

22.02

10/01/2019
C089gelg

HERITAGE

This policy applies to all land within the Heritage Overlay.

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Policy Basis

Glenelg Shire contains natural and cultural heritage which defines its character and contributes to the attraction of the Shire as a desirable place to live, invest and visit.

These natural and cultural heritage assets include buildings, streetscapes, townscapes, remnants of settlements, archaeological sites, sites of Aboriginal cultural significance, sculptures and monuments, trees and significant landscapes and natural features.

This heritage is highly valued by the community and the conservation, protection and maintenance of this heritage is an important objective of Council (Glenelg Heritage Strategy 2014-2015).

This clause provides local content to support Clause 15 (Built environment and heritage) of the State Planning Policy Framework.

This clause provides support and further detail for the policies, objectives and strategies in Clause 21.06 (Built environment and heritage) of the Glenelg Planning Scheme.

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Objectives

The objectives of this policy are:

- To ensure that Glenelg Shire's natural and cultural heritage is preserved and maintained in accordance with the accepted conservation standards of the Australia ICOMOS Burra Charter (2013).
- To encourage the retention and conservation of all significant and contributory heritage places.
- To conserve and enhance the cultural features of Glenelg heritage places and precincts to ensure that the form and appearance of any additions, alterations, or new development is respectful of their significance.
- To provide direction for development in commercial heritage precincts, which supports functionality and sustainability of commercial spaces, but does not degrade or compromise the heritage significance of the precincts.
- To promote design excellence which clearly and positively supports the ongoing significance of heritage places.

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Policy

The following policies apply when considering planning permit applications under the Heritage Overlay or any application for the amendment of plans.

The provisions of this policy apply in the place of the various guidelines contained within the heritage studies referenced at the end of this policy.

Buildings and Works

It is policy to:

- Encourage alterations and additions, including part demolition, that include such works as restoration of the structures, removal of detracting elements, reinstatement of lost details and fabric, to restore the significant characteristics of the building or place.
- To ensure that new buildings and works respect the heritage significance of the heritage place as identified in the Statement of Significance.
- Protect and maintain hedges, significant plantings and garden features, fences, outbuildings and garden settings as essential elements that make up the cultural significance of the context and setting of heritage places.

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- Encourage subdivision that respects the appropriate curtilage of a heritage item and the surrounding subdivision pattern.
- Discourage subdivision and development, including boundary fences and buildings, that will be detrimental to the visual appearance of heritage buildings, streetscapes, works, trees, objects and sites, or detrimental to the significant view lines to and from heritage places that have been identified as being of particular landmark value.

Demolition

It is policy to:

- Retain significant and contributory heritage buildings and elements that contribute to the significance of the heritage place.
- Discourage the demolition of significant and contributory heritage buildings unless it can be demonstrated that:
 - the building is structurally unsound; and
 - the original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
 - the proposed replacement building will make an equal or greater contribution to the streetscape than the building to be demolished.
- Discourage total reconstruction of a heritage place as an alternative to retention.
- Allow the partial demolition of significant and contributory heritage buildings where the fabric to be demolished is of no significance, or where the demolition helps to reveal the original fabric of the building.
- Allow the partial demolition of significant and contributory heritage buildings for the purpose of additions, only if the additions will not affect the heritage significance of the building and the proposed addition is sympathetic to its scale and form.
- Allow the demolition of non-contributory buildings in heritage precincts subject to the provision of a replacement building that makes a positive contribution to the heritage significance of the heritage place and complies with any other objectives and provisions of this policy.
- Retain significant vegetation and outbuildings that contribute to a heritage place.
- Retain individually significant heritage places.
- Discourage the demolition of significant and contributory heritage buildings.

Subdivision

It is policy to:

- Ensure that the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that development, which may result from the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that the subdivision of heritage places results in development that retains and extends the existing built form pattern where such pattern contributes to the significance of the heritage place.
- Retain views to significant and contributory heritage buildings.
- Ensure that appropriate settings and contexts for significant and contributory heritage buildings, trees and gardens are maintained.

