

22.02

21/07/2016
C101

HERITAGE

This policy applies to an application to develop a heritage place in the Heritage Overlay unless the exemptions in the incorporated plan are applicable.

22.02-1

21/07/2016
C101

Policy basis

This policy builds on the MSS objective in Clause 21.04-2 to protect and enhance heritage places including buildings, trees and structures of natural or cultural significance for present and future generations in the Shire of Campaspe.

The MSS identifies the need for a heritage policy to guide decisions on conservation, demolition and adaption of heritage places.

This policy sets out objectives and performance measures for all individual properties and heritage precincts.

The precincts are: HO1 *Old Echuca Township Precinct*; HO2 *Echuca Central Precinct*; HO3 *Echuca Central Residential Precinct*; HO86 *Echuca East Precinct*; HO87 *Echuca North Residential Precinct*; HO127 *Kyabram Commercial Precinct*; HO128 *Kyabram Union Street Precinct*; HO203 *Rochester Precinct*; HO301 *Rushworth Precinct*; HO312 *Balaclava Hill Open Cut Mine and Whroo Township Site*; HO401 *Lockington Precinct*; HO501 *Tongala Township Precinct* and HO514 *Tongala Residential Precinct*.

22.02-2

22/05/2014
C50(Part 1)

Objectives

To protect heritage places within the Shire of Campaspe in accordance with the accepted conservation standards of the ICOMOS Burra Charter.

To encourage the retention and conservation of all significant and contributory heritage places.

To conserve and enhance the cultural fabric of heritage places within the Shire of Campaspe to ensure that the form and appearance of any additions, alterations, or new development is complementary.

To promote design excellence, which clearly and positively supports the ongoing cultural significance of heritage places.

To ensure that new development in heritage precincts, including external additions and alterations, is respectful to the architectural, social and/or historic character of the precinct and makes a positive contribution to its built form and amenity.

To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

22.02-3

21/07/2016
C101

Policy

It is policy to consider the following statements when assessing an application under the Heritage Overlay.

Statement of significance

It is policy to:

- Take into account the statement of significance of a heritage place when making a decision about proposed buildings and works associated with that place. The statements of significance for all heritage precincts are included in an incorporated document titled *Heritage Review 2014 Part B - Heritage Precincts*, amended February 2016.
- Give priority to the most recently adopted statement of significance where there is more than one statement of significance adopted by the responsible authority in relation to a heritage place.

Demolition

It is policy to:

- Retain significant and contributory heritage buildings.
- Discourage the demolition of significant and contributory heritage buildings unless it can be demonstrated that:
 - The building is structurally unsound;
 - The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable;
 - The replacement building displays design excellence; and
 - If located in a heritage precinct, the replacement building clearly and positively supports the ongoing heritage significance of the precinct.
- Allow the partial demolition of significant and contributory heritage buildings where the fabric to be demolished is of no significance, or where the demolition helps to reveal the original fabric of the building.
- Allow the partial demolition of significant and contributory heritage buildings for the purpose of additions, only if the additions will not affect the heritage significance of the building and the proposed addition is sympathetic to its scale and form.
- Allow the demolition of non-contributory buildings in heritage precincts.
- Retain significant vegetation.
- Ensure an application for demolition is also accompanied by a replacement development proposal.

Subdivision

It is policy to:

- Ensure that the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that development which may result from the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that the subdivision of heritage places results in development that retains and extends the existing built form pattern where such pattern contributes to the significance of the heritage place.
- Ensure that appropriate settings and contexts for significant and contributory heritage buildings, trees and gardens is maintained.

Performance measures

It is policy to assess proposals against the following measures:

- Subdivision should give visual prominence to significant and contributory heritage buildings over new development.
- Subdivision should complement and be consistent with the rhythm and pattern of buildings in heritage precincts.
- Subdivision should be avoided where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.
- Subdivisions should be designed to ensure that the location of boundaries and building envelopes do not threaten significant vegetation. New boundaries should not bisect the root or canopy zone of significant vegetation.

