

22.06-3

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C26(Part 1)

HERITAGE PLACES AND PRECINCTS

This policy applies to the heritage places and precincts identified in the heritage overlay for Wangaratta and land adjoining that part of the Ovens River which is listed as a 'heritage river' in Schedule 1 to the *Heritage Rivers Act 1992*.

Policy Basis

This policy applies the recommendations of the *Wangaratta Urban Area Heritage Study 2002* and recognises the *Heritage Rivers Act 1992*.

The terms used in this policy are consistent with those used in the Burra Charter. For the purposes of this policy the term 'heritage place' includes:

- § A place that is individually cited in the Heritage Overlay to this planning scheme.
- § A place that is contributory to the significance of a heritage precinct in the Heritage Overlay to this planning scheme.
- § A 'heritage precinct' is a group of heritage places, and statements of their significance are listed in the Table to this policy.

Objectives

- § Implement the *Wangaratta Urban Area Heritage Study 2002*.
- § Encourage the conservation, and discourage the demolition, of all significant and contributory heritage places in the Heritage Overlay.
- § Ensure that new development and any publicly visible additions and/or alterations to a heritage place maintain the significance of the heritage place and/or precinct.
- § Encourage the retention, reuse and recycling of significant and contributory heritage places in the Heritage Overlay in a manner which conserves and does not detract from the significance of the heritage place and/or precinct.
- § Facilitate a consistent approach to the conservation of heritage places and precincts.
- § Ensure that the conservation of heritage places and precincts is based upon a clear understanding of the reasons for their significance.
- § Improve community awareness of the importance and value of heritage places and precincts and the reasons why they should be conserved.
- § Implement the *Heritage Rivers Act 1992*.

Policy

Exercising discretion

It is policy to:

General:

- § Encourage the restoration and reconstruction of heritage places in all parts of the Heritage Overlay.
- § Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.
- § Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions in the Heritage Overlay.

Conservation of a heritage place or precinct:

- § Encourage the removal of alterations and additions that detract from the heritage significance of a place.
- § Encourage the retention and conservation of previous alterations and additions when the original heritage place has been altered but alterations contribute to the significance of the heritage place.
- § Encourage the accurate reconstruction of original streetscape elements such as verandas or fenestrations, where appropriate.

Demolition:

- § Require all applications to be accompanied by an application for new development.
- § Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.
- § Discourage the demolition of a significant or contributory building unless and only to the extent that:
 - Ø The building is structurally unsound or cannot be feasibly reused.
 - Ø The replacement building and/or work displays design excellence which clearly and positively supports the ongoing heritage significance of the area.

Decision guidelines

General:

When assessing a permit application, it is policy for Council to consider:

- § The extent to which the application meets the objectives and directions of this policy.
- § The statement of significance for the heritage place or precinct.
- § The views of Council's heritage adviser, where sought by Council.
- § The views of the *National Trust of Australia (Victoria)*, where sought by Council.
- § Recommendations of representatives of the aboriginal community for the management of sites of aboriginal cultural significance.
- § Heritage studies and all available documentation.
- § The need to prepare a tree condition or heritage impact assessment for any proposed development which could affect cultural heritage places.
- § The need to prepare a tree or heritage management plan to guide the implementation of any proposed development, including conservation and arboricultural works.
- § Where applications propose to use a heritage building for a prohibited use, council will consider:
 - Ø The appropriateness of the use having regard to zone objectives and surrounding land uses.
 - Ø Whether the proposed use furthers the heritage objectives of this planning scheme.
- § The permit history of the land.

Heritage places or precincts:

It is policy that, before deciding on a permit application for a building or work to be demolished, removed, altered or constructed, Council will consider:

- § Heritage precinct statements of significance (where relevant)
- § Existing character and appearance of the building, work or object, and the contribution such building or work or object makes to the architectural or historical character and appearance of the immediate area or precinct.
- § Cultural significance of the building, work, tree, object or site.
- § Whether the proposed design, building materials, colours or general appearance of the alterations will detrimentally affect the architectural or historical character or appearance of the existing building/s, work/s, object/s, site or streetscape.
- § That the demolition or alteration of heritage buildings should not be supported unless it is demonstrated that:
 - Ø The outcome will contribute to the long-term conservation of the significant fabric of the building.
 - Ø The demolition involves the removal of later inappropriate modifications.
- § Whether any new or replacement front fences are appropriate to the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency.
- § Whether the design of new infill buildings are compatible with, and recessive to, the significance of the heritage precinct with particular reference to any adjoining heritage places.
- § Whether vehicle crossovers and parking areas proposed to be located at the front of contributory heritage places – vehicle crossovers, if necessary, should be located to the rear or to the side of a heritage place.
- § Whether any subdivision is in keeping with the historic subdivision character of the site, adjacent heritage places and the precinct as a whole.
- § Whether any advertising signs are complementary to the historic character of a heritage precinct or the appearance of a heritage place.

Heritage Rivers:

In evaluating an application for use or development of land adjoining the part of the Ovens River that is listed as a heritage river in Schedule 1 to the *Heritage Rivers Act 1992*, Council will have regard to:

- § The likely effect of the proposed land use or development on the heritage river.
- § Whether any permit conditions should be applied to protect the values of the heritage river.

Any comments received from the *North East Catchment Management authority* pursuant to Section 52 of the *Planning and Environment Act 1987*.

Application information requirements

It is policy that permit applications include the following information:

- § A site analysis plan showing the location/outline of surrounding buildings/walls and existing vegetation.
- § A scaled and dimensioned site plan showing all existing and proposed building work, including outbuildings, fences, trees, car parking, new driveway crossovers, and any signage.
- § Side elevation/s of all proposed building work.
- § Details of all proposed new building work, including a schedule of all building materials, colours and detailing.
- § Details of any vegetation proposed to be removed or lopped.