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CULTURAL HERITAGE POLICY

This policy applies to all individual heritage places and precincts 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 and precincts 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 and precincts 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. Heritage places and precincts also 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.

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Heritage Places

Definition

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.

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Heritage Precincts

Definition

In the Bass Coast Shire, the Heritage Overlay Precincts typically:

- contain residential building stock predominantly dating from the early twentieth century, and inter-War periods, but also other buildings which are not significant; and/or
- retain historically important street layouts and subdivisions; and/or
- display consistency of scale, height, materials and styles within broad periods; and/or
- display a variety of historically or aesthetically related and/or important buildings across a broad range of styles which are substantially visually intact or where altered, the alterations are reversible.

A hierarchy comprising three levels of significance has been ascribed to places within the precincts. These are:

- Significant Heritage Places
 - These are considered to be of individual significance, irrespective of the fact that they are contained within a Heritage Overlay precinct. Such places provide evidence of the historical, agricultural and social development of the municipality, sometimes on a regional level. Such places make a considerable historic and aesthetic contribution, particularly as a group or representative places which may or may not be in close proximity to each other, and their loss would have a fundamental and adverse affect on the cultural heritage of the precinct and the municipality.
- Contributory Heritage Places

- These places are considered to be representative heritage places of local significance which collectively contribute to the significance of the precinct. Such places are representative of the historical, scientific, aesthetic or social development of the municipality and collectively, sometimes of the region. They are visually important elements in the streetscape and provide a cohesive context which reinforces the value of the individual buildings.
- Not Significant
 - Some sites within a precinct are Not Significant and do not contribute to the historic nature of the precinct and its streetscapes and may be intrusive. In Bass Coast Shire, they include such things as vacant allotments and post-World War Two buildings of little or no heritage significance or buildings where there has been a considerable degree of alteration.

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Heritage Objectives and Policy

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 recognise 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.
- To consider the impact of the proposed use and or development upon the maintenance and conservation of the heritage place.
- To ensure the bulk, scale, form and setback of any new buildings and works are responsive to existing heritage places.

General

It is policy to:

- 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.
- Ensure new buildings and works are respectful of, and not adversely affect, the significance, nature and characteristics of the surrounding area.
- Ensure the bulk, scale, form and setback of any new buildings and works are responsive to existing heritage places.

Conservation Policy

It is policy to:

- Protect significant and contributory heritage places from demolition.

- Encourage the maintenance and repair of heritage places, utilising 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 Policy

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 or removal of buildings will be approved for places identified as not being significant or contributory within a precinct.
- 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) Policy

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.
- Support the excision of a lot occupied by a heritage listed dwelling in rural areas where it is demonstrated that the excision will assist the retention and management of the heritage listed dwelling.
- Ensure that the spatial qualities of the streetscape and immediate environs are not adversely affected.
- Ensure that sufficient curtilage surrounding the heritage place is maintained to retain its significance and to protect any significant views to and from the heritage place.
- Ensure that sufficient significant vegetation and the setting of a heritage place is retained.

Alterations and Additions Policy

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.

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- Ensures that, where possible, alterations and additions are concealed from view from the public domain.
- Ensure that where it is not possible to conceal alterations and additions from view from the public domain 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.
- For significant and contributory places, proposes upper storey additions that fall within an 'envelope' created by projecting a sight line from 1.6 metres above the ground level (average eye height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the new roof ridge.

Infill Development Policy

This applies to new free standing buildings, alterations to existing non-contributory buildings and dual occupancy and medium-density housing developments.

It is policy to:

- Ensure the consideration of the context of the heritage place or precinct when designing and siting new buildings.
- Maintain the existing scale, massing, form and siting of new buildings in heritage precincts and adjacent to heritage places.
- Ensure that new buildings adjacent to heritage places are sympathetic to the significance and character of the heritage place and its setting.

Front Fences Policy

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 Policy

It is policy to:

- Ensure that carports 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.

Ancillary Services Policy

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 Colour Policy

It is policy to:

- Ensure colours are in harmony with the significant streetscapes.

- Ensure colours are appropriate to the period of the building.

Wonthaggi and South Dudley Precincts Policy

It is policy to:

- Repaint buildings in original colours, as appropriate, to the different period styles of the individual buildings.
- In the Wonthaggi Coal Mine Residential Precinct and the South Dudley Epsom Street Residential Precinct, buildings of face brick construction should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical /low pressure water treatment and without damaging the brickwork.
- Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with appropriate elements/materials of the original style.
- Retain or reconstruct original front fences (timber pickets, woven wire etc.) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- Front fences should be no higher than 1.4 metres.
- Only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an ‘envelope’ created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- Locate roof-mounted air conditioning and solar units so where they are not visible from the street.
- Set back new carports and garages behind the façade by at least the depth of one room.

Reference Documents

Allom Lovell & Associates Pty Ltd., Bass Coast Shire Heritage Study Stage 2. Vols. 1-5(November 2004).

Built Heritage Pty Ltd., Shire of Bass Coast Heritage Study (Stage 2) Post-Panel Implementation, (25 November 2009).