

**15.03**  
31/07/2018  
VC148

## HERITAGE

**15.03-1S Heritage conservation**

26/10/2018  
VC155

**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 conservation - Campaspe**

**01**

25/11/2022  
C118camp

**Policy application**

This policy applies to all land in a Heritage Overlay (HO).

**Objective**

To protect and enhance heritage places including buildings, trees and structures of natural or cultural significance for present and future generations in Campaspe.

**Strategies**

**General**

Design alterations and additions to significant and contributory heritage buildings to be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and the heritage precinct.

Maintain the settings and contexts for significant and contributory heritage buildings, trees and gardens.

Conserve the external fabric of significant and contributory heritage buildings.

Encourage the restoration and reconstruction of the original or early appearance of contributory fabric, particularly when seen from the street.

Discourage the painting of unpainted surfaces.

Undertake the restoration of contributory fabric using the same materials as the original.

Discourage development that only preserves the façade of a building with new buildings behind or around it.

Avoid the replication of historic detail in alterations and additions.

Encourage interpretive design based on historical characteristics.

Avoid new building elements such as dormer windows, porticos and verandahs on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.

Avoid altering the profile of visible sections of the roofline of significant and contributory heritage buildings.

Retain gardens and established trees, whether or not of heritage significance, which contribute to the setting of a significant or contributory heritage building or precinct.

Allow new materials to be introduced provided that they are complementary to the significance of the heritage place.

Require individual architectural elements such as roof forms and fenestration to complement existing styles without reproducing them.

### **Demolition**

Support the demolition of non-contributory buildings in heritage precincts.

Discourage the demolition of significant and contributory heritage buildings unless:

- The building is structurally unsound.
- The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable.
- The replacement building displays design excellence.
- The replacement building clearly and positively supports the ongoing heritage significance of the precinct.

Support the partial demolition of significant and contributory heritage buildings where the fabric to be demolished is of no significance, or where the demolition helps to reveal the original fabric of the building.

Support the partial demolition of significant and contributory heritage buildings for the purpose of additions, only if the additions will not affect the heritage significance of the building and the proposed addition is sympathetic to its scale and form.

An application for demolition to be accompanied by a replacement development proposal.

Discourage demolition approvals until replacement buildings have been approved.

### **Subdivision**

Discourage subdivision that would adversely affect the significance of the heritage place.

Encourage subdivision to give visual prominence to significant and contributory heritage buildings over new development.

Avoid new subdivision boundaries that bisect the root or canopy zone of significant vegetation.

### **Alterations to existing development**

Require alterations or additions to have a low visual impact that does not detract from the significance of the heritage place.

Retain as much of the original fabric and layout as possible in any alterations and additions to significant and contributory heritage buildings.

Distinguish alterations and additions from the original fabric of a significant or contributory heritage building.

Preserve principal view lines to significant and contributory heritage buildings.

### **Policy guidelines**

Consider as relevant:

- Setting back ground floor alterations and additions to significant and contributory heritage buildings behind the front wall of the building in order to allow the façade to retain its primacy and integrity, particularly when viewed from the street. (A setback of 3-4 metres is generally sufficient to achieve this. Greater setbacks may be required on large or corner blocks where generous side setbacks allow more oblique views).
- Developing ground floor alterations and additions to significant and contributory heritage buildings no higher than the ground floor of the existing building.
- Avoiding alterations and additions to significant and contributory heritage buildings directly above the front facade:
- Setting back the first floor alterations and additions to single storey buildings on narrow sites, 8 metres behind the principal facade is generally sufficient to maintain visual emphasis on the original facade. This setback is usually appropriate for Victorian or Federation buildings where it ensures the preservation of the original ridge line and chimney.
- Setting back the first floor alterations and additions on sites of average or greater width, at least 8 metres behind the principal facade. In the case of inter-War and late Federation houses, low roof pitches and broad frontages combine to make it difficult for first floor additions to be fully obscured. Some degree of visibility may be permissible depending upon the integrity of the building, the surrounding streetscape and the compatibility of proposed new forms.

### **New development**

Maintain the existing scale, massing, form and siting of contributory buildings in heritage precincts when designing new buildings.

Require that new buildings adjacent to contributory buildings are sympathetic to the significance and character of the contributory building and the precinct.

Allow new buildings that may be contemporary in style provided they adopt an understated character and do not visually dominate adjacent contributory buildings or the heritage precinct in terms of size, height or bulk.

