct (HO660)

Statement of Significance

Part of Dendy's Special Survey, the New Street Precinct is noteworthy as a collection of substantially intact Victorian and Edwardian middle to upper class villas and residences situated along two of Brighton's major thoroughfares, thus demonstrating the premier residential nature of the Brighton area. The precinct, and in particular the later Edwardian residences, are of architectural merit, and exhibit the principal characteristics demonstrating high socio-economic status established early in the area and which attracted many prominent people as early residents, some of whom have an important place in the history of Brighton.

Contributory Buildings

- New Street, Nos – 127, 131, 133, 135, 137, 139, 143

Normanby Estate Precinct (HO661)

Statement of Significance

Development within the Normanby Estate Precinct is associated first with Dendy's Special Survey and then with the speculative Boom period of the 1880s when the subdivision, the Normanby Estate, was sold. Developed during the speculative Boom period of the 1880s and subsequent decades, the Normanby Estate Precinct contains a cohesive and intact collections of middle class Victorian and Edwardian housing in Brighton along with a small number of inter-War houses. Housing types are mostly detached brick and some weatherboard single-storey villas. A terrace pair, unusual in Brighton, and a substantial Italianate residence with a tower are distinctive elements.

Contributory Buildings

- Normanby Street, Nos – 4-6, 5, 7, 9, 11, 12, 13, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 33, 39

North Road Precinct (HO662)

Statement of Significance

The North Road Precinct is of aesthetic significance as a high status nineteenth century precinct consisting of substantial houses set in large gardens, several significant church

properties and a wide, tree-lined boulevard. The precinct is characterised by high quality architectural composition of individual buildings set in generous grounds, integrated with public spaces that were designed with a quality and scale befitting a grand boulevard. Individual buildings, such as Kamesburgh, St James Catholic Church, St Stephens Anglican Church Vicarage and the John Knox Church, are of high architectural value in their own right, but together make up a precinct that demonstrates nineteenth century architectural aesthetics at their best.

The North Road Heritage Precinct is of historical significance because the buildings, gardens and streetscape together produce a remarkably cohesive and intact example of high quality nineteenth century suburban development. North Road was one of the boundaries of Dendy's Special Survey of 1841, which marks the birth of the suburb of Brighton, and became by the latter decades of the nineteenth century one of Brighton's grandest thoroughfares and home to many of its most distinguished residents. The sense of a grand civic precinct is reinforced by the presence of several churches and stately homes fringing the tree-lined road.

Contributory Buildings

- Cochrane Street, Nos – 70, 72-74
- North Road, Nos – 54, 67-71, 73-87, 89, 106, 111
- 417 New Street (Colombo)
- The Garden of 417 New Street is a significant example of nineteenth century garden design, but is also contributory to the North Road Heritage Precinct.

Westley Avenue Precinct (HO663)

Statement of Significance

A speculative development, comprising almost entirely detached single-storey Edwardian red brick Queen Anne style villas, the Westley Avenue Precinct displays a high level of integrity and cohesion of scale, materials and setbacks, the villas having been constructed within a year and by the same builder.

Contributory Buildings

- Westley Avenue, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
- Asling Street, Nos – 69, 71, 73, 74, 75, 76, 78, 80, 82, 84, 86, 88

Orlando Street Precinct (HO664)

Statement of Significance

The Orlando Street Precinct contains the highest concentration of intact Edwardian villas in Hampton and as such represents the first successful phase of suburban development of the original Orlando estate. The streets display a high level of integrity and cohesion in scale and materials, mostly evident in modest timber Edwardian cottages and inter-war bungalows. The remnant Edwardian commercial buildings are also important to the precinct, demonstrating the local commercial infrastructure supporting the residential area and heralding the later development of the adjacent Hampton Street shopping strip.

Contributory Buildings

- Orlando Street, Nos – 40, 42, 46, 50, 52, 58, 60, 62, 66, 68, 70, 72, 74, 76
- Railway Crescent, Nos – 4, 5, 6, 7, 7A, 9, 9A, 10, 12, 14, 16
- Railway Walk, Nos – 1, 3

Asling Street Precinct (HO746)**Statement of Significance**

Included in Dendy's Special Survey, the development of the Asling Street Precinct has its origins in the first phase of settlement in the area. It attracted many of Brighton's distinguished residents first during the Boom era and later on and as a consequence is comprised of substantial residences befitting its status as a premier residential address. It contains remnant mansions from the mid-Victorian period, speculative subdivisions from the 1880s Boom period and representative examples of Edwardian villas and inter-War bungalows. Although the variety of styles necessarily displays different characteristics, there is cohesion in their comparable setbacks and scale.