- Gardens and established trees, whether or not of heritage significance, which contribute to the setting of a significant or contributory heritage building or precinct should be retained in the same lot as the building.

Restoration

It is policy to:

- Ensure that the external fabric of significant and contributory heritage buildings is conserved in an appropriate manner.
- Encourage the restoration and reconstruction of the original or early appearance of contributory fabric, particularly when seen from the street.
- Retain original fabric.
- Discourage the painting of unpainted surfaces.
- Ensure that restoration of contributory fabric is undertaken using the same materials as the original.

Additions and alterations

It is policy to:

- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Ensure that the alterations or additions have a low visual impact and do not detract from the significance of the heritage place, where it is impossible to conceal alterations and additions to significant or contributory heritage buildings.
- Ensure that alterations and additions to significant and contributory heritage buildings maintain the integrity of the architectural character of the building.
- Ensure that alterations, additions and works to significant and contributory heritage buildings maintain the spatial qualities and consistency of styles and materials in the heritage precinct.
- Ensure that alterations, additions and works are complementary and do not overwhelm significant and contributory heritage buildings.
- Ensure that alterations, additions and works to significant and contributory heritage buildings do not dramatically alter the character of their immediate environs.
- Ensure that alterations and additions to contributory buildings are in keeping with the context of the heritage precinct.

Performance measures

It is policy to assess proposals against the following measures:

- Alterations and additions to significant and contributory heritage buildings should retain as much of the original fabric and layout as possible. 'Facadism' is strongly discouraged.
- Alterations and additions to significant and contributory heritage buildings should be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and the heritage precinct, where appropriate.
- The replication of historic detail in alterations and additions should be avoided. Interpretive design based on historical characteristics is encouraged. Good quality contemporary design is also encouraged and is preferable to copying original design.

CAMPASPE PLANNING SCHEME

- Ground floor alterations and additions to significant and contributory heritage buildings should be setback behind the front wall of the building in order to allow the façade to retain its primacy and integrity, particularly when viewed from the street. A setback of 3-4 metres is generally sufficient to achieve this. Greater setbacks may be required on large or corner blocks where generous side setbacks allow more oblique views.
- Ground floor alterations and additions to significant and contributory heritage buildings should not exceed the height of the ground floor of the existing building.
- Alterations and additions to significant and contributory heritage buildings should not be located directly above the front facade:
 - For first floor alterations and additions to single storey buildings on narrow sites, a setback of 8 metres behind the principal facade is generally sufficient to maintain visual emphasis on the original facade. This setback is usually appropriate for Victorian or Federation buildings where it ensures the preservation of the original ridge line and chimney.
 - For first floor alterations and additions on sites of average or greater width, a setback behind the principal facade of greater than 8 metres may be required. In the case of inter-War and late Federation houses, low roof pitches and broad frontages combine to make it difficult for first floor additions to be fully obscured. Some degree of visibility may be permissible depending upon the integrity of the building, the surrounding streetscape and the compatibility of proposed new forms.
- Alterations and additions should be distinguishable from the original fabric of a significant or contributory heritage building.
- Alterations and additions should preserve principal view lines to significant and contributory heritage buildings.
- New building elements such as dormer windows, porticos and verandahs should be avoided on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.
- The profile of visible sections of the roofline of significant and contributory heritage buildings should not be altered.

New buildings in heritage precincts

It is policy to:

- Consider the context of the heritage precinct when designing new buildings.
- Maintain the existing scale, massing, form and siting of contributory buildings in heritage precincts when designing new buildings.
- Ensure that new buildings adjacent to contributory buildings are sympathetic to the significance and character of the contributory building and the precinct.

Performance measures

It is policy to assess proposals against the following measures:

- The replication of historic detail in new buildings should be avoided. Interpretive design based on historical characteristics is encouraged. Good quality contemporary design is encouraged and is preferable to copying original design.
- New buildings may be contemporary in style provided they adopt an understated character and do not visually dominate adjacent contributory buildings or the heritage precinct in terms of size, height or bulk.
- The design of new buildings should relate to and use as reference points the materials, colour and details of adjacent buildings and the surrounding precinct. New materials may be introduced provided that they are complementary to the significance of the heritage place.

