APPLICATIONS UNDER A HERITAGE OVERLAY

93.07-1 Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, including fences and trees.
  - The location, height and design of the proposed building or works including details of proposed materials.
  - Any buildings to be demolished.
  - An elevation of the proposed building.
  - The size and design of any proposed sign, including details of the supporting structure and any proposed illumination.
- A written description of the proposal including:
  - Any impacts on the significance of the heritage place.
  - How the proposal responds to any relevant local heritage policy set out in the scheme.
  - If lopping of a tree is proposed, the reason for the lopping, the extent of lopping and an arborist report.
- The proposed colour schedule and nature of any materials and finishes.
- A photograph of the area affected by the proposal including any building, outbuilding, fence or tree which may be affected by the proposal.
- A photograph of the subject site and adjoining properties along the street frontage.
- If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a sign is proposed:
  - The location, size and design of the proposed sign on the site or building.
  - The location and size of existing signage on the site including details of any signs to be retained or removed.

93.07-2 Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

General

- The significance of the heritage place and whether the proposal will adversely affect that significance.
- Any applicable statement of significance, heritage study and any applicable conservation policy.
• Whether the proposal will adversely affect the character or appearance of the building or heritage place.

• Whether the proposal meets any relevant local heritage policy set out in the scheme.

Demolition

• Whether the outbuilding to be demolished contributes to the significance, character or appearance of the building or heritage place.

Buildings and works

• Whether the location, bulk, form and appearance of the proposed building or works will adversely affect the significance of the building or heritage place.

• Whether the proposed building or works will affect the health or appearance of a tree which is the subject of a Heritage Overlay.

Alterations

• Whether the proposed alterations will restore or reconstruct original fabric which has been removed or damaged.

• Whether the proposed alterations will adversely affect the significance, character and appearance of the heritage place.

Fences

• Whether the fence proposed to be demolished contributes to the significance, character and appearance of the building or heritage place.

• Whether the proposed fence, including its style, height and materials, is appropriate to the building or heritage place.

Trees

• Whether the proposed lopping will adversely affect the health, appearance or significance of the tree.

Subdivision

• Whether the proposed subdivision retains the significant setting (landscapes, landscape features and views) of the heritage place.

• Whether the proposed subdivision respects the rhythm and spacing of buildings in the streetscape.

• Whether the proposed subdivision will result in a new boundary fence, wall or structure that adversely affects the setting of the heritage place.

Signage

• Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.