

2

The Heritage Overlay Guidelines

Subdivision and Consolidation

This section applies to the subdivision or consolidation of land covered by a Heritage Overlay.

Refer also to the relevant Planning Scheme – including the State Planning Policy Framework, the Local Planning Policy Framework, and applicable Zones and Overlays (particularly the Heritage Overlay).

2.1 Objectives

To ensure that the subdivision or consolidation complements and supports the significance of the Heritage Place

To ensure that an appropriate setting and context for the Heritage Place is maintained or enhanced

To ensure that development that might result from a subdivision or consolidation does not adversely affect the significance, character or appearance of the Heritage Place

2.2 Rationale

Subdivision of land, particularly where buildings are also involved, can have a major impact upon a Heritage Place and therefore needs to be approached sensitively. The purpose of a subdivision is usually to allow for the sale or disposal of separate lots, with an expectation that at least a fence can be constructed between lots, and that the lots can be separately developed. The potential impact of any future development should therefore be considered in determining whether or not subdivision or a consolidation of lots is appropriate.

The significance of a Heritage Place sometimes relies on it being seen in its original setting and context, with all the related elements such as gardens, outbuildings, fences, paths or interrelated buildings. The physical relationship of separate structures to each other, as well as the spaces between buildings, may also be of significance. Consequently, in some cases, if a part of a Heritage Place is isolated from its setting, its significance may be diminished or even lost.

The Cultural Heritage Significance of a Heritage Place may also be derived from its visual prominence, and in such cases the setting and views to the Heritage Place are of particular importance.

Subdivision or consolidation in an urban context may result in development that affects the consistent rhythm and pattern of buildings in a street. In a rural context, subdivision may result in a cumulative impact upon significant landscapes as larger land holdings are fragmented. Consolidation may result in a change to landscape components, e.g. paddocks divided by hedgerows and fences.

2.3 Matters for Consideration

In assessing proposals for subdivision or consolidation, consideration should be given to whether:

- **the location of any new lot boundary includes all Contributory Elements of the Heritage Place on the one title, and utilises significant original boundaries where appropriate;**
- **the proposal respects the patterns and proportions of lots in the immediate area;**
- **buildings (including fences) that might result from the subdivision or consolidation will relate to the rhythm and spacing of buildings in the streetscape;**
- **the visual setting of, and any interrelationship between, the Contributory Elements on the site or at an adjoining Heritage Place will be retained;**
- **there are any historically important views; and**
- **there are any associations or historical links that are essential in maintaining the significance and understanding of the place.**



Heritage
VICTORIA

HERITAGE
COUNCIL
HERITAGE
COUNCIL
HERITAGE
COUNCIL