CAMPASPE PLANNING SCHEME

- Buildings should not be taller than adjacent contributory buildings unless in a heritage precinct where a pronounced variation in building height already exists.
- New buildings should be oriented to relate positively to contributory buildings and subdivision patterns and spatial qualities throughout the heritage precinct.
- New buildings should be setback the same distance from the front boundary as adjacent contributory buildings. Where there are two adjacent contributory buildings with different setbacks, the new building should be setback the average distance of those adjacent. Where one adjacent building is contributory and the other adjacent building is non-contributory, a setback consistent with the contributory building should be applied.
- The side setbacks of new buildings should be consistent with the rhythm of the streetscape or precinct.
- New buildings should not obscure views to contributory buildings or their features.
- Individual architectural elements such as roof forms and fenestration should complement existing styles without striving to reproduce them.
- The proportions and spacing of door and window openings should relate to those of adjoining contributory buildings and the surrounding precinct.

Front fences

It is policy to:

- Retain original and contributory fences.
- Ensure that new fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place.

Performance measures

It is policy to assess proposals against the following measures:

- Fences should not obscure views to the front façade of significant or contributory heritage places from adjacent streets.
- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory heritage building, or in the case of non-contributory buildings, the precinct. Generally, fences should not exceed 1.2 metres in height and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Where the design details and materials of an original fence are known reconstruction should be encouraged. Where such details are not known cues may be taken from original fences within the precinct (where relevant) or on properties from heritage places from the same architectural period.

Car parking

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.

Performance measures

It is policy to assess proposals against the following measures:

- Carports and garages should be setback behind the front façade of a building.
- Driveways and crossovers should provide for single car access only.
- New crossovers should be avoided. Where approved, crossovers should be constructed in materials and profiles to match existing crossovers within the precinct.
- There should not be more than one crossover per lot.

Ancillary services

It is policy to:

- Ensure that ancillary services do not disturb, alter or diminish the significance of a heritage place.

Performance measure

It is policy to assess proposals against the following measure:

- All ancillary services, including satellite dishes, air conditioning plants, solar heating systems, garbage facilities and the like, should be sited so they are concealed from the street.

Business identification signage

It is policy to:

- Ensure that business identification signage does not diminish the significance of a heritage place.

22.02-4

21/07/2016
C101

Application requirements

An application to develop a heritage place in the Heritage Overlay should be accompanied by the following information, as appropriate:

- A written report that explains how the proposal addresses the objectives, policy statements and performance measures in this policy and any variations from the policy.
- Plans and elevations (A3 size) including (but not limited to):
 - Fully scaled and dimensioned elevations and floor plans of existing conditions, the extent of any proposed demolition, and any alterations and additions or new buildings;
 - A fully scaled and dimensioned site plan showing the existing and proposed development including outbuildings, fences, significant vegetation, car parking, new crossovers, on-site parking space locations and any other noteworthy features;
 - Vistas that are to be retained to significant and contributory heritage buildings;
 - A photo montage of the streetscape;
 - A streetscape elevation which shows the existing streetscape and how the proposal sits within it;
 - An axonometric elevation, where appropriate, which shows how the proposal sits within its immediate area, particularly from oblique views from neighbouring streetscapes where any part of the proposal will be visible;
 - Full details and samples of materials, finishes, and colours;
 - Details of any primary or secondary sources used to provide evidence of the earlier or original use, form or decoration of the heritage place; and
 - A landscape plan.

Policy references

Business Signage Guidelines for Historic Areas, August 2011

Campaspe Shire (Gaps) Heritage Study, 2005

City of Echuca Conservation Study, 1992

Heritage Review 2014 - Part A Review Methodology and Part C Individual Heritage Places, amended February 2016

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

CAMPASPE PLANNING SCHEME

Waranga Shire Conservation Study, 1988