Contributory Buildings

- Asling Street, Nos – 7, 9, 11, 13-15, 20, 21, 22, 23, 24, 25, 27, 29, 31, 32, 34, 35, 37, 38, 47, 49, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 68
- North Road, Nos – 132

Hayball Court Precinct (HO756)**Statement of Significance**

The Hayball Court Precinct comprises an inter-war *cul-de-sac* development of semi-detached dwellings in the form of single-storey maisonettes and double-storey duplexes of rendered brick construction, with tiled hipped roofs. The estate, dating from 1938, was built on the site of a timber yard that had been operated by members of the Hayball family since the 1840s.

Contributory Buildings

- Hayball Court, Nos – 1, 2, 3, 4, 5, 6, 8 and 10
- New Street, Nos – 339 and 341

Palmer Avenue Precinct (HO757)**Statement of Significance**

Aesthetically, the precinct is significant as a streetscape of detached inter-war houses of unusual appearance that combines cohesion with individuality. When considered as a group, the houses are similar in form and materials, being expressed in a distinctive and recurring form with tripartite facades incorporating central porches and parapets. At the same time, the houses exhibit a lively variety of detailing and decorative treatment recalling both Classical Revival and Spanish Mission sources, including columns of various types, scrolled brackets, balustrades and rendered ornament. Although a number of similar houses are recorded throughout the municipality, Palmer Avenue in Brighton East is the only instance where an entire group remains as cohesive streetscape. This is enhanced by the survival, in many cases, of matching rendered front fences with wrought-iron gates, original detached garages to the rear, and by sympathetic landscaped settings with broad lawns and low-planted garden beds in the inter-war manner.

Contributory Buildings

- Palmer Avenue, Nos – 2, 4, 6, 8, 10 and 12

Durrant Street Precinct (HO759)

Statement of Significance

The Durrant Street Precinct is of local aesthetic and historic significance. Named after the early Brighton resident and dairyman, William Durrant, the street was one of the first laid out in Brighton and was fully developed by the early years of the twentieth century (AHC Criterion A.4). The Durrant Street Precinct is a small residential area characterised almost entirely by single-storey weatherboard Victorian and Edwardian villas set within leafy garden surrounds (AHC Criterion E.1). The Victorian villas are typically double fronted with hipped roofs clad in either corrugated iron or slate, while the Edwardian villas are typically asymmetrically planned with timber fretwork verandahs and roofs clad in corrugated iron. In particular, the southern side of Durrant Street between Maskell and York Streets displays a consistency of form that testifies to the nineteenth century development of the precinct. Although several houses are obscured by private gardens and high front fences and the appearance of some buildings has been marred by later alterations and additions – most notably, visible second storey additions and the removal of decorative details – the precinct as a whole is unified by its fine-grained rhythm, its low scale, and its nineteenth and early twentieth century residential character (AHC Criterion F.1). The mature street trees help to contribute to the precinct's picturesque character.

Contributory Buildings

- Durrant Street, Nos – 9, 11, 13, 15, 17, 19, 22, 24, 26, 28, 30, 34, 36

Lawrence Street Precinct (HO760)

Statement of Significance

The Lawrence Street Precinct is of aesthetic and historic significance. The area is largely intact to its early twentieth century form, and predominantly contains a mix of relatively modest Victorian and Edwardian building stock, interspersed with a number of interwar dwellings. Dwellings are generally single-storey and most are clearly related in terms of form, scale, setbacks, materials and period (AHC Criterion E.1). Individually, the appearance of some of the houses has been marred by later alterations and additions. However the precinct remains largely intact and is still readily legible as a relatively homogenous Victorian and Edwardian streetscape (AHC Criterion A.4). The narrowness of the street contributes to the precinct's picturesque character.

