

15.03

31/07/2018
VC148

HERITAGE

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VC155**Heritage conservation****Objective**

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

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Heritage conservation**Policy application**

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

Demolition strategies

Avoid the demolition of individually significant or contributory heritage places unless:

- The structural condition of the building is such that it cannot feasibly be repaired or adapted for reuse.
- A visual record of the building can be provided prior to demolition commencing.
- The replacement building or works positively supports the ongoing heritage significance of the heritage place.

Discourage the demolition of original chimneys.

Demolition policy guideline

Consider as relevant:

- Encouraging applications for demolition to be accompanied by an application for new development.

Subdivision strategies

Ensure that subdivision layout maintains the original setting of the heritage place, including the retention of any original garden areas and other features where these contribute to the significance of the heritage place.

Ensure that subdivision of a heritage place will support development that is sympathetic to the scale, bulk and setbacks of surrounding heritage places.

Development strategies***Contributory buildings***

Ensure that alterations and additions to contributory buildings:

- Maintain the building's architectural integrity and character.
- Do not obscure, alter or remove original features and details that contribute to the significance of the heritage place.
- Are distinguishable from the original building.
- Avoid reproduction or "mock" heritage design.
- Are sympathetic to the heritage place in terms of scale, bulk and setbacks.
- Do not introduce new building elements that are visible from the street, such as dormer windows, porticos and verandahs that detract from the significance of the heritage place.
- Do not obscure views of the principal façade(s) of surrounding heritage buildings.
- Ensure that upper level additions to contributory buildings: Are located to the rear of the building and retain the building's original roof form.
- Are designed to minimise their visual impact.
- Do not detract from the visual dominance of the original building.

Discourage the installation of new window or door openings in the principal façade(s) of buildings.

Encourage new window and door openings that are visible to the public to be proportionally related to those of the heritage place.

Discourage the installation of external shading devices such as shutters and awnings over windows that are visible to the public.

Discourage the replacement of original timber window frames with an alternative material such as aluminium or plastic.

Encourage the accurate reconstruction of contributory features where there is evidence that they have previously been removed.

Non-contributory buildings

Locate upper level additions to the rear of non-contributory buildings and design them to be visually recessive and integrate with the heritage character and rhythm of the streetscape.

New buildings

Ensure that buildings located to the rear of an existing contributory or non-contributory building:

- Incorporate rear setbacks to allow for landscaping and open space, for both existing and proposed building.
- Reflect the scale, form, setting and side setbacks of the contributory building at the frontage of the site.

Ensure that buildings located at the frontage of a site:

- Respect the scale, form, siting, setting and front and side setbacks of nearby contributory buildings.
- Employ a street setback that is at least the average distance of the front setbacks of existing heritage buildings on the abutting allotments.
- Adopt a contemporary, contextual design response.
- Avoid use of reproduction or 'mock' heritage design.
- Do not obscure views of the principal façade(s) and significant features of surrounding heritage buildings.
- Incorporate a roof form and eaves height that relates to the surrounding heritage buildings.
- Incorporate doors and windows that are proportionally related to those of surrounding heritage buildings.
- Are designed with an eaves height and overall building height that is in keeping with the contributory building on the land, particularly when a new building is proposed on a corner site or a highly visible location.
- Articulate visible wall elevations and include window and doors, where appropriate, that complement any existing building on site.
- Limit areas of paving that are visible from the public realm, to reduce the impact of the development on the streetscape.
- Adopt a contemporary, contextual design approach.

Industrial Heritage Buildings

Encourage the adaptive reuse of industrial heritage buildings for non-industrial uses when it can be demonstrated they won't negatively impact on the on-going operation of existing industrial uses.

Support the removal or demolition of industrial heritage fabric to facilitate the continued operation of historically significant uses.

Car parking

Ensure car parking facilities do not dominate heritage places.

Locate car parking facilities to the side or rear of buildings.

Design car parking structures to be freestanding so they do not form part of the main façade of any building.

Ensure garages are set back behind the rear wall of the building, preferably at the rear of the site.

Ensure new crossovers and driveways do not exceed a single car width, are located to the side or rear of the site and do not allow for the parking of vehicles in front of buildings.

Ensure new crossovers and driveways are constructed using materials that reflect the character of the heritage place.

Materials, colours and finishes

Discourage the painting or rendering of unpainted surfaces.

Encourage the use of materials and colours that will enhance the significance of the heritage place.

Services and equipment

Conceal external services and equipment such as air-conditioners, hot water units, solar panels and satellite dishes from the street.

Fences

Retain original front fences, where possible.

Ensure front fences do not obscure views of a heritage place.

Ensure front fences are consistent in height, style and materials with the architectural period of the heritage place.

Signs

Ensure signs:

- Do not obscure any architectural elements that contribute to the significance of the heritage place.
- Are not internally illuminated, except where located under a verandah on an existing commercial premises.
- Are located flush to the building parapet and not at right angles to the building façade.

Landscaping

- Discourage the removal of trees where the schedule to the Heritage Overlay identifies that tree controls apply, unless:
 - The tree cannot be maintained in a reasonably safe and healthy manner.
 - The trees are causing significant structural damage to the heritage building, and that damage or the building cannot be reasonably rectified.

Development policy guidelines

Consider as relevant:

- Ensuring no more than one crossover is provided per allotment.
- Ensuring carports are setback at least 500 millimetres behind the principal façade of a building.

Policy documents

Consider as relevant:

- *Brimbank City Council Post-Contact Cultural Heritage Study, Version 2* (Gary Vines, Olwen Ford, Graeme Butler & Francine Gilfedder, 2013)
- *Brimbank Heritage Design Guidelines, Parts 1 – 9* (Brimbank City Council, 2009)

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Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*