



ACT Heritage Council

## Entry to the ACT Heritage Register

*Heritage Act 2004*

### **20032. Melbourne and Sydney Buildings**

Sections 1 and 48

**CITY**

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the *Heritage Act 2004*), as the case may be, is taken to be registered under the *Heritage Act 2004*.

Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the *Heritage Act 2004*.

**Contact:** ACT Heritage Council c/o Secretary PO Box 144  
**Enquiries:** phone 02 6207 2164 fax 02 6207 5715

Lyneham ACT 2602  
e-mail [heritage@act.gov.au](mailto:heritage@act.gov.au)



ACT Government



environment ACT

Helpline: 02 6207 9777  
Website : [www.cmd.act.gov.au](http://www.cmd.act.gov.au)  
E-mail: [EnvironmentACT@act.gov.au](mailto:EnvironmentACT@act.gov.au)

## 32. Melbourne and Sydney Buildings [V78]<sup>1</sup>

### Location

District of Canberra Central, Division of City, Sections 1 and 48 as identified in Figure 32 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H32.

### Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) exterior facade of the Melbourne and Sydney Buildings;
- b) remaining original interiors;
- c) central courtyards and remaining internal lightwells; and
- d) London Plane trees (*Platanus x acerfolia*) in the interior courtyards of both buildings.

### Statement Of Significance

The buildings are good examples of the Inter-War Mediterranean style, displaying key features of the style such as light-coloured smooth walling, medium pitch roofs of Roman pattern tiles, round arches, arcaded loggias and formal entrance treatments.

The Melbourne and Sydney Buildings were the earliest major developments in Civic, and are commercial buildings, associated with the early development of Canberra. The buildings were based on design principles set by prominent architect, J S Sulman and the design work was finalised by J H Kirkpatrick. The buildings have been the model to establish the colonnade principle which is now an important element throughout Civic.

The Melbourne and Sydney Buildings have played and continue to play a role as landmarks in Civic. They provided a focus in establishing the early character and scale of the city's retail and business area, and they dominated development in Civic from the 1920s until the late 1950s.

The Melbourne and Sydney Buildings' design and details exhibit particular aesthetic characteristics, which were inherent in the original design and are valued by the community today.

The London Plane trees are rare large specimens of their species in the ACT.

### Specific Requirements

In accordance with s.54 of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of this place. The requirements are intended to implement the following conservation policy for the place:

The existing buildings are to be conserved and appropriately maintained, including any original interiors.

- i) **Building including alterations and additions**
  - a) The external fabric of the buildings is to be conserved. Where significant original fabric of interiors is found to exist, it shall be retained where practicable as part of any redevelopment.
  - b) There is to be no increase in height of the original buildings. Extensions to the rear of either building must not rise above the ridge line of the existing tiled roof, nor extend past the property line, and must adopt a sensitive and cohesive design approach which acknowledges and respects the form and scale of the original building.
  - c) Where first floor balconies are currently open, no enclosures shall be permitted.
- ii) **Layout**
  - a) Existing driveway entry points are to be retained and no additional ones are to be developed.
  - b) The central courtyards and remaining internal light wells are to be retained.
- iii) **Landscape elements**
  - a) The existing trees in the internal courtyards are to be conserved and appropriately maintained. Where replacement of the existing trees is required the replacements shall be of the same species.

---

<sup>1</sup> [V78: Added to Heritage Places Register 12/12/1997 (Variation Number 78)]

Figure 32: Melbourne and Sydney Buildings