Contributory Buildings

- Lawrence Street, Nos – 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 15, 16, 17, 18, 19, 20, 27, 28, 29, 31, 32, 33, 34

Male Street Precinct (HO761)

Statement of Significance

The Male Street Precinct is of aesthetic and historic significance. The precinct illustrates the middle class residential development of Brighton that occurred during the nineteenth century Boom period. Both Male and Byron Streets are largely characterised by single storey nineteenth century Italianate villas, interspersed with the odd Edwardian and interwar villa. Together, these buildings testify to the early development and suburbanisation of the municipality. Of particular architectural merit is the former Primitive Methodist Church at the intersection of Male and Byron Streets, a good example of the polychromatic Gothic Revival style (AHC Criterion G.1). Although the integrity of the precinct has been somewhat diminished by a few recent developments and some readily visible additions, it nevertheless remains readily legible as a nineteenth and early twentieth century residential area (AHC Criterion F.1). The leafy garden surrounds contribute to the precinct's picturesque character.

Contributory Buildings

- Byron Street, Nos – 3, 6, 7, 8, 9, 11, 13, 15, 16, 17, 18, 19, 20
- Male Street, Nos – 104, 106, 108-110, 116, 118, 120, 121, 122, 123, 127, 133, 135, 137, 141, 143, 145

Moffat Street Precinct (HO762)

Statement of Significance

The Moffat Street Precinct is of aesthetic significance. The precinct is largely characterised by a variety of Edwardian dwellings, interspersed with the odd Victorian or interwar villa. The houses are generally single-storey. The precinct represents well the development of housing in Brighton in the late nineteenth and early twentieth centuries. Together, these buildings testify to the early development and suburbanisation of the municipality. Although the integrity of the precinct has been somewhat diminished by a few recent developments and some readily visible additions, it nevertheless remains readily legible as a nineteenth and early twentieth century residential area (AHC Criterion F.1). A few original fences remain, while the majority of houses have sympathetic, low timber picket fences. The leafy garden surrounds contribute to the precinct's picturesque character.

Contributory Buildings

- Moffat Street, Nos – 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 19

Orchard Street Precinct (HO763)

Statement of Significance

The Orchard Street Precinct is of aesthetic and historic significance. Historically, Orchard Street – which was laid out relatively early for that part of Brighton – illustrates the spread of development westward from the railway line in the Boom period (AHC Criterion C.2). Aesthetically, the residential precinct is largely characterised by a variety of single storey Victorian and Edwardian villas that are typical of residential development in Brighton at that time (AHC Criterion E.1). Interspersed amongst these Victorian and Edwardian villas are a number of interwar buildings: together these buildings testify to the early development and suburbanisation of the municipality. Although a small number of more recent, non-contributory buildings are interspersed amongst the earlier building stock, the Orchard Street streetscape is still readily legible as a largely intact example of a Victorian and Edwardian streetscape. The precinct as a whole is unified by its fine-grained rhythm, its low scale and its nineteenth and early twentieth century residential character (AHC Criterion F.1). The leafy garden surrounds contribute to the precinct's picturesque character.

Contributory Buildings

- Orchard Street, Nos – 9, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 33, 34, 35, 36, 37, 39, 42, 44, 46

Brighton Town Hall Precinct (HO764)

Statement of Significance

The Brighton Town Hall Precinct is of historical, aesthetic, architectural and social significance. Bounded by Boxshall, Carpenter and Wilson Streets, the precinct comprises the Town Hall Gardens, St Cuthbert's Presbyterian Church (including the manse and church hall), the former Town Hall, the former Court House, the former municipal offices, the former Police Station and the former Khyat's Hotel. It is historically and socially significant for associations with the emergence and subsequent development of local civic activity and identity over a period of almost 150 years (HV Criterion A), and as an

important focus for the local community, both in terms of special events and everyday activities (HV Criterion G). It is aesthetically significant for its unusual integration of features, where many buildings and elements of individual aesthetic merit combine to create distinctive vistas and streetscapes, and a unique cultural landscape within and around the Town Hall Gardens (HV Criterion F). It is architecturally significant as a notable collection of public buildings that demonstrate a range of discrete yet functionally comparable building types including local and state government buildings, ecclesiastical buildings and a single publicly-oriented commercial building in the former Khyat's Hotel (HV Criterion D). The precinct also derives architectural significance from its associations with a number of prominent architects and firms, most of whom, significantly, were local residents (HV Criterion H).

Contributory Buildings

- Boxshall Street, No 15
- Carpenter Street, No 73
- Wilson Street, Nos 10, 11, 12, 21-25, 27, 29, 30.

