

15.03-1L06/06/2022
GC183**Heritage conservation****Policy application**

This policy applies to land subject to the Heritage Overlay.

The definitions for all heritage terms in this policy refer to the *Australia ICOMOS Charter for Places of Cultural Significance 2013 (The Burra Charter)*.

Strategies**Restoration, reconstruction and surface treatment**

Ensure that restoration and reconstruction of a heritage place is of the same proportions, profiles and materials as the original and known missing fabric.

Encourage the restoration and reconstruction of deteriorated and missing fabric that enhances the heritage significance of the heritage place.

Encourage the restoration of old shops and other heritage places in Winchelsea and other townships to include verandahs, fenestration, parapets, and entranceway features of heritage items based on historic evidence.

Encourage the restoration of the Shire's historic homesteads, including outbuildings, entrances and historic farm buildings.

Encourage colour schemes that are consistent with the original period of construction and architectural style of the building or precinct.

Support the use of traditional and compatible construction materials appropriate to the conservation of the place.

Encourage removal of paint by non-abrasive methods from originally unpainted brick or masonry surfaces.

Discourage painting, rendering and other surface treatments of unpainted surfaces.

Buildings and works

Ensure that development responds to the historic character, form, and context of the heritage place.

Ensure that alterations and additions to buildings and works are compatible with the scale, height, form, character, setbacks, and construction of the heritage place, and provide contemporary design outcomes.

Ensure that additions above heritage buildings are not visually dominant and are:

- Subservient in proportion.
- Recessive as viewed from the public realm, being behind roof ridgelines and roof apex points.
- Set in from the sides.

Discourage additions that are independent in character (in form, scale, height, and materials) to the heritage building unless they are designed as separate entities and are not highly visible from the public realm.

Avoid new openings in principal facades where the façade contributes to the significance of the place.

Ensure that new buildings are compatible with the scale, character and construction of existing significant buildings without replicating their design.

Retain vistas and viewlines to significant places.

Demolition

Discourage the demolition, including the partial demolition, of a significant (including contributory) heritage place unless the demolition involves :

- The removal of non-contributory fabric.
- Enhancement of the significance of the place by revealing original fabric.
- Partial demolition that retains the significant three dimensional form and the fabric of the heritage place, and is accompanied by a demolition method statement.

Relocation of buildings

Discourage the relocation of a heritage place, either within the existing site or to another site, unless:

- The existing location does not contribute to its significance and the heritage place will not be adversely affected, and
- The application is accompanied by a structural engineering report indicating the relocation methodology to ensure the structural and physical integrity of the fabric.

Subdivision

Discourage subdivision of significant heritage places, unless:

- The setting will not be adversely affected (including no adverse affect on the curtilage and spacing around significant buildings, historic grouping of buildings, significant vegetation, and existing views from the public realm).
- The original road and lot layout are retained.
- The proposal is consistent with the surrounding pattern of subdivision.

Retain views to significant (including contributory) heritage places.

Mountjoy Parade Heritage Precinct

Encourage development to be respectful of the cultural heritage values of the Mountjoy Parade Heritage Precinct.

Ensure that new buildings and works complement significant (including contributory) places and the prevailing character of the precinct, and have regard to the *Mountjoy Parade Heritage Design Guidelines* (Surf Coast Shire, April 2021).

Discourage subdivision within the Mountjoy Parade Heritage Precinct that adversely impacts the broad allotment configuration and wide frontages, and substantial landscaped and vegetated gardens.

Streetscapes, infrastructure, landscape and trees

Retain significant plantings and garden features, outbuildings and garden settings that contribute to the cultural significance of the context and setting of heritage places.

Ensure that development does not adversely affect trees and landscaping that are significant elements to the heritage place and adjoining heritage places.

Discourage the removal of significant trees.

Encourage new landscaping that makes a positive contribution to the heritage place.

Boundary fences

Retain fences and gates that contribute to the significance of a heritage place.

Design and construct new fences in the public realm that are:

- Based on any available historic, physical and comparative evidence (where possible).
- Appropriate in design and construction to the architectural style and era of the building.
- Consistent with the height, form and alignment of significant fencing in the heritage place or precinct.
- Visually permeable to allow views to the front garden and the heritage place from the public realm.

Access, car parking and ancillary buildings

Encourage covered and uncovered parking and ancillary buildings to be detached and located:

- To the rear of the heritage building.
- Behind the principle building façade where siting to the rear of the heritage building cannot be achieved.

Discourage:

- Covered and uncovered parking, and other outbuildings, that are visually dominant.
- Removal of existing vehicle crossovers that contribute to the significance of a heritage place.
- New vehicle crossovers that are inconsistent with the character of the heritage place, including multiple crossovers and wide crossovers.
- Basement car parking ramps and entries that detract from the significance of a heritage place.

Signs

In commercial contexts, encourage signs or other similar devices that complement the historic character and significance of the heritage place through location, style and size, with sky signs, signs projecting from walls and internally illuminated signs being discouraged.

In residential contexts, where appropriate, encourage freestanding signs that are single-fronted, do not obscure significant views to heritage buildings and are not visually dominant.

Use

Ensure that uses considered under the Schedule to the Heritage Overlay that would otherwise be prohibited, demonstrate an enduring conservation benefit for the heritage asset.

Policy guidelines

Consider as relevant:

That land subject to a Heritage Overlay may possess both Aboriginal living cultural heritage values and post-European contact cultural heritage.

The need for restoration proposals to be substantiated by historic, physical and comparative evidence that demonstrates consistency with the original features following the conservation principles of the *Australia ICOMOS Charter for Places of Cultural Significance 2013 (The Burra Charter)*.

Policy documents

Consider as relevant:

Surf Coast Shire Places of Cultural Significance Study: Selected Lorne/Deans Marsh Heritage Place Assessments 2003 (Surf Coast Shire, amended 2005)

Surf Coast Shire Heritage Study Stage 2B – Statements of Significance (David Rowe & Wendy Jacobs, July 2009)

Barrabool Uniting (formerly Presbyterian) Church & Manse: Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd, 2014)

Stage 2C of the Surf Coast Shire Heritage Study, Barrabool, Torquay, Bellbrae and Winchelsea, Victoria. Volume 2: The Heritage Citations (Ecology and Heritage Partners, July 2020)

Mountjoy Parade Heritage Design Guidelines (Surf Coast Shire, April 2021)

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)