

22.0612/05/2016
C201**HERITAGE POLICY**

This policy applies to all applications in the Heritage Overlay.

Policy basis

This policy builds on the Municipal Strategic Statement objectives identified in Clause 21.08. The MSS recognises the extensive and significant range of heritage assets in the municipality which provide benefits to the local community and future generations.

The MSS identifies the need for a heritage policy to guide decisions on demolition and development of heritage places. This policy seeks to maintain and enhance the significance of heritage places while accommodating the needs of residents to adapt and develop such places.

Objectives

To retain heritage assets for the enjoyment, education and experience of residents, visitors and future generations of the municipality.

To ensure that new development is sympathetic with the appearance and character and maintains the significance of heritage places, including surrounding precincts.

To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.

To encourage the sympathetic re-use and adaptation of heritage places so that such places are maintained and enhanced.

Policy

It is policy to:

- Consider applications against the Greater Bendigo Heritage Design Guidelines, August 2015 including Statements of Significance for Miners' Cottages Style, Bendigo Boom/Victorian Style, Federation Style and Inter-war Style.

Additions and Alterations

- Encourage additions and alterations that retain and protect the main architectural style, structure and significance of the heritage place.
- Ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, materials and appearance.
- Encourage alterations and additions to heritage places that are concealed from the public realm, or if this cannot be achieved do not dominate the heritage place.
- Ensure that alterations and additions to a heritage place do not detract from the significance or views of adjoining heritage places and/or precincts.
- Encourage additions and alterations that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.

Subdivision

- Ensure that subdivision does not adversely affect the significance of the heritage place.
- Ensure that appropriate settings and elements for heritage places are maintained including the retention of any original garden areas, large trees and other features which contribute to the 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 retains the existing built form pattern where such pattern contributes to the significance of the heritage place.

Car parking

- Ensure that car accommodation, including open parks, carports and garages, and car access points do not dominate or affect the significance of a heritage place.
- Encourage car parking to be located at the rear or to the side of the building, at least 1 metre behind the primary façade.
- Ensure that the location, bulk, form, materials and appearance of the structure does not dominate the contributory elements of a heritage place.

External Painting and Finishes

- Encourage the use of external paint colours and treatments on original buildings that are consistent with the period of the place.
- Encourage retention of external treatments that contribute to the significance of the place including unpainted masonry surfaces and historic signs.
- Encourage the sensitive removal of paint from originally unpainted masonry surfaces where appropriate.

Fences

- Retain and restore original fences where possible.
- Encourage fences that respect the significance and appearance of the heritage place or precinct.
- Encourage reconstruction of the original fence style including height, style and materials where known to be appropriate or typical.
- Encourage low and open style fences that retain views of heritage places.

Demolition

- Encourage the retention of a significant or contributory heritage building or place unless it is structurally unsound and beyond repair.
- Encourage the retention of original elements that contribute to the significance of a heritage place including but not limited to windows, doors, chimneys, verandahs, shopfronts, fences, outbuildings and trees.
- Allow the demolition of non-contributory buildings in heritage precincts provided the replacement building does not adversely affect the heritage significance of the precinct.
- Where demolition is supported, ensure any replacement building displays design excellence and does not adversely affect the significance of the heritage place.
- Allow for the partial demolition of significant and contributory buildings where:
 - The fabric to be demolished is of no significance, or
 - The demolition reveals the original fabric of the building, or
 - Will assist in the long term conservation of the heritage place.
- Encourage the retention of the three dimensional form when considering any application for the partial removal of a building; retention of the façade only is not supported.

- Require archival recording of sites by a heritage professional where demolition is supported, as appropriate.

Relocation

- Encourage the retention of significant and contributory buildings in original location unless:
 - It can be shown that the relocation is the only reasonable means of ensuring the continued existence of the heritage place.
 - The building has a history of relocation and/or is designed for relocation
 - The building can be relocated without damage.
- Ensure that the building is historically recorded on its current site prior to relocation.
- Ensure that an appropriately qualified person oversees the relocation procedure and undertakes the historical recording.