Commercial Precincts

Bay Street Precinct (HO747)

Statement of Significance

The Bay Street Precinct is of local aesthetic, architectural and historic significance. One of the main thoroughfares in Brighton, the street dates from the 1840s. Not long after the railway line was extended to Brighton in 1859, the Bay Street retail strip emerged as the principal shopping centre in the suburb and served as such until the early decades of the 20th century (HERCON Criterion A). Many of the extant buildings reflect the development of the Bay Street commercial precinct during its heyday (HERCON Criterion C). The street reached pre-eminence in Brighton during the 1930s, when the number of businesses reached 154, but from this period onwards the rate of change declined and a new emphasis was directed at the Church Street centre.

The Bay Street precinct is characterised by a mix of single and double storey commercial buildings dating from the nineteenth and early twentieth centuries interspersed with some three and four storey recent infill development. Perhaps the most visually dominant buildings are those dating from the late 19th century. With their grand boom style facades, many of these buildings are of individual significance and well illustrate the aspirations of Brighton residents and traders (HERCON Criterion E). These significant 19th century buildings are largely concentrated in the vicinity of the railway station and include the former bank at 279 Bay Street (HO43), the former Simmonds's Buildings at 281-287 Bay Street (HO44), the former bank at 282-284 Bay Street (HO45), the Commonwealth Bank at 302 Bay Street (HO46), the shops at 299-305 Bay Street (HO47) and the shops at 325-329 Bay Street (HO48). Further east along Bay Street, the streetscape displays a greater degree of heterogeneity and is characterised by a mix of Victorian, Edwardian and interwar shop buildings as well as a small number of non-contributory modern structures. However, the precinct as a whole is unified by its fine-grained rhythm, its low scale, and its nineteenth and early twentieth century commercial character (HERCON Criterion F). Many of the shops are largely intact to the extent of their first floor level or parapet, and the variety of parapet heights and stylistic ornament, combined with the Golden Elm trees and the narrow width of Bay Street itself, lends the precinct a somewhat picturesque character.

Contributory Buildings

- Bay Street, Nos – 241-243, 251-253, 261-263, 279, 281-287, 289-291, 293-297, 299-305, 311-315, 317-319, 321-323, 325-329, 333, 335, 341, 343-345, 347-351, 353-357, 377, 379, 381-399, 403-407, 409-411, 413-415, 423-427, 282-284, 286-288, 302-

304, 306-316, 322-324, 326-330, 332-344, 350, 352, 354, 356-358, 370-372, 374, 376-378

Hampton Street Precinct (HO748)

Statement of Significance

The Hampton Street Precinct, Hampton, is of local historical and aesthetic significance. Following the extension of the Sandringham Railway line in 1887, the street – the main north-south thoroughfare through Hampton – developed as the suburb’s pre-eminent shopping strip (HERCON Criterion A). The precinct is longer than is typical for a suburban shopping strip and is characterised by a mix of single and double story interwar shops on both east and west sides, interspersed with some three and four storey recent infill development. The early to mid twentieth century base building stock is of an unusually high architectural standard with most buildings demonstrating some degree of architectural sophistication. The early to mid twentieth century shops display a high level of formal and stylistic variety despite their construction over a narrow timeframe (HERCON Criterion F). Most of the shops remain largely intact to the extent of the first floor facades, while the precinct as a whole is characterised by a fine-grained scale and a general cohesion of materials (HERCON Criterion E). The appearance of some of the buildings has been marred by ground floor alterations and some bizarre external colour schemes.

The small number of surviving Edwardian buildings to the south of the railway line are contributory as they illustrate the early 20th century origins of the later commercial development of the street (HERCON Criterion C). A number of more recent, non-contributory buildings are interspersed among these early 20th century buildings.

