

15.03-1L-01 Heritage conservation

24/02/2022
C131hbay

Policy application

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

Conservation strategies

Support the retention of Victorian, Edwardian and Inter-war era buildings wherever possible.

Support the continued original use of the building by enabling it to be upgraded to meet present day occupancy requirements and standards.

Encourage the conservation of elements that contribute to the significance of a heritage place.

Ensure places of cultural heritage are conserved and, where appropriate, interpreted.

Support the repair, restoration, stabilisation or reconstruction of fabric where possible.

Conserve and reconstruct as appropriate early public realm infrastructure such as basalt gutters, unmade roadside verges, bluestone and concrete kerbs, channels, footpaths and laneways.

Retain original front fences and related features such as lynch gates and pergolas.

Support the replacement of non-contributory buildings within a development that complements the historic context of surrounding heritage places.

Discourage demolition of a heritage place on the basis of poor structural or aesthetic conditions whether this is the result of deterioration, neglect, damage or for any other reason.

Development strategies

Support adaptive reuses of redundant heritage buildings, such as former industrial and commercial buildings, that protect the physical and cultural heritage significance of the building and its contribution to development of Hobsons Bay.

Design development (including infill, alterations and additions) to not visually dominate a heritage place and complement or enhance its aesthetic qualities in terms of scale, siting, design, form and materiality.

Support development that creatively interprets and complements the historic context of a heritage place.

Distinguish new development from original building stock through the use of innovative and contemporary design that respects heritage character.

Avoid distorting the historic evidence of heritage places by copying or reproducing historic styles or details.

Ensure that development reinforces the existing road layout and subdivision pattern that defines and characterises the broader heritage place.

Support development that enhances the historic cultural landscape character found in a street or precinct through landscape design and selection of species.

Create strong visual linkages and physical connections to key surrounding features such as views, vistas, significant vegetation and landmarks.

Discourage vehicle crossovers and off-street parking provision at the front of heritage places, unless these features were historically found in the street where the property is located and no suitable alternative exists.

Replace any removed significant street tree with a semi-advanced species.

If a front fence is not significant, provide low timber picket fencing or other styles that are historically complementary to the stylistic period of the dwelling.

Demolition strategies

Avoid the demolition of heritage places unless one of the following applies:

- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place.
- The demolition will assist in the long-term conservation of the place.
- In the case of an industrial heritage place, demolition will facilitate the historic use of the place and will not result in the avoidable loss of fabric of primary significance.

Encourage the removal of alterations and additions except where they contribute to the significance of the heritage place.

Avoid the removal of significant street trees unless dead or a safety risk.

Policy documents

Consider as relevant:

- *Hobsons Bay Heritage Study* (Hobsons Bay City Council et al., 2007 Amended 2017)
- *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay* (Hobsons Bay City Council, 2006)
- *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* (Hobsons Bay City Council, 2006)
- *Hobsons Bay Advertising Signs Guidelines* (Hobsons Bay City Council, June 1999)