

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

26/10/2018
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.

15.03-1L Heritage in Moreland

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Proposed C208more

Policy application

This policy applies to all land affected by a heritage overlay.

Demolition strategies

Encourage retention of contributory or significant heritage fabric required to maintain the original streetscape appearance.

Discourage total demolition of a contributory or significant heritage place unless:

- The building is structurally unsound, and that the contributory or significant heritage fabric has deteriorated beyond reasonable repair and would require reconstruction of the whole as shown through the submission of a structural engineering report prepared by a suitably qualified person.
- Any proposed replacement building makes a positive contribution to the heritage significance of the heritage place.

Ensure total demolition is not based on the grounds of poor condition or low integrity of a heritage place.

Support the demolition of non-contributory buildings in a heritage precinct, subject to the provision of a replacement building.

Support partial demolition of a heritage place, if either:

- The fabric proposed to be removed does not contribute to the heritage significance of the place.
- The removal will enhance the significance of the place or facilitate conservation outcomes in accordance with the provisions of this policy.
- The extent of demolition will not result in facadism.

Discourage total reconstruction of a heritage place as an alternative to retention.

New buildings, alterations and additions strategies

Encourage new buildings and alterations and additions that:

- Respect the existing scale, massing, form and siting of contributory or significant elements and do not dominate the heritage place or precinct.
- Avoid alterations to the contributory or significant buildings (including new windows or door openings).
- Adopt innovative and contemporary design that makes a positive contribution to the heritage place.
- Do not imitate historic styles and detailing.

Ensure that new buildings, alterations and additions do not obscure important view lines to contributory or significant heritage buildings or their features.

Encourage the restoration or reconstruction of missing architectural elements that formed part of the original heritage fabric, if adequate evidence about its previous or original form is available.

Avoid using non-contributory and atypical built forms as a reference point for new works.

Encourage new buildings to be set back the same distance (or an average) from the front boundary as existing adjacent or nearby contributory or significant buildings.

Encourage new buildings to adopt side setbacks that reflect the side setbacks of adjoining or nearby contributory or significant buildings, where these setbacks are an important feature of the heritage place.

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Encourage new buildings to adopt a facade height that is consistent with adjoining or nearby contributory or significant buildings.

Design alterations and additions (including upper storey additions) to contributory or significant heritage places to adopt the following:

- Additions to contributory heritage places should be visually recessive, including from the opposite side of any street (not a laneway) or public park abutting the property, and not dominate the heritage place.
- Additions to individually significant places should, as far as possible, be concealed by existing heritage fabric when viewed from the front and visually recessive when viewed from any other adjoining street (not a laneway).
- Existing facades, rooflines, chimneys or other elements that form part of the contributory or significant fabric of the heritage place should be preserved and not altered (such as new windows or door openings).

Ensure that, on corner sites, upper storey additions are distinct from, and read as secondary elements to the heritage place when viewed from the secondary street frontage.

Shopfronts and verandahs strategies

Encourage the conservation and enhancement of existing historic verandahs and shopfronts (including retrofitted types of later style and origin where this contributes to the significance of the heritage place).

Design alterations to existing contributory or non-contributory verandahs and shopfronts to be consistent with the character of the heritage place including:

- Accurate reconstruction of missing parts where evidence exists about the earlier state.
- A simplified, sympathetic form where no evidence exists about the earlier state.

Retain an existing shopfront if it is original or of later heritage value.

Vehicle accommodation and outbuildings strategies

Locate new car ports, garages and outbuildings in a location supported by the character of the heritage place and which does not dominate the heritage place such as either:

- To the rear of the main building.
- At the side of the building, set back from the main front building line (excluding verandahs, porches, bay windows or similar projecting features).

Discourage the construction of large hard surface areas within the front setback.

Discourage the creation of new or additional vehicle crossovers at the front boundary where this is not a feature of the heritage place or where rear laneway access exists.

Discourage the widening of existing vehicle crossovers except in the interest of traffic safety.

Encourage the reconstruction of kerb, channel and footpath where appropriate alternatives to existing front vehicle crossovers can be provided.

Front fences and gates strategies

Encourage retention and conservation of fences and gates that are a feature of the significance of the heritage place.

Encourage new fences that complement the style and period of construction of the heritage place in terms of height, materials and appearance.

Encourage visually permeable fences that do not obstruct view lines to a heritage place and its significant features when viewed from the street or other public spaces.

Encourage fences on side boundaries that are visible from the front street to adopt a similar scale to the front fence.

Ancillary services and equipment strategies

Ensure that ancillary services and equipment (such as satellite dishes, aerials, shade canopies, or similar structures) are concealed and do not detract from the heritage significance of the heritage place.

Encourage ancillary site services that support the sustainability of heritage fabric and reduce the operational environmental impact of the existing building (such as solar panels, water tanks, solar hot water systems, etc.) to be sensitively integrated into the design of the heritage place. These services may be visible, if there is no reasonable alternative location.