Contributory Buildings

- Hampton Street, Nos – 253-255, 257-261, 263-267, 275, 281-285, 287, 293-295, 315-319, 321, 323-325, 329, 333-335, 339, 341, 343, 345-347, 349, 351, 365, 367-373, 375-377, 379-381, 383, 385-387, 389, 391-395, 397-401, 403-413, 358-360, 362-364, 366-368, 372, 374, 376, 378, 398 (north of railway line), 400-404, 408-410, 412, 414, 416, 418, 422-430, 432-436, 442-444, 446-448

Martin Street Precinct (HO749)

Statement of Significance

The Martin Street Precinct is of historical, architectural and aesthetic significance. Many of the extant buildings were constructed during the shopping strip’s first phase of development following the opening of the Gardenvale Station in 1906: within ten years there were fifteen businesses in operation (HERCON Criterion A). The precinct is predominantly characterised by a mix of single and double storey Edwardian shops, among which a number of double storey interwar retail buildings are interspersed (HERCON Criterion C). The early to mid twentieth century base building stock is generally of a high architectural standard with most buildings demonstrating some degree of architectural sophistication (HERCON Criterion F). Many of the early buildings are relatively intact to the extent of their first floor facades, although most of the early shopfronts have been replaced with few exceptions. The precinct also includes a small number of non-contributory modern structures. Despite this, the precinct as a whole is unified by its fine-grained rhythm, its low scale, a general cohesion of style and materials and its early to mid twentieth century commercial character (HERCON Criterion E).

Contributory Buildings

- Martin Street, Nos – 117-121, 125-127, 129-135, 139, 143, 145-147, 149-151, 155-155A, 157, 159-161, 163, 165-167, 169, 171, 173, 126D, 126A, 144, 146-152, 154, 156-158, 164, 166, 168

22.05-2
26/05/2011
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Objectives

To protect Bayside's heritage places in accordance with the accepted conservation standards of the ICOMOS Burra Charter.

To encourage the retention and conservation of all significant and contributory heritage places.

To conserve and enhance the cultural features of Bayside's heritage places to ensure that the form and appearance of any additions, alterations, or new development is complementary.

To promote design excellence which clearly and positively supports the ongoing significance of heritage places.

To ensure that new development in heritage precincts, including external additions and alterations, is respectful to the architectural, social and/or historic character of the precinct and makes a positive contribution to its built form and amenity.

To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

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Policy

The following matters will be taken into account when considering planning applications within the Heritage Overlay. Some words have specific meanings which are defined at the end of the policy.

22.05-3.1
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Statement of Significance

It is policy to:

- Take into account the Statement of Significance of a heritage place when making decisions about proposed buildings and works associated with that place; and
- Where there is more than one Statement of Significance adopted by the responsible authority in relation to a heritage place, give priority to the most recently adopted Statement of Significance.

22.05-3.2
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Demolition

It is policy to:

- Retain significant and contributory heritage buildings.
- Discourage the demolition of significant and contributory heritage buildings unless it can be demonstrated that:
 - the building is structurally unsound, and
 - the original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable, and
 - the replacement building displays design excellence, and
 - if located in a heritage precinct, the replacement building clearly and positively supports the ongoing heritage significance of the precinct.
- Allow the partial demolition of significant and contributory heritage buildings where the fabric to be demolished is of no significance, or where the demolition helps to reveal the original fabric of the building.

- Allow the partial demolition of significant and contributory heritage buildings for the purpose of additions, only if the additions will not affect the heritage significance of the building and the proposed addition is sympathetic to its scale and form.
- Allow the demolition of non-contributory buildings in heritage precincts.
- Retain significant vegetation.

22.05-3.3 Subdivision

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It is policy to:

- Ensure that the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that development which may result from the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that the subdivision of heritage places results in development that retains and extends the existing built form pattern where such pattern contributes to the significance of the heritage place.
- Ensure that appropriate settings and contexts for significant and contributory heritage buildings, trees and gardens is maintained.

Performance Standards

The following performance standards apply in the application of the policy:

- Subdivision should give visual prominence to significant and contributory heritage buildings over new development. Planning applications must show vistas that are to be retained to significant and contributory heritage buildings.
- Subdivision should complement and be consistent with the rhythm and pattern of buildings in heritage precincts.
- Subdivision should be avoided where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.
- Subdivisions should be designed to ensure that the location of boundaries and building envelopes do not threaten significant vegetation. New boundaries should not bisect the root or canopy zone of significant vegetation.
- Gardens and established trees, whether or not of heritage significance, which contribute to the setting of a significant or contributory heritage building or precinct should be retained in the same allotment as the building.

22.05-3.4 Restoration

28/02/2013
C82

It is policy to:

- Ensure that the external features of significant and contributory heritage buildings are conserved in an appropriate manner.
- Encourage the restoration and reconstruction of the original or early appearance of contributory fabric, particularly when seen from the street.
- Retain original fabric.
- Discourage the painting of unpainted surfaces.
- Ensure that restoration of contributory fabric is undertaken using the same materials as the original.

