CULTURAL HERITAGE – INDIVIDUAL HERITAGE PLACES

This policy applies to all individual heritage places in the Heritage Overlay of the Bass Coast Planning Scheme.

Policy Basis

The Municipal Strategic Statement provides a key strategic direction to protect, enhance and manage significant heritage assets in Bass Coast. The conservation and management of significant heritage assets in Bass Coast assists in understanding the past, enriches the present and is of value to future generations.

The heritage places within the Shire of Bass Coast provide tangible links with the past; they demonstrate various important phases in the development of individual towns and the municipality, and can also provide evidence of now-obsolete aspects of daily life. Heritage places are thus valuable and irreplaceable elements which contribute to the creation of a sense of place and connectivity to the past for the local community, as well as enrich the experience of tourists and other visitors. The conservation, protection and maintenance of this heritage has community, economic and cultural significance to the towns and rural areas of the Shire.

Definitions

A Heritage Place is a place which has identified heritage value and could be a site, area, building, group of buildings, structure, monument, archaeological site, tree, garden, cultural landscape or other place of cultural significance, and its associated land and setting.

Objectives

- To protect places of cultural heritage significance in the Bass Coast Shire in accordance with the accepted standards of the Australia International Council on Monuments and Sites (ICOMOS) Burra Charter.
- To recognise, conserve and enhance, places identified as having aesthetic, archaeological, architectural, cultural, historical, natural, scientific, social or environmental significance.
- To ensure that the cultural significance of a site is assessed and used to guide planning decisions.
- To encourage the retention, reuse and recycling of all heritage places included in the Heritage Overlay Schedule in a manner which does not detract from their significance and the nature of the surrounding area.
- To ensure that new buildings, and any publicly visible additions and alterations to a heritage place maintains and complements its significance and are respectful of its nature and context.
- To recognize the significance of local Aboriginal heritage and to protect sites of archaeological, cultural and scientific importance.
- To promote wider understanding and better appreciation of the Shire’s heritage.

Policy

It is policy that:
General

- Encourage the conservation and enhancement of heritage places.
- Discourage substantial or intrusive alteration of any heritage place.
- Consider the impact of the proposed use and or development upon the maintenance and conservation of the heritage place.
- New buildings and works be respectful of and not adversely affect, the significance, nature and characteristics of the surrounding area.
- The bulk, scale, form and setback of any new buildings and works be responsive to existing heritage places.

Conservation

It is policy to:

- Protect significant and contributory heritage places from demolition.
- Encourage the maintenance and repair of heritage places, utilizing traditional materials where appropriate.
- Encourage appropriate restoration, alterations and additions.
- Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

Demolition

It is policy that:

- Demolition approvals will not be granted until replacement buildings or works have been approved.
- The derelict state of a heritage place will not, in itself, be a reason for permitting demolition.
- Demolition of part of a heritage place or removal of significant or contributory architectural features and details will not be supported unless that part of a heritage place:
  - has been changed beyond recognition of its original or subsequent contributory character(s); and
  - does not contribute to the character of the streetscape; and
  - negatively impacts upon the cultural significance or architectural nature of the heritage place or precinct; and
  - cannot be seen from the street.

Subdivision (including consolidation)

It is policy to:

- Ensure that the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that new development as a result of subdivision does not detract from the heritage value of the place.
- Ensure that new development has regard to the consistent scale and rhythm of the street where this exists.
- Ensure that the spatial qualities of the streetscape and immediate environs are not adversely affected.
- Ensure that significant views to, or from heritage places and elements, and interrelationships are not adversely affected by new development.
- Ensure that sufficient curtilage surrounding the heritage place is maintained to retain its significance.
- Ensure that sufficient significant vegetation and the setting of a heritage place is retained.

**Alterations and Additions**

It is policy to encourage design which:

- Ensures that the visible original historic fabric remains intact.
- Ensures that original parts of the heritage place to be conserved are distinguishable from the new work.
- Considers the architectural integrity and context of the heritage place.
- Ensures that, where possible, alterations and additions are concealed from view from the public domain.
- Ensure that where it is impossible to conceal alterations and additions that they are recessive, complementary and not visually dominate a heritage place, street or surrounding area in terms of size, height and bulk when viewed from the public domain.
- Avoids `reproduction' architecture.
- Avoids blank walls at ground and upper floor levels when viewed from surrounding streets.

**Front Fences**

It is policy to:

- Retain original and contributory front fences.
- Ensure that new fences are constructed in a manner which is sympathetic to and contributes positively to the significance of the heritage place.

**Car Parking**

It is policy to:

- Ensure that car ports and garages do not dominate heritage places.
- Ensure that Carports and garages are set back behind the façade of a building to the depth of at least one room.
- Ensure that the number of crossovers per allotment do not detract from the heritage value of the place.
It is policy to:

- Ensure that ancillary services (satellite dishes, antennas etc.) do not disturb, alter or diminish the significance of a heritage place.

**External Paint Colours**

It is policy that:

- Colours be in harmony with the significant streetscapes.
- Colours be appropriate to the period of the building.

**Reference Documents**