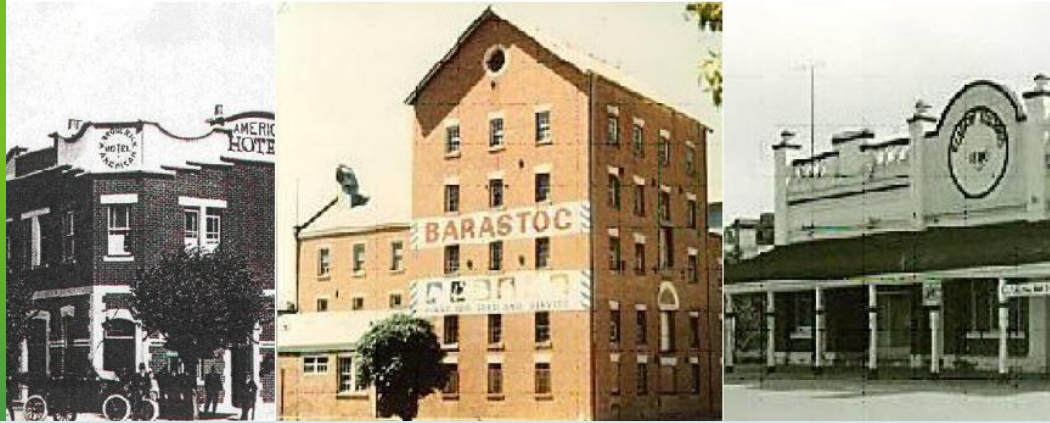


# Heritage Overlay



## Heritage Overlay

The Shire of Campaspe has a rich and diverse history which helps define character. Our history is expressed in a range of historic buildings, places and other features. These places and features are protected through the application of a Heritage Overlay.

Heritage controls provide for the conservation and enhancement of those places which are of identified heritage significance and create a worthy legacy for future generations.

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance.



Local heritage places are listed in a schedule to the Heritage Overlay. Heritage Overlays are part of local council planning schemes and include places of local significance as well as places of state significance included in the Victorian Heritage Register.

Councils are responsible for issuing planning permits for the use and development of local heritage places under the Planning and Environment Act 1987. Heritage Victoria issues permits for places listed on the Victorian Heritage Register under the Heritage Act 2017.

Under the Heritage Overlay, a planning permit is required from the council to:

- subdivide land
- demolish or remove a building (including part of a building)
- construct or externally alter a building (including part of a building or a fence)

- construct or carry out works, repairs and routine maintenance which change the appearance of a heritage place
- construct or display a sign
- externally paint

Check the schedule to find out if other controls apply to your property; sometimes external paint controls, internal alteration controls and control over trees also apply.

For every heritage place (that is, a precinct or individual place) a statement of significance has been prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'

The relevant information about the heritage place is found in Heritage Review 2014, Part B & Part C. These documents outline more detail and define which buildings are considered contributory to the significance of the heritage place or precinct. Council also have an Incorporated Plan that defines permit exemptions for minor works and development in the overlay.



In the planning scheme, Clause 22.02 Heritage Policy contains specific requirements for different types of applications. How applications are assessed is defined, as well as the relevant performance measures and applications requirements.

## Application Requirements

The following is a list of information that may be required as part of a planning application:

<b>THE FOLLOWING MUST BE PROVIDED FOR ALL PLANNING APPLICATIONS:</b>	Applicant Use	Council Use Only
<b>All application information should be provided electronically which assists in registration and processing.</b>		
A completed and signed <b>Application for Planning Permit form</b> (available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
The prescribed <b>application fee</b> (schedule of fees available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
A full current copy of the <b>Certificate of Title</b> for the land, printed within the last two months (available online from <a href="http://www.landata.vic.gov.au/tpc">www.landata.vic.gov.au/tpc</a> ) and including title page, lot plan and copy of any instrument (i.e. S173 agreement, covenant):	<input type="checkbox"/>	<input type="checkbox"/>
Clause 22.02 Heritage Policy of the planning scheme specifies application requirements	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>APPLICATIONS FOR BUILDINGS AND WORKS</u></b>		
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, fences, vegetation, car parking, crossovers, existing buildings and any other noteworthy feature.	<input type="checkbox"/>	<input type="checkbox"/>
• Photo montage of the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>
• A design response plan which imposes your proposal on the site plan and includes vistas, setbacks from boundaries,	<input type="checkbox"/>	<input type="checkbox"/>
• Floor plans of the dwellings that are to scale and fully dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
• Elevations (including streetscape elevation) of the dwelling that are to scale and fully dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
• A schedule of materials, finishes and colours.	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the dwelling will meet the infrastructure requirements and the relevant policy of the Campaspe Planning Scheme including, State policy (Cl. 15), local policy (Cl. 22.02 and/or Clause 22.03), overlay, Clause 65.01 General Decision Guidelines and any other relevant policies. The assessment should also define the heritage fabric and details of primary and secondary use and form.	<input type="checkbox"/>	<input type="checkbox"/>
• A landscape plan (Please check the landscape Guide for Campaspe)	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>IF THE APPLICATION IS FOR SUBDIVISION</u></b>		
• Electronic copies of the proposed <b>subdivision plan</b> , fully dimensioned and drawn to scale.	<input type="checkbox"/>	<input type="checkbox"/>
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the subdivision or re-alignment will meet the infrastructure requirements and the relevant policy of the Campaspe Planning Scheme including, State policy (Cl. 15), local policy (Cl. 22.02 and/or Clause 22.03), the overlay, Clause 56, Clause 65.02 General Decision Guidelines and any other relevant policies.	<input type="checkbox"/>	<input type="checkbox"/>

A member of the planning team is available to answer any queries and we would encourage all applicants to have a pre-application meeting before lodging an application.