22.05-3.5 Additions and Alterations28/02/2013
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It is policy to:

- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Ensure that, where it is impossible to conceal alterations and additions to a significant or contributory heritage buildings, the alterations or additions have a low visual impact and do not detract from the significance of the heritage place.
- Ensure that alterations and additions to significant and contributory heritage buildings maintain the integrity of the architectural character of the building.
- Ensure that alterations, additions and works to significant and contributory heritage buildings maintain the spatial qualities and consistency of styles and materials in the heritage precinct.
- Ensure that alterations, additions and works are complementary and do not overwhelm significant and contributory heritage buildings
- Ensure that alterations, additions and works to significant and contributory heritage buildings do not dramatically alter the character of their immediate environs.
- Ensure that alterations and additions to contributory buildings are in keeping with the context of the heritage precinct.

Performance Standards

The following performance standards apply in the application of the policy:

- Alterations and additions to significant and contributory heritage buildings should retain as much of the original fabric and layout as possible. 'Facadism' is strongly discouraged.
- Alterations and additions to significant and contributory heritage buildings should be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and, where relevant, the heritage precinct.
- The replication of historic detail in alterations and additions should be avoided. Interpretive design based on historical characteristics is encouraged. Good quality contemporary design is also encouraged and is preferable to copying original design.
- Ground floor alterations and additions to significant and contributory heritage buildings should be setback behind the front wall of the building in order to allow the façade to retain its primacy and integrity, particularly when viewed from the street. A setback of 3-4 metres is generally sufficient to achieve this. Greater setbacks may be required on large or corner blocks where generous side setbacks allow more oblique views.
- Ground floor alterations and additions to significant and contributory heritage buildings should not exceed the height of the ground floor of the existing building.
- Alterations and additions to significant and contributory heritage buildings should not be located directly above the front facade:
 - For first floor alterations and additions to single storey buildings on narrow sites an eight metre setback behind the principal facade is generally sufficient to maintain visual emphasis on the original facade. This setback is usually appropriate for Victorian or Federation buildings where it ensures the preservation of the original ridge line and chimney.
 - For first floor alterations and additions on sites of average or greater width, a setback behind the principal facade of greater than eight metres may be required. In the case of inter-War and late Federation houses, low roof pitches and broad frontages combine to make it difficult for first floor additions to be fully obscured.

Some degree of visibility may be permissible depending upon the integrity of the building, the surrounding streetscape and the compatibility of proposed new forms.

- Alterations and additions should be distinguishable from the original fabric of a significant or contributory heritage building.
- Alterations and additions should preserve principal view lines to significant and contributory heritage buildings.
- New building elements such as dormer windows, porticos and verandahs should be avoided on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.
- The profile of visible sections of the roofline of significant and contributory heritage buildings should not be altered.

22.05-3.6 New Buildings in Heritage Precincts

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It is policy to:

- Ensure the consideration of the context of the heritage precinct when designing new buildings.
- Maintain the existing scale, massing, form and siting of contributory buildings in heritage precincts when designing new buildings.
- Ensure that new buildings adjacent to contributory buildings are sympathetic to the significance and character of the contributory building and the precinct.

Performance Standards

The following performance standards apply in the application of the policy:

- The replication of historic detail in new buildings should be avoided. Interpretive design based on historical characteristics is encouraged. Good quality contemporary design is encouraged and is preferable to copying original design.
- New buildings may be contemporary in style provided they adopt an understated character and do not visually dominate adjacent contributory buildings or the heritage precinct in terms of size, height or bulk.
- The design of new buildings should relate to and use as reference points the materials, colour and details of adjacent buildings and the surrounding precinct. New materials may be introduced provided that they are complementary to the significance of the heritage place.
- Buildings should not be taller than adjacent contributory buildings unless in a heritage precinct where a pronounced variation in building height already exists.
- New buildings should be oriented to relate positively to contributory buildings and subdivision patterns and spatial qualities throughout the heritage precinct.
- New buildings should be setback the same distance from the front boundary as adjacent contributory buildings. Where there are two adjacent contributory buildings with different setbacks, the new building should be setback the average distance of those adjacent. Where one adjacent building is contributory and the other adjacent building is non-contributory, a setback consistent with the contributory building should be applied.
- The side setbacks of new buildings should be consistent with the rhythm of the streetscape or precinct.
- New buildings should not obscure views to contributory buildings or their features.
- Individual architectural elements such as roof forms and fenestration must complement existing styles without striving to reproduce them.