External materials, colours and finishes strategies

Encourage external materials, colours and finishes for heritage buildings that are consistent with and complement the style and period of the heritage place.

Discourage the decoration or concealment of existing unpainted surfaces.

Encourage the removal of paint from originally unpainted masonry surfaces by means that do not damage or alter the original surface.

Discourage sandblasting of render, masonry or timber surfaces.

Discourage rendering of previously unrendered surfaces.

Discourage the use of corporate colours on the body of a building unless such colours are consistent with the style of the building(s).

Streetscapes, landscapes and trees strategies

Discourage the removal of trees with an identified heritage value unless:

- The tree is dead or dying.
- The tree is causing structural damage to an existing heritage structure which cannot be dealt with by any other means.
- Appropriate replacement landscaping is provided that respects the heritage place, maintains significant views and does not cause physical threat to existing heritage structures.

Ensure that new buildings or works do not adversely affect views and vistas toward, from and within heritage landscapes.

Ensure that new buildings or works do not present a physical threat to any tree with identified heritage value.

Ensure that new buildings or works are subservient to and maintain the prominence of the significant elements of the heritage landscape.

Retain significant elements of the heritage landscape.

Encourage the retention and conservation of heritage elements within streetscapes (including street trees, kerb and channel, laneways, etc.). New elements should be consistent with the historic character of the place.

Advertising signs strategies

Encourage advertising signs to adopt traditional locations on heritage buildings.

Discourage above-verandah, animated, bunting, electronic advertising, high wall, illuminated, major promotion, panel, pole, promotion, reflective and sky signs.

Ensure that the original architectural character of the building remains dominant.

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Ensure that signs in heritage areas do not visually dominate, interrupt views to significant features or detract from the heritage significance.

Encourage traditional sign writing techniques on advertising signs.

Minimise the number of signs on a building.

Encourage signs that are proportional to the architectural features of the heritage place.

Encourage the retention of original signage.

Discourage signs that detract from, or obscure, important features of the heritage place.

Discourage the use of reflective, polished or metallic finishes on heritage places.

Discourage signs that project from the verandah or building.

Adaptive re-use of heritage places strategies

Allow a prohibited use only in those instances when that there are no viable alternatives.

Encourage the retention of as much contributory or significant fabric as possible where a change of use requires alterations to the heritage fabric.

Industrial heritage places strategies

Encourage the retention of contributory or significant heritage fabric unless retention undermines the continued viable operation of an industrial use.

Encourage the retention of as much contributory or significant heritage fabric as possible, if the site is redeveloped.

Subdivision strategies

Encourage subdivision that retains the existing pattern of development, if such a pattern contributes to the significance of the heritage place.

Ensure that significant landscape layouts, elements, trees and outbuildings are retained on title with the significant building.

Policy guidelines

Consider as relevant:

- Where demolition is to be supported, a visual record of any contributory or significant heritage fabric that is to be demolished or removed.
- The proposed relocation of a contributory or individually significant heritage building as total demolition.
- The design approaches for alterations and additions contained in the *Guidelines for alterations and additions to detached houses in heritage areas*, Moreland City Council, 2001.
- The visibility of additions from the opposite side of any street (not a laneway) or public park abutting the property, taken from a height of 1.6 metres above ground level, unless the characteristics of the particular site make compliance unrealistic.
- Where adaptive re-use of a heritage place is proposed, conservation works to the heritage place concurrently or in advance of any new buildings and works being carried out.

Policy documents

Consider as relevant:

- *Guidelines for alterations and additions to detached houses in heritage areas* (Moreland City Council, 2001)
- *Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study* (Context P/L, for Brunswick City Council, Vols. 1–4, 1990)

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- *City of Coburg Heritage Conservation and Streetscape Study* (Timothy Hubbard P/L for City of Coburg, in five parts, October 1990–March 1991)
- *City of Moreland Heritage Review* (Allom Lovell and Associates for Moreland City Council, Vols. 1–5, January 1999)
- *Gallipoli Parade Heritage Precinct and Beaufort Houses - Review of Heritage Significance* (Context P/L for Moreland City Council, 2013)
- *Lygon Street Heritage Study Stage 2* (Context, June 2012)
- *Moreland Local Heritage Places Review* (Context P/L for Moreland City Council, 2004) (Amended April 2008)
- *North of Bell Street Heritage Study* (Context P/L for Moreland City Council, Vols. 1-2, 2013)
- *Moreland Heritage Gap Study* (Context P/L for Moreland City Council, Vols. 1-3, 2019)
- *Moreland Heritage Nominations Study* (Extent Heritage P/L for Moreland City Council, Vols. 1-2, 2020)

15.03-2S

31/07/2018
VC148

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*