

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

26/10/2018
VC155

Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L Heritage conservation

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Strategy 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 ~~of historic buildings and old shops in Winchelsea~~ 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 facade 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 guideline

Consider as relevant:

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 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

15.03-2S

31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*