- The proportions and spacing of door and window openings should relate to those of adjoining contributory buildings and the surrounding precinct.

22.05-3.7 Commercial Precincts – Specific Requirements

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Note: where there is a conflict or inconsistency between the general and specific requirements, the specific requirements will prevail.

It is policy to:

- Ensure any new upper level additions and works are respectful of the scale and form of the existing heritage place or contributory elements to the heritage place and, where relevant, the heritage precinct as a whole.
- Ensure new buildings do not dominate adjacent significant or contributory heritage places or the precinct as a whole.

Performance Standards

The following performance standards apply in the application of the policy:

- Higher building additions should be setback from lower heritage built form elements.
- Incorporate design treatments which make additions less apparent.
- New buildings should be of a height and form that respects any adjoining significant or contributory building.

22.05-3.8 Front Fences

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It is policy to:

- Retain original and contributory fences.
- Ensure that new fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place.

Performance Standards

The following performance standards apply in the application of the policy:

- Fences should not obscure views to the front façade of significant or contributory heritage places from adjacent streets.
- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory heritage building, or in the case of non-contributory buildings, the precinct. Generally, fences should not exceed 1.2 metres in height and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Where the design details and materials of an original fence are known reconstruction is encouraged. Where such details are not known cues may be taken from original fences within the precinct (where relevant) or on properties from heritage places from the same architectural period.

22.05-3.9 Car Parking

28/02/2013
C82

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.

Performance Standards

The following performance standards apply in the application of the policy:

- Carports and garages should be set back behind the front façade of a building.
- Driveways and crossovers should not exceed single car width.
- New crossovers should be avoided. Where approved they should be constructed in materials and profiles to match existing crossovers within the precinct.
- There should not be more than one crossover per allotment.

22.05-3.10 Ancillary Services

28/02/2013
C82

It is policy to:

- Ensure that ancillary services do not disturb, alter or diminish the significance of a heritage place.

Performance Standards

The following performance standard applies in the application of the policy:

- All ancillary services, including satellite dishes, air conditioning plants, solar heating systems, garbage facilities and the like, should be sited so they are concealed from the street.

22.05 - 4 Information to be submitted with a Planning Application

28/02/2013
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It is policy to require all planning permit applications in the Heritage Overlay to be accompanied by, where relevant:

- A written report that explains how the proposal addresses the provisions of the *Heritage Policy* and the justification for any variations from the policy.
- Plans and elevations (A3 size) including (but not limited to):
 - fully scaled and dimensioned elevations and floor plans of existing conditions, the extent of any proposed demolition, and any alterations and additions or new buildings;
 - a fully scaled and dimensioned site plan showing the existing and proposed development including outbuildings, fences, significant vegetation, car parking, new cross overs, on-site parking space locations and any other noteworthy features;
 - a photo montage of the streetscape;
 - a streetscape elevation which shows the existing streetscape and how the proposal sits within it;
 - an axonometric elevation, where appropriate, which shows how the proposal sits within its immediate area, particularly from oblique views from neighbouring streetscapes where any part of the proposal will be visible,
 - full details and samples of materials, finishes, and colours;
 - details of any primary or secondary sources used to provide evidence of the earlier or original use, form or decoration of the heritage place; and
 - a landscape plan.

22.05 - 5 Definitions

28/02/2013
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Conservation

Looking after a place with the intention of retaining its heritage significance. It may refer to maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Contributory Buildings

Refers to those buildings that are deemed to make a contribution, either individually, or as part of a collection, to the significance of the Heritage Precinct (refer to Figure 1).

Fabric

All the physical material of a heritage place.

Heritage Place

An individual property, heritage precinct, or landscape element included in the Heritage Overlay (refer to Figure 1).

Heritage Precincts

Areas identified in the planning scheme which:

- contain buildings that derive considerable cultural significance from their context and/or relationship with others in the area;
- have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity;
- contain a large number of substantially intact buildings
- may contain buildings that contribute to the historic or architectural significance of the area as a whole;
- may contain historically or botanically contributory gardens, reserves and specimens (refer to Figure 1).

