

# Heritage Overlay

The purpose of this information sheet is to assist applicants in preparing a planning permit application in the Heritage Overlay



The City of Greater Bendigo is well known for its wonderful heritage places, ranging from grand public buildings to small miner's cottages. These places are highly valued by the community and provide a link to the past and enrich the present.

The Planning Scheme identifies when a planning permit is required for development under the Heritage Overlay. In any event, you should contact the City with details of your proposal so that it can be determined whether planning approval is required.

The [Greater Bendigo Heritage Incorporated Plan – Permit Exemptions](#) sets out exemptions from the need to obtain a planning permit.

## Policy Basis

Clause [43.01](#) The Heritage Overlay of the Greater Bendigo Planning Scheme provides the general heritage controls across Victoria. In summary, the purpose of the Overlay is to implement the Municipal Planning Strategy and the Planning Policy Framework, conserve and enhance heritage places or elements which contribute to the significance of heritage places, and to ensure that development does not adversely affect the significance of heritage places.

The City's local heritage policy, [Clause 15.03-1L](#), applies to all planning applications in the Heritage Overlay and seeks to maintain and enhance the significance of heritage places while accommodating the needs of residents to adapt and develop such places.

## Heritage Design Guidelines

The City has developed the [Heritage Design Guidelines](#) to help you identify what era your house is by its features and built form, understand the significance of your property and assist you in the planning process.

It provides detailed guidelines on how best to plan your additions, alterations, subdivision, car parking, external painting and finishes, fence, demolition, solar panels, and infill development.

## Is my property in a heritage overlay?

Find out [here](#)

For works on properties of heritage significance, we recommend that you contact the planning department to discuss your proposal prior to lodging a planning permit application with the City.

What do I need?	Where can I get it/who can help?
A completed application for planning permit form	Download from our <a href="#">website</a>
A copy of the Certificate of Title including any covenants or agreements (produced within the last 3 months)	Purchase a copy from <a href="https://www.landata.vic.gov.au/">https://www.landata.vic.gov.au/</a>
Payment of the relevant application fee	Download a fee schedule from our <a href="#">website</a>
A written response against any relevant policies from the Planning Scheme demonstrating how the proposal satisfies the purpose, objectives and strategies.	Planning consultant
A written report that explains how the proposal addresses the provisions of clause <a href="#">15.03-1L</a> and the justification for any variations from the policy.	Planning consultant
<p>Fully dimensioned plans at preferred scales of 1:100 or 1:200 showing the following, as appropriate:</p> <ul style="list-style-type: none"> <li>• Site plan showing the existing and proposed development including outbuildings, fences, significant trees or vegetation, car parking, new cross overs, on-site parking space locations and any other relevant features.</li> <li>• Elevations and floor plans of existing conditions, the extent of any proposed demolition, and any alterations and additions or new buildings.</li> <li>• A photo montage of the streetscape.</li> <li>• A streetscape elevation which shows the existing streetscape and how the proposal sits within it.</li> <li>• Full details of all external materials, finishes, and colours</li> <li>• A landscape plan.</li> </ul>	Builder/Building Designer/Architect
What might I need?	Where can I get it/who can help?
<p>An application for demolition must be accompanied by:</p> <ul style="list-style-type: none"> <li>• A report undertaken by a heritage practitioner that includes an assessment of the building's significance and a structural assessment that demonstrates that the building is beyond repair.</li> <li>• Details of the proposed new development.</li> </ul>	Heritage practitioner
<p>An application for relocation/removal must be accompanied by:</p> <ul style="list-style-type: none"> <li>• A thorough history of the building to be relocated, undertaken by a heritage practitioner.</li> <li>• A statement on whether the building can be physically relocated and whether current and proposed location contribute to the significance of the place; and</li> <li>• Detailed description of the site chosen for relocation and whether the site if appropriate and will not diminish the significance of the relocation site.</li> </ul>	Heritage practitioner
<p>An application to develop land in areas where there is potential for Aboriginal archaeological sites to occur will be required to be accompanied by a report from a suitably qualified archaeologist that demonstrates that the potential impacts of the development on Aboriginal cultural heritage values have been addressed.</p>	