

The Erection of a Replacement Dwelling Within a Designated Character Zone or Character Place

Date of Council Resolution

These guidelines were adopted by Council on 14 December 2005, and take effect on 23 January 2006, in accordance with section 2.3(2) of the Planning Scheme.

Purpose of the Guidelines

This document is intended to assist with the implementation of the Planning Scheme by providing guidelines to clarify the approval process for the erection of a replacement dwelling within a designated character zone or character place.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community.

Guidelines

1. Application of Guidelines

These Guidelines apply where an existing dwelling within a designated character zone or character place suffers irreparable damage (e.g. by way of fire) which necessitates the demolition of the building and the owner applies to erect a replacement dwelling within a period of 12 months from the date upon which the damage occurs.

2. Clarification of Approval Process

Where it is proposed to erect a replacement dwelling in a similar location and of a similar scale to the previous dwelling, the proposal will not constitute a material change of use.

Accordingly, the development will not require either code or impact assessment and simply require a building works approval.

3. Heritage Adviser Service

Applicants should be encouraged to take advantage of Council's free Heritage Adviser Service to assist in the design of replacement dwellings within a character zone or character place.