Reconstruction

- Encourage reconstruction of a place or contributory element if evidence of original design is available and the reconstruction will not detract from the significance of the heritage place.

Solar Energy Facilities and Domestic Service Units

- Ensure that the installation of solar energy facilities and domestic service units do not dominate or adversely impact upon the heritage values of a place or precinct.
- Ensure that the installation of solar energy facilities and domestic service units do not diminish the prominence of contributory elements of a place.
- Ensure that installation of solar energy facilities and domestic service units does not damage original fabric of a heritage place.
- Encourage the enhancement of the environmental performance of buildings whilst also minimising impacts on the heritage significance of a place and its contributory elements.

Infill development/New Buildings

- Encourage new buildings that do not adversely affect the significance, character or appearance of the heritage precinct, and are visually recessive.
- Ensure that the design of new buildings responds to the context of the heritage precinct and nearby contributory buildings including scale, height, mass, form, siting, setbacks and materials.
- Encourage new development within a heritage precinct that is contemporary in appearance and that does not mimic historic styles or details.

Application requirements

- It is policy to require all applications in the Heritage Overlay to be accompanied by the following information, as appropriate:
 - A written report that explains how the proposal addresses the provisions of the *Heritage Policy* and the justification for any variations from the policy.
- Plans and elevations (A3 size) including (but not limited to):
 - fully scaled and/or 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/or dimensioned site plan showing the existing and proposed development including outbuildings, fences, significant trees or vegetation, car parking, new cross overs, on-site parking space locations and any other relevant features;
- a photo montage of the streetscape;
- a streetscape elevation which shows the existing streetscape and how the proposal sits within it;
- full details and samples of materials, finishes, and colours; and
- a landscape plan.
- An application for demolition must be accompanied by:
 - A report undertaken by a heritage practitioner that includes an assessment of the building's significance and a structural assessment that demonstrates that the building is beyond repair.
 - An application for new development.
- An application for relocation/removal must be accompanied by:
 - A thorough history of the building to be relocated by a heritage practitioner;
 - A statement on whether the building can be physically relocated and whether current and proposed location contribute to the significance of the place; and
 - Detailed description of the site chosen for relocation and whether the site is appropriate and will not diminish the significance of the relocation site.
- An application to develop land in areas where there is potential for Aboriginal archaeological sites to occur will be required to be accompanied by a report from a suitably qualified archaeologist that demonstrates that the potential impacts of the development on Aboriginal cultural heritage values have been addressed.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.01-4, the responsible authority will consider, where appropriate:

General

- Whether the proposal meets the objectives of this policy.
- Whether the application has considered the Statements of Significance for housing styles in the *Greater Bendigo Heritage Design Guidelines*, August 2015.
- Whether the application responds to the relevant design suggestions in the *Greater Bendigo Heritage Design Guidelines*, August 2015.
- The views of a qualified Heritage expert, where appropriate.
- The views of the National Trust, where relevant, including where the subject place is classified by the National Trust.

Reference documents

All Saints' Anglican Church, School and Master's Residence Conservation Management Plan, August 2012

Bendigo and Eaglehawk Heritage Study, 1993

Bendigo Hospital Campus (Lucan Street Site) Citation, Nov, 2010

City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye, Volume 1 Key Findings and Recommendations, 2009

City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye, Volume 2 Heritage Place and Precinct Citations, 2009

Greater Bendigo Heritage Policy Citations Review, 2011 (Revision 2)

Greater Bendigo Thematic Environmental History, 2013

Heathcote-Strathfieldsaye Heritage Study Thematic Environmental History, 2002

Ironbark Heritage Study 2010: volume 1

Ironbark Heritage Study 2010: volume 2 citations (revised July 2011)

White Hills & East Bendigo Heritage Study, August 2014 (revised November 2015)