Heritage Significance

The aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Maintenance

The continuous protective care of the fabric and setting of a contributory site. It is to be distinguished from repair, which involves restoration and reconstruction.

Preservation.

Maintaining the fabric of a place in its existing state and preventing deterioration.

Reconstruction

Returning a place to a known earlier state. Reconstruction is distinguished from restoration by the introduction of new materials into the fabric.

Respectful and interpretive

A design approach that acknowledges its modernity whilst maintaining a relationship to the historic or architecturally significant character of its context.

Respectful describes the approach where historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. *Interpretive* is a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

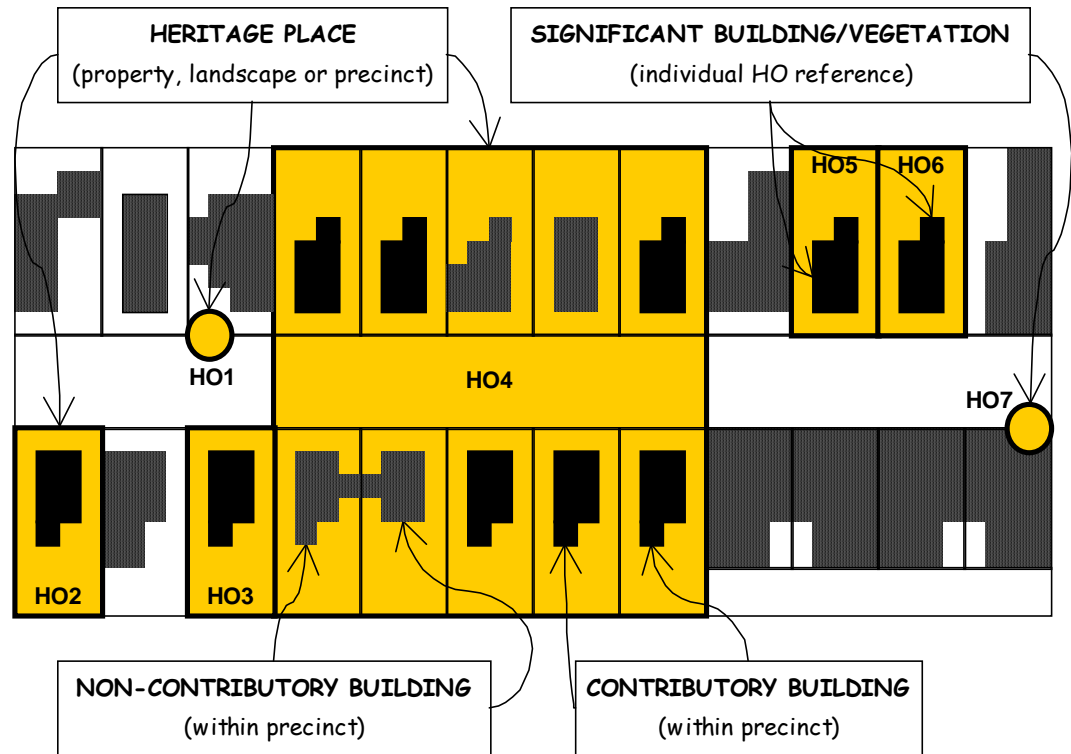
Restoration

Returning the existing fabric of a contributory site to a known earlier state by removing accretions or later additions or by reassembling existing components without the introduction of new materials.

Significant Heritage Building

A building identified as having heritage significance that is not located in a precinct (refer to Figure 1).

Figure 1



22.05-6
23/04/2015
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Policy references

- City of Brighton Urban Character and Conservation Study (1986).
- City of Sandringham Heritage and Conservation Study (1989).
- City of Bayside Heritage Review (1999).
- City of Bayside Heritage Review (Revision 1) (2003).
- Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance (1999).
- City of Bayside Review of Heritage Precincts (2008).
- City of Bayside Inter-war and Post-war Heritage Study (2008).
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- City of Bayside Two Individual Citations (Revised September 2012).
- City of Bayside Heritage Review: Brighton Town Hall Precinct (June 2013).
- Heritage Review 'Greenfield' ('Tullavin'), 453 New Street, Brighton, David Helms Heritage Planning (April 2014)
- Heritage Review Lindsay House, 9 Boxhall Street Brighton, David Helms Heritage Planning (May 2014)