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C93**HERITAGE PRECINCTS**

This policy applies to an application within the following non-residential heritage precincts:

- HO304 St John's Church Precinct,
- HO312 Fairy Street Precinct,
- HO324 Commercial Precinct, and
- HO325 Railway Precinct.

Policy basis

This policy builds on the Municipal Strategic Statement objective in clause 21.06-4 to conserve, maintain and enhance the character of heritage precincts, particularly individual listings and contributory elements in the Heritage Overlay.

Warrnambool has several notable heritage precincts including civic and public buildings as well as significant stands of Norfolk Island pines. Council has prepared heritage guidelines to guide the assessment of development in residential precincts. As the commercial and community / civic areas differ in physical form and function they require different assessment guidelines from those places which are predominantly residential in nature.

Objectives

To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural, historic or cultural value.

To encourage reinstatement of verandahs where they previously existed or are sympathetic to the form, scale and appearance of a building.

To minimise and manage advertising signage so that it does not detract from the character of the area.

Implementation

It is policy to:

St John's Church Precinct (HO304)

- Building setbacks should be the same as the setbacks of the adjacent buildings, especially if the adjacent building is a listed building.
- Buildings without render or paint should not be rendered or painted.
- Stone retaining walls and fences should not be rendered or painted.
- Assessment of applications which will remove a site with social significance should refer to the social significance section of the Warrnambool Heritage Precinct Guidelines and address:
 - Which community values the place?
 - What is its relevant importance of the place to a group or community?
 - Is it associated with a particular person or group important in the community's history?

- Is the place valued by a community for reasons of religious, spiritual, cultural, educational or social associations?

Fairy Street Precinct (HO312)

- Building setbacks should be the same as the setbacks of the adjacent buildings, especially if the adjacent building is a listed building.
- Buildings that are rendered should be maintained in a render. Render composition should be matched or if reinstated should be of a mixture designated by the heritage advisor to be suitable to the material to be rendered.
- Windows facing Fairy Street should generally be of timber construction.
- Small windows of vertical proportion should be used on first storey windows. Ground level windows may be larger.
- Advertising signage should be non-illuminated and not protrude above the building or verandah.

Commercial Precinct (HO324)

- Building setbacks should be the same as the setbacks of the adjacent buildings, especially if the adjacent building is a listed building.
- Buildings that are rendered should be maintained in a render. Render composition should be matched or if reinstated should be of a mixture designated by the heritage advisor to be suitable to the material to be rendered.
- New buildings should be rendered in an appropriate material. Brick buildings without render or paint should not be rendered or painted.
- Advertising signage should be non-illuminated and not protrude above the building or verandah.

Railway Precinct (HO325)

- Buildings without render or paint should not be rendered or painted.
- Stone retaining walls and fences should not be rendered or painted.
- Discourage advertising signage not related to railway operations.

Application requirements

An application for development within the Heritage Overlay (HO304, HO312, HO324 and HO325) must be accompanied by the following information, as appropriate:

A site analysis of the site and surrounding area including:

- A site plan showing the proposed buildings and works with the overall dimensions, setbacks and existing setbacks of buildings on the site.
- Detailed elevations of the proposed building and/or works.
- The proposed colour and type of all external materials, including doors, windows, etc.
- A photo montage or sketch illustrating the visual relationship of the proposal with the overall dimensions and setbacks, as well as existing setbacks on adjacent sites.
- Proposed fencing.
- A scaled and detailed landscape plan.

A report explaining the proposal and how it addresses this policy.