22.04 CULTURAL HERITAGE PLACES

This policy applies to all land.

22.04-1 Policy basis

Many culturally significant sites, precincts and places have been identified and documented through heritage studies of the Mornington Peninsula. These places contribute to the distinctive character of the Peninsula and assist residents and visitors to appreciate the history of their local area.

22.04-2 Objectives

- To recognise and apply the principles of the Burra Charter (the Australia ICOMOS charter for the conservation of places of cultural significance) in the practice of local heritage protection.
- To ensure that the significance of a site, involving the aesthetic, historic, scientific or social value of a place to past, present and future generations, is assessed and used to guide planning decisions.
- To conserve, manage and enhance identified sites and places of cultural heritage cultural heritage significance.

22.04-3 Policy

It is policy that:

Before deciding on an application to use or develop land, whether included in the Heritage Overlay or otherwise, the responsible authority must consider, as appropriate:

- The potential impact of a proposal on heritage values.
- The findings of relevant heritage studies.
- Other available information, including the comments of Heritage Victoria and the National Trust.
- Particular regard should be given to the heritage values of foreshore and coastal areas, in recognition of their critical link to the historic development of the Peninsula.
- The use and development of heritage sites and adjoining land must be compatible with and not adversely affect the significance of cultural heritage sites; this includes consideration of heritage buildings in their site and local area context. Where an individual building contributes to the significance of a broader precinct this must be included in the assessment of heritage value.
- Building applications that propose internal modifications to heritage buildings must be considered in terms of their potential to affect the structural integrity of buildings, which may result in external changes.
- Planted landscapes of heritage significance should be retained and the longevity of the whole landscape be enhanced through strategic replanting programs using suitable species, where this does not pose a threat of environmental weed invasion.
- The production and distribution of interpretative material will be promoted in conjunction with local historical and heritage groups to build community interest and appreciation of heritage values and conservation mechanisms.
- The consideration of heritage values must extend beyond particular buildings, to include precincts, places, landscapes and features.

- In this context, particular recognition is given to the area known as the Ranelagh Estate in Mt Eliza. In this area the critical heritage values relate to the subdivision and street pattern designed by Walter Burley Griffin. This is an outstanding example of Griffin’s town planning, still apparent in the road layout, the disposition of allotments and communal open space reserves and the complementary relationship of the of the plan with the topography. These design principles have a bearing on the current streetscape and visual qualities of the estate and it is considered to be an area where minimal change to the established subdivision and development pattern should occur.

### 22.04-4 Decision guidelines.

Before deciding on an application the responsible authority must consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.

- The need to require or prepare a heritage impact assessment for any proposed development involving a heritage place.

- The need to require or prepare a heritage management plan to guide the implementation of any proposed development, including conservation works.

Where applications propose to use a heritage building for a prohibited use the responsible authority must consider:

- The appropriateness of the use having regard to zone objectives and the surrounding land use.

- Whether the proposed use furthers the heritage objectives of this planning scheme.