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The Heritage Overlay Guidelines

Removal and Relocation

This section applies to the relocation of all or part of a Heritage Place covered by a Heritage Overlay, either within the site or to a new location.

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). If demolition is proposed, also refer to Chapter 3 – Demolition.

4.1 Objective

To encourage the Conservation of Heritage Places

4.2 Rationale

The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival. (Burra Charter)

Change should not diminish Cultural Heritage Significance.

For Cultural Heritage Significance to be conserved in a Heritage Place covered by an Individual Heritage Overlay, the majority of the significant parts of the Place and their relationship to the setting within the Heritage Place should be retained.

Within a Heritage Place covered by an Area HO, the significant parts of Contributory Elements to a Heritage Place should be retained for Cultural Heritage Significance to be conserved. Accordingly, relocation of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place, and should only occur in limited circumstances.

4.3 Matters for Consideration

In assessing whether relocation is appropriate, consideration should be given to whether:

- **the structural condition at the site prevents Conservation in that location, e.g. a building on a cliff undermined by the sea;**
- **the building was designed to be relocated and has a history of relocation;**
- **the current location contributes to the significance of the Heritage Place; and**
- **the current location contributes to an understanding of a significant historical activity at the Heritage Place.**

4.4 Development Guidelines

The following guidelines and examples are intended to assist when removal or relocation of a Heritage Place is being considered. They are based on some common settings, but will not be appropriate for every situation. Heritage Places should be approached on a case by case basis and there is no 'one-size-fits-all' answer to development. Use the Statement of Significance to inform decisions.

It is acknowledged that there may be other ways to achieve the objectives. Where alternative methods are proposed, the planning permit application should be accompanied by a written explanation that shows how the objectives will be achieved.

In the very few instances where relocation or removal is appropriate, the following actions are recommended:

- select a new location which will not diminish the significance of the building;
- engage an appropriately qualified person before relocation, to record the Heritage Place using photography, physical measurement and other means considered appropriate;
- relocate without disassembly unless this is physically impossible;
- engage an appropriately qualified person to document a procedure for the relocation process that will not damage the building; and
- engage an appropriately qualified person to supervise the relocation.



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