



Applying the Heritage Overlay – Frequently Asked Questions

1. What is the Heritage Overlay?

The Heritage Overlay (HO) is a land use planning tool. Its primary purpose is to identify and protect places of local heritage significance. If a place is identified as having local heritage significance (usually through a study conducted by Council), the property can be identified on a planning scheme map and in a schedule document within the planning scheme. The HO operates by triggering the need for a planning permit when changes or alterations are proposed to be made to a heritage property. Changes of particular interest are proposed demolition, alterations (above and beyond routine property maintenance) and additions that are considered to potentially impact the heritage features of a building or place.

2. What the Heritage Overlay does and does not do:

The Heritage Overlay **does**:

- Provide a way of identifying places of local heritage significance through the Wangaratta Planning Scheme.
- Provide a way of protecting places of local heritage significance from development that may negatively impact on heritage features of a place.
- Allow affected property owners to meet with Council's Heritage Advisor to ask questions and seek free professional advice about changes they wish to make to their heritage listed property.
- Provide and preserve a record of sites that help shape Wangaratta's identity.

The Heritage Overlay **does not**:

- Prohibit development, alterations or demolition. When a permit is required, an application is assessed on its individual impact and merits by a professional heritage advisor to Council
- Stop a property owner from selling their property
- Stop a property owner obtaining home insurance
- Mean that a property will lose value

3. Do I need to apply for a planning permit to make changes to my property if it is affected by the Heritage Overlay?

In most cases, the answer is yes, if changes go beyond routine repairs and maintenance. However, the trigger for a planning permit is dependent upon a number of factors, including:

- The extent of the changes (whether they are considered minor or major);
- Whether the changes affect significant heritage features (which are identified in the citation for a property, usually found in the background study); and
- Whether the changes proposed include demolition of a heritage place/removal of significant heritage vegetation.

In all cases you are advised to contact Council when you know the extent of changes you wish to make to your property. The planner on duty can advise you if you are required to apply for a planning permit.

4. How do I apply for a planning permit?

Applying for a planning permit triggered by the Heritage Overlay is the same process as applying for a planning permit triggered by any other part of the Wangaratta Planning Scheme. There are three key steps in this process. Firstly, talk to the Planning Department at Council about any proposed changes or plans. The Planning Department will let you know if a permit is required. Secondly, you are required to fill out the Planning Application Form, and provide proposal details, plans and supporting documentation. Thirdly you are required in most circumstances to pay a fee.

5. What are the costs associated with a planning permit?

Permit fees vary depending on the size and value of the development proposal. However if the Heritage Overlay is the only planning permit trigger and the value of the proposed development is less than \$20,000, planning permit fees are waived. (Even though the fees are waived in this instance, you still need to apply for a planning permit).

Wangaratta Planning Scheme Amendment C70 - Frequently Asked Questions

6. Why am I being advised about Wangaratta Planning Scheme Amendment C70?

You are being advised about this amendment as you own or occupy a property proposed to be included in the Heritage Overlay. This means, if the amendment is approved, there will be some additional planning considerations you will have to take into account if you are planning any changes to your property. You may also be advised of this amendment in your capacity as a land manager, or member of an organisation that Council has identified as having an interest in heritage or be potentially affected as a result of the amendment.

In all cases, the exhibition of this amendment notifies you of Council's intention to make changes to the Wangaratta Planning Scheme and provides you with an opportunity make comments.

7. What changes does C70 make to the Wangaratta Planning Scheme?

Amendment C70 makes a number of changes to the Wangaratta Planning Scheme, as follows:

- Updates the Local Planning Policy Framework to reference the Heritage Review, 2015 (the background study).
- Lists affected properties in the Schedule to the Heritage Overlay and maps each properties.

For full details please see the exhibition documents which can be found on the Department of Environment Land Water and Planning's website www.delwp.vic.gov.au/public-inspection.

8. Why is my property proposed for inclusion in the Heritage Overlay?

Your property is proposed for inclusion in the Heritage Overlay as part of the implementation of the Rural City of Wangaratta Heritage Review, 2015. Your property was first identified as being significant from a heritage perspective, by the Rural City of Wangaratta Heritage Study, 2004. These two studies rate your property as having historic significance when assessed against the Burra Charter and HERCOM (national standards for heritage assessment). The studies recommend that such places be identified and protected at the local municipal level, through application of the Heritage Overlay.

9. What is the Planning Scheme Amendment process? Where is C70 in this process?

The planning scheme amendment process is the procedure Council must follow before a change is made to a planning scheme in Victoria. There are a number of key steps, shown in the chart below. C70 is up to the 'exhibition' stage of this process (highlighted in orange).



10. How do I make comments on the proposed changes

You can make comments supporting or objecting to Amendment C70 in writing, via email or by filling out the Amendment C70 Submission Form. (Submission forms can be downloaded from Councils website – the web address at the bottom of this page) Submissions must be received by COB 24 March 2016 and can be sent to Council by:

<p>Mail: Att: Strategic Planning Team Amendment C70 PO BOX 238 Wangaratta VIC 3676</p>	<p>Email: council@wangaratta.vic.gov.au Please include in the subject line: Att: Strategic Planning Team Amendment C70</p>	<p>Submitting in person: Wangaratta Government Centre, corner Ford & Ovens Streets, Wangaratta between 8.30am and 5pm, Monday to Friday</p>
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