Discourage buildings that are to be taller than adjacent contributory buildings unless in a heritage precinct where a pronounced variation in building height already exists.

Orient new buildings to relate positively to contributory buildings and subdivision patterns and spatial qualities throughout the heritage precinct.

Avoid new buildings that obscure views to contributory buildings or their features.

Relate the proportions and spacing of door and window openings to those of adjoining contributory buildings and the surrounding precinct.

### **Policy guidelines**

Consider as relevant whether:

- Setting new buildings back the same distance from the front boundary as adjacent contributory buildings.
- Where there are two adjacent contributory buildings with different setbacks, setting the new building back the average distance of those adjacent.
- Where one adjacent building is contributory and the other adjacent building is non-contributory, applying a setback consistent with the contributory building should be applied.
- The side setbacks of new buildings should be consistent with the rhythm of the streetscape or precinct.

### **Front fences**

Retain original and contributory fences.

Construct new fences in a manner that is sympathetic to and contributes positively to the significance of the heritage place.

Discourage fences that obscure views to the front façade of significant or contributory heritage places from adjacent streets.

The materials and scale of new fences to be consistent with the architectural period of the significant or contributory heritage building, or in the case of non-contributory buildings, the precinct.

Encourage reconstruction of a fence where the design details and materials of an original fence are known.

### **Policy guidelines**

Consider as relevant:

- Front fences being a maximum of 1.2 metres in height and constructed in solid materials if this is consistent with the architectural period of the building or precinct.

### **Car parking**

Avoid car parking facilities that dominate heritage places.

Setback carports and garages behind the front façade of a building.

Design driveways and crossovers to provide for single car width access only.

Avoid new crossovers where they are uncharacteristic of the street or precinct.

Construct crossovers in materials and profiles to match existing crossovers within the precinct.

Discourage more than one crossover per lot.

### **Signage**

Discourage business identification signage that diminishes the significance of a heritage place.

Encourage commercial signage that is understated and sympathetic with the significance of the heritage place.

Locate advertising in commercial areas on the verandah fascia, parapet fascia and shopfront window.

Encourage signage to be understated and demonstrate the signage practices of the period of significance.

### **Ancillary development**

Site all ancillary services, including satellite dishes, air conditioning plants, solar heating systems,

garbage facilities and the like so they are concealed from the street.

Discourage ancillary services that disturb, alter or diminish the significance of a heritage place.

### **Policy documents**

Consider as relevant:

- *City of Echuca Heritage Conservation Study* (Andrew Ward, 1992)
- *Business Signage Guidelines for Historic Areas* (Shire of Campaspe, 2011)
- *Campaspe Shire (Gaps) Heritage Study* (R. Ballinger, T. Henty, L. Huddle, I. Wight, 2005)
- *Heritage Review 2014 – Part A Review Methodology, Part B Heritage Precincts and Part C Individual Heritage Places* (Shire of Campaspe, 2014)
- *Shire of Campaspe Heritage Precincts Incorporated Plan* (Shire of Campaspe, 2016)
- *Port Precinct Plan* (Hirst Projects and Terroir Architects, 2018)
- *Waranga Conservation Study* (Graeme Butler, 1988)

## **15.03-1L- Port of Echuca**

**02**

25/11/2022  
C118camp

### **Policy application**

This policy applies to all land in Heritage Overlay (HO1).

### **Objective**

To protect the heritage character of the Echuca Port and environs.

### **Strategies**

Discourage development that impacts on significant view lines to and from the Port area, including the view towards the forested area opposite the wharf and the view line from the Iron Bridge towards the Port in HO1.

Encourage non-residential buildings and works to the rear of an existing building to be no greater in height than the existing building.

Encourage elements which reflect the character of the area including signage, fences, plant and equipment and paint colour schemes.

Encourage the reconstruction and extension of the historic wharf and railway complex.

Encourage development around Hopwood Gardens to reflect the role of the civic space.

### **Policy documents**

Consider as relevant:

- *City of Echuca Heritage Conservation Study* (Andrew Ward, 1992)
- *Business Signage Guidelines for Historic Areas* (Shire of Campaspe, 2011)
- *Heritage Review 2014 – Part A Review Methodology, Part B Heritage Precincts and Part C Individual Heritage Places* (Shire of Campaspe, 2014)
- *Port Precinct Plan* (Hirst Projects and Terroir Architects, 2018)

## **15.03-2S Aboriginal cultural heritage**

31/07/2018  
VC148

### **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*

