

22.05 HERITAGE CONSERVATION POLICY

28/05/2015
C192

This policy applies to all land within the City of Wyndham.

22.05-1 Policy Basis

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Wyndham's landscape has experienced major changes in the past few decades with rapid growth in the areas of residential development and industry. However, many of Wyndham's heritage places consist of remnants of the municipality's rural beginnings and early settlement of the Western Plains. The protection and management of these significant heritage assets helps our understanding of the past, enriches the present and will be of value to future generations.

The Municipal Strategic Statement states that significant areas and features of the built and natural environment will be protected and enhanced and that environmental and heritage values will be maintained. The protection and enhancement of significant heritage sites within Wyndham will help residents appreciate the history and development of their local area, providing historic continuity and a sense of place.

22.05-2 Objectives

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- To recognise, conserve and enhance places in Wyndham identified as having architectural, cultural, natural or historic significance.
- To identify the City's heritage assets and to give effect to the recommendations of the Wyndham Heritage Study 1997, the Wyndham City Council Review of Heritage Sites of Local Interest, 2004 and the Wyndham North Heritage Study, 2013.
- To ensure that any additions, alterations and replacement buildings are sympathetic to the heritage area and/or surrounds.
- To ensure that the cultural significance of a site, involving the aesthetic, historic, scientific, architectural or social value of a place to past, present and future generations, is assessed and used to guide planning decisions.
- To promote a better appreciation and wider understanding of the City's heritage.
- To encourage the retention of cultural heritage places and ensure that these places are recognised and accorded appropriate protection.

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It is policy to:

- Ensure that proposals for alterations, works or demolition of an individual heritage building are accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter).
- Ensure new development and the construction of external alterations to buildings makes a positive contribution to the built form and amenity of the area and are respectful of the architectural or historic character and appearance of the streetscape and area.
- Ensure an application to demolish an individually significant building or site is accompanied by a report that demonstrates whether there is sufficient justification for not retaining the building or site.
- Discourage demolition approvals until replacement buildings or works have been approved.

- Ensure the use and development of cultural heritage places and adjoining land be compatible with and not adversely affect the significance of cultural heritage places.

22.05-4 Decision Guidelines

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Before deciding on an application for demolition, the responsible authority will consider, as appropriate:

- The degree of heritage significance.
- Whether the demolition or removal of any part of the building contributes to the long term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of the land.
- The cost of demolition compared to the cost of restoration.
- Whether there are any structural integrity issues which justify demolition.

Before deciding on an application to use or develop land, the responsible authority will consider, as appropriate:

- The potential impact of the proposal on the heritage values of the site and/or its setting and area.
- Whether new buildings and works will be compatible with the characteristics of the heritage place and be undertaken generally in accordance with any guidelines prepared by the responsible authority.
- Whether the design, bulk and setback of any new buildings and works are responsive to existing heritage assets.
- Whether the surface materials, or a new building, an addition or alteration to an existing building are respectful.

22.05-5 Policy References

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Heritage of the City of Wyndham Volume 1 *Heritage of the City of Wyndham Volume 2.*

Wyndham Heritage Study 1997.

Wyndham City Council Review of Heritage Sites of Local Interest, 2004.

Wyndham North Heritage Study, 2013.