

Heritage Overlay

FACTSHEET

What is a Heritage Overlay?

The Heritage Overlay is a planning control that is applied to land (either an individual place or a precinct of places) where heritage significance has been identified. The purpose of the overlay is to ensure that heritage places are conserved and enhanced, and that development does not negatively impact the significance of the heritage place.

What does it mean for my property?

If your property is proposed within the Heritage Overlay, you may need a planning permit to undertake any development at the property.

This includes, but is not limited to:

- Subdivision
- Demolition or part removal of any building/structure
- Construction a new building or extend a building
- Construct or carry out works, such as swimming pools, fences, pergolas and verandahs
- Install a sign
- Externally paint
- Undertaken any repairs or maintenance if it changes the external appearance of the building.

Council's Town Planning Department can provide advice on whether a planning permit is required for any particular proposal. Council also offers a free pre-application service where, in conjunction with advice from our Heritage Advisor, we can provide advice on whether your proposed development is likely to be approved.

Where is the overlay being applied?

Heritage Overlays already exist in the Wyndham Planning Scheme and is applied to many existing heritage places.

As part of this consultation process, a new Heritage Overlay is proposed to be applied to a small precinct in Carter Avenue, comprising all properties fronting Carter Avenue.

Why is the overlay being applied?

Council has recently adopted its Housing and Neighbourhood Character Strategy which reviewed all residential neighbourhoods within Wyndham and made recommendations regarding its development potential and neighbourhood characteristics.

The Carter Avenue Precinct was identified in the Strategy as having a very significant character, and potential heritage significance. The Strategy recommended further review of the precinct by a heritage advisor be undertaken and that the precinct may be suitable for inclusion within the Heritage Overlay.

Council subsequently engaged a qualified heritage advisor who has reviewed the precinct and recommended Council apply a Heritage Overlay to the precinct given its significance.

Why is the Carter Avenue Precinct significant?

A detailed Statement of Significance for the Carter Avenue Precinct has been prepared and should be read in detail.

In summary, the Heritage Advisor has found the Carter Avenue Precinct to be significant for its development in conjunction with the adjoining Carter Crescent Heritage Precinct (already covered by a Heritage Overlay), where houses were built as part of a development of worker housing for the Carter's employees. The Carter family has been a significant contributor to the development of Werribee as a major employer of the then small township of Werribee, and has a number of properties within the Heritage Overlay.

The Precinct contains a number of houses consistent in design, including:

- Single storey heights
- Unified design (mostly by the same architect)
- Tiled often hipped roofs
- Brick exterior
- Chimneys
- Original low height fencing
- Standard front setback distances
- Standard timber joinery for windows and doors

How are proposals in a Heritage Overlay assessed?

If a planning permit is required for the proposed development or works, Council is required to consider the provisions of the Wyndham Planning Scheme including:

- Purpose and decision guidelines of the Heritage Overlay (Clause 43.01 of the Wyndham Planning Scheme)

- Councils' Heritage Conservation Policy requirements (Clause 22.05 of the Wyndham Planning Scheme)

Where can I get more information?

The Heritage Overlay is being considered as part of a larger process for the implementation of Wyndham's Housing and Neighbourhood Character Strategy, which includes rezoning many residential properties in Wyndham.

Feedback is being sought on the draft planning controls until **17 March 2017**.

For further information visit www.wyndham.vic.gov.au/housing or attend an Information Session (dates and times available online).

How do I make a submission?

Council is seeking community comments on the draft controls until **17 March 2017**.

Making a submission is easy and can be done:

- Online at www.wyndham.vic.gov.au/housing
- Email to housing@wyndham.vic.gov.au
- Post to **Housing Strategy** PO Box 197, Werribee, Vic 3030

Please remember to include your name, postal address, contact details as well as the address of the property being rezoned (if relevant).

Contact us

If you still require further information regarding the above, please contact Council on telephone (03) 8734 5493 or email housing@wyndham.vic.gov.au.