

**15.03-1L**

11/07/2019  
C65muri

**Heritage Conservation**

**Policy application**

This policy applies to all land affected by the Heritage Overlay.

**Strategies**

Discourage the total demolition of Significant or Contributory heritage places unless:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building.
- The proposed replacement building is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Support the demolition of part of a Significant or Contributory place where its demolition will not adversely affect the significance of the place and will either:

- Assist in the long term conservation or maintenance of the place.
- Support the viability of the existing use of the place or facilitate a new use that is compatible with the on-going conservation of the building.
- Upgrade the building to meet contemporary living standards such as improving energy efficiency.

Encourage new development that maintains and enhances the setting of heritage places and the visual relationship between heritage places, including views of a heritage place from public places.

Encourage the removal of non-significant alterations or additions particularly where this would assist in restoring the significance of the place.

Support new development including alterations or additions to existing heritage places that:

- Creatively interpret and respond to its historic context.
- Is visually recessive and compatible in terms of its scale, siting, design, form and materials.
- Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.
- Responds to special features such as views, vistas, mature vegetation and landmarks.
- Includes landscaping that will enhance the historic cultural landscape character of a heritage place.

Encourage the replacement of non-contributory buildings with new development that responds more positively to the historic context provided by any nearby heritage place.

Conserve historic public realm features, such as basalt gutters, unmade roadside verges and mature street trees.

Support subdivision that is:

- Compatible with the historic subdivision pattern found in an area.
- Maintains significant fabric associated with a heritage place.

Limit signs in number and to those with traditional forms and locations on buildings.

Protect significant trees so that they will survive in good condition according to their normally expected lifespan.

Design future development adjacent to a significant tree so that it will not have a detrimental impact upon the integrity and condition of the tree.

Support the continued original use of buildings by upgrading to meet present day requirements and standards, including improved energy efficiency.

## MURRINDINDI PLANNING SCHEME

Allow an alternative use when the original use of a building is no longer viable, or in accordance with a Conservation Management Plan.