

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

SUSTAINABLE COMMUNITIES

20 JUNE 2016

7.1

WANDONG & HEATHCOTE JUNCTION HERITAGE GAP STUDY 2016

**Attachment No: 4
Mitchell C113 22_Ipp02**

22.02 HERITAGE POLICY

24/09/2015
C56

This policy applies to all applications within the Heritage Overlay.

22.02-1 Policy basis

24/09/2015
C56

This policy applies the State Planning Policy Framework provisions at Clause 15 (Built Environment and Heritage) to local circumstances and builds on the local objectives and strategies identified at Clause 21.06-3 (Heritage). The Municipal Strategic Statement identifies the protection of places of cultural heritage significance and supports the conservation of those places threatened by development or neglect as a key objective. The Municipal Strategic Statement also identifies the need for the Shire's cultural heritage assets to be conserved and enhanced.

A number of heritage studies have assessed individual sites and precincts across the municipality. For most heritage places a Statement of Significance has been prepared which describes importance of the place.

22.02-2 Policy Objectives

24/09/2015
C56

- To conserve and enhance buildings, features and precincts that help to convey how the Shire of Mitchell originated and developed over time.
- To ensure development, including alterations and additions to existing buildings, maintains the significance of the heritage place and integrates with the surrounding heritage buildings and streetscape.
- To ensure that the significance of heritage places is not diminished by the loss of any fabric, which contributes to the significance of the heritage place or precinct or by inappropriate new development.
- To ensure that new development is not a visually intrusive or dominant element and is readily distinguishable from the original fabric.
- To maintain views to heritage places from the public realm.

22.02-3 Policy

24/09/2015
C56

When considering applications under the Heritage Overlay, it is policy that:

Statements of Significance

Applications will be considered in accordance with the Statements of Significance for the Heritage Places listed in the *Mitchell Shire Heritage Study 2006*, *Mitchell Shire Heritage Study Amendment C56 - Heritage Citations April 2014*, ~~and~~ *Kilmore Heritage Study 1982 and Wandong & Heathcote Junction Heritage Gap Study 2016*.

Demolition

- Discourage the demolition of a significant or contributory heritage building unless the building is structurally unsound.
- Ensure that demolition of non-contributory elements takes account of nearby contributory or significant heritage places.
- Discourage the demolition of original chimneys, verandahs, shopfronts, fences and other elements that contribute to the significance of the heritage place.
- Ensure all applications for the total demolition of a heritage place are accompanied by an application for new development.

- Prior to the commencement of permitted demolition of a significant building/feature, a Heritage Archival Report is to be provided to Mitchell Shire Council and any relevant local historical interest group.

Alterations and Additions

- Encourage alterations and additions to respect the external form, bulk, scale, massing, setbacks, finishes and materials of the heritage place or nearby heritage buildings.
- Discourage alterations and additions that copy historical styles or detailing of the heritage building.
- Encourage ancillary services and equipment (such as satellite dishes, aerials, shade canopies, solar panels, rainwater tanks or similar structures) to be concealed from view from the public realm or be sensitively integrated into the design of any alteration or additions.
- Discourage additions that would be visible from the public realm unless it can be demonstrated that it does not negatively impact upon any heritage place.
- Ensure that alterations and additions to existing buildings do not obscure views of the principal façade(s) of surrounding heritage buildings.
- Ensure upper level additions to significant or contributory buildings are located to the rear of the building and retain the building's original roof form and maintain the visual dominance of the original building.
- Discourage new front fences that would obstruct views to a heritage place from the public realm.
- Encourage alterations to existing contributory or significant verandahs and shopfronts to be consistent with the character of the heritage place.

New Buildings

- Encourage new development to be visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place.
- Support the replacement of non-contributory buildings with new development that responds to the historic context provided by any nearby heritage place.
- Encourage new buildings to be of high quality design that is complementary in form, siting, spacing, roof form, scale/height, proportions and materials to the heritage place.
- Discourage new buildings that copy historical styles or detailing.
- Encourage any new buildings within residential heritage precincts to:
 - Not exceed the building height of an adjoining individually significant or contributory heritage place.
 - Have the same front and side setbacks as an adjoining individually significant or contributory heritage place facing the same street.

Subdivision

- Encourage any subdivision to maintain the significant or contributory elements associated with a heritage place on a single lot.
- Ensure that the subdivision layout maintains the setting of the heritage place, including the retention of any original garden areas and other features where these contribute to the significance of the heritage place.

Advertising signs

- Encourage advertising signs to adopt traditional locations on heritage buildings.

- Discourage above verandah, sky, animated, reflective and electronic advertising sign.

Vehicle accommodation

- Ensure car parking facilities are located to the side or rear of properties and do not dominate heritage places.
- Ensure carports and garages are setback at least 500mm behind the principal façade of a building.
- Discourage parking facilities being constructed in front of heritage buildings.

22.02-4

24/09/2015
C56

Application requirements

An application should be accompanied by the following information, as appropriate. This information may not be required for minor applications as determined by the responsible authority:

- A written assessment detailing the proposal and how it addresses this policy.
- A report prepared by a suitably qualified heritage consultant which assesses the impact of the proposal on the heritage values of the place.
- All applications for the total demolition of a significant or contributory heritage place are to be accompanied by a report from a suitably qualified and experienced structural engineer that outlines the structural condition of the building.

22.02-5

24/09/2015
C56

Decision Guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- The Statement of Significance for those heritage places as contained in the *Mitchell Shire Heritage Study Amendment C56 - Heritage Citations, April 2014* and the *Kilmore Heritage Study 1982*.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.

In deciding any application, the responsible authority will disregard non-contributory buildings and works when determining the appropriate siting, massing and scale of new buildings or extensions to existing buildings in a Heritage Overlay.

22.02-6

24/09/2015
C56

Policy Definitions

The terms used in this policy are consistent with those defined by the *Burra Charter*. For the purposes of this policy, the following heritage place definitions apply:

- *Heritage Place*: A building (e.g., house, shop, factory etc), precinct (group of buildings or sites), structure (e.g., memorial, bridge or tram poles), features (e.g., mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, landscape, geological formation, fossil site, or habitat or other place of natural or cultural heritage significance and its associated land.
- *Significant place*: A place (e.g., a building, structures, tree etc.) that has cultural heritage significance independent of its context. Significant places may also make a contribution to the significance of an area or precinct.
- *Contributory place*: A place or feature (e.g., buildings, structures, trees etc.) that contributes to the significance of an area or precinct.
- *Non-contributory place*: A place or feature (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of a Heritage Place. In some instances, a

Significant place may be considered Non-contributory within a precinct. For example, an important Modernist house within a Victorian era precinct.

22.02-7

24/09/2015
C56

Policy References

Kilmore Heritage Study, 1982 Planning Collaborative

Mitchell Shire Heritage Study Volumes 1-5, Lorraine Huddle Pty Ltd, 2006

Mitchell Shire Heritage Amendment Review of Heritage Precincts, Context Pty Ltd, 13 December 2012

Mitchell Shire Review of Individual Places 2013, Context Pty Ltd

The Heritage Overlay: Guidelines for Assessing Planning Permit Applications (Public Draft February 2007)

[*Wandong & Heathcote Junction Heritage Gap Study 2016*, David Helms Heritage Planning](#)