

PROPOSED TREE STREETS HERITAGE AREA

In December 2021, the City engaged heritage professionals, Stephen Carrick Architects, to undertake heritage assessments of priority locations across the City. The project team included a heritage architect and historian. Street surveys and desktop research were conducted to inform the assessment. The assessment is based on the Guidelines for Heritage Areas (draft), DPLH, 2022.

What does it mean to be in a heritage area?

The objective of a heritage area is to protect significant elements of an area that contribute to the streetscape and to sensitively accommodate change – not prevent it. Buildings that do not contribute to the significance of the area can be demolished, on approval, and new development should reinforce the significance of the area. Works that are not considered maintenance/repair will require a development application.

Designation of Heritage Area

Heritage areas are select areas with special qualities. They typically exist on a much larger scale than individual places and contain a number of built elements that demonstrate a unified or cohesive physical form with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

Guidelines for Inclusion

A heritage area should have an overall theme or connecting heritage value that demonstrates a strong unifying character. It should always be established on the basis of a clear statement of significance, which explains what is significant about an area and why, and describe its key features and elements. The individual components of a heritage area will collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

The assessment of a heritage area requires a slightly different approach to a general assessment of heritage places. A heritage area will be of significance for the local district if it meets one or more of the criteria of aesthetic, historic, scientific, social or spiritual significance. However, it will also need to satisfy the following additional criteria:

- *it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.*

Contributory and non-contributory elements

The deemed provisions require that the LPP for a heritage area includes ‘a record of places of heritage significance within the area’. It is recommended that this is extended to include a list of all individual elements within the area. There is generally no need to assign a level of significance to a heritage area as a whole, however, each place within the area should be graded according to the level of contribution that it makes to the overall significance of the area. The assigned categories are based on Table 1.

FREQUENTLY ASKED QUESTIONS

Table 1. Contribution of individual places

Contribution to heritage area	Description	Management Category
High	Very important to the significance of the Heritage Area.	Conservation of the place is highly desirable. Any external alterations or additions should reinforce the significance of the area in accordance with the Design Guidelines.
Moderate	Contributes to the significance of the Heritage Area.	Conservation of the place is desirable. Any external alterations or additions should reinforce the significance of the area in accordance with the Design Guidelines.
Little/No	Does not contribute to the significance of the Heritage Area.	Existing fabric does not need to be retained. Any new/replacement development on the site should reinforce the significance of the area in accordance with the Design Guidelines.

Local Planning Policy

A local planning policy for the proposed Tree Streets Heritage Area contains: a map showing the boundaries of the heritage area; a statement of significance of the area; a record of places of heritage significance in the heritage area and design guidelines to assist with development.

Can a heritage place be developed?

Yes it can. A 'heritage place' does not mean that a property cannot be changed, in fact some works ensure a place is appropriate for contemporary use, however, each application is assessed on its own merit. The City has developed policies that provide guidance on the development of both individually listed places and places located within heritage areas.

Does a heritage place status affect ownership or access?

No, heritage place status does not affect ownership or access. Places remain the property of the owner, and the owner's rights remain the same as with non-listed places.

What assistance does the City provide to owners of heritage listed/heritage area properties?

The City is committed to assisting owners to conserve heritage places wherever possible and has developed a range of assistance measures including: rate concessions; complimentary heritage advisory service and waiving of planning (development) application fees.

Who can be contacted for more information?

The City's heritage officer and City Planning Team are available during office hours to answer any questions. Residents can either phone and/or arrange a meeting.

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