Restoration, reconstruction and surface treatments

It is policy to:

- Retain original fabric.
- Ensure that the external features of significant and contributory heritage buildings are conserved in an appropriate manner.
- Encourage the restoration and reconstruction of the original or early appearance of contributory fabric, particularly when seen from the street, if
 - the reconstruction will enhance the heritage significance of the heritage place; or
 - evidence exists to support the accuracy of the reconstruction
- Ensure that restoration and reconstruction is based on accurate information about the appearance of the place.
- Discourage the painting of unpainted surfaces.
- Ensure removal of paint from masonry is undertaken using a non-abrasive method.
- Ensure that restoration of contributory fabric is undertaken using the same proportions of elements and quality of materials as the original.
- Ensure colour schemes for heritage buildings relate to the period and style of construction and the character of the streetscape and heritage precinct.
- Discourage particularly bright or synthetic colours designed to create contrast and hence draw attention to a particular building.

Additions and alterations

It is policy to:

- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Ensure that, where it is impossible to conceal alterations and additions to a significant or contributory heritage buildings, the alterations or additions have a low visual impact and do not detract from the significance of the heritage place.
- Ensure that:
 - alterations and additions to significant and contributory heritage buildings maintain the integrity of the architectural character of the building;
 - alterations, additions and works are recessive and do not overwhelm or dominate significant and contributory heritage buildings or their significant features;
 - alterations, additions and works to significant and contributory heritage buildings do not dramatically alter the character of their immediate environs;
 - alterations and additions to contributory buildings are in keeping with the context of the heritage precinct; and
 - alterations and additions are distinguishable from the original historic fabric.

New buildings in heritage precincts

It is policy to:

- Ensure the consideration of the context of the heritage precinct when designing new buildings.

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- Maintain the existing scale, massing, form and siting of contributory buildings in heritage precincts when designing new buildings.
- Ensure that new buildings adjacent to contributory buildings are sympathetic to the significance and character of the contributory building and the precinct.

Commercial heritage streetscapes

It is policy to:

- Encourage restoration of shopfronts including verandah, fenestration, parapet, and entranceway features of heritage items based on historic evidence.
- Encourage complementary modern features, which are respectful of the building and place to accommodate reasonable commercial requirements.
- Ensure that works to buildings within a precinct are complementary to the scale, and significant character of the significant place or contributory building and precinct.
- Ensure new infill buildings within commercial streetscapes respect the scale and significant character of the precinct.
- Encourage the erection of advertising signs and other similar devices that are of a location, style and size that complement the historic character of the precinct.

Streetscapes, infrastructure, landscapes and trees

It is policy to:

- Discourage the removal of trees with an identified heritage value unless it can be demonstrated that:
 - The tree is dead or dying; and / or
 - The tree is causing structural damage to an existing heritage structure which cannot be dealt with by any other means; and
 - Appropriate replacement landscaping is provided that respects the heritage place, maintains significant views and does not cause physical threat to existing heritage structures.
- Ensure that new buildings or works do not adversely affect views and vistas toward, from and within heritage landscapes and do not present a physical threat to any tree with identified heritage value.
- Ensure that new buildings or works are subservient to, and maintain the prominence of the significant elements of the heritage landscape.
- Retain significant elements of the heritage landscape.
- Encourage the retention and conservation of heritage elements within streetscapes (including street trees, kerb and channel, laneways, etc.). New elements should be consistent with the historic character of the place.
- Require that an application to remove, destroy or lop trees with an identified heritage value be accompanied a report from a suitably qualified arborist to the satisfaction of the responsible authority

Boundary fences and car parking

It is policy to:

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

- Avoid fences and gates that would obscure views to the front façade of significant heritage places.
- Ensure that car parking facilities do not dominate heritage places.

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Contributory Places within Portland Heritage Precincts HO165, HO268, HO269, HO270, HO271, HO272, HO273

Contributory Places

Bentinck Street

3 (garden), 7, 13, 31, 47, 53, 59, 69, 71, 73A-73B, 75, 83, 105-109, 123.

Blair Street

1, 3, 5, 8, 9, 10, 13, 15, 16, 17, 18, 19, 22, 23, 23A, 25, 27, 31.

Cameron Street

28, 30, 32, 34.

Cliff Street

61, 65, 71, 79,

Gawler Street

3, 5, 7, 13, 18, 20, 23, 27, 29, 33, 40, 42, 47, 48, 49, 50, 51, 52, 54, 58, 62, 63, 64, 70, 72, 73, 75, 77, 80, 82, 84.

Glenelg Street

3, 12, 14, 18, 19, 30.

Henty Street

5, 7, 14, 18, 33, 39, 41, 43, 46, 47.

Hurd Street

2A, 2B, 2C, 4, 5, 7, 9, 10, 11, 12, 1/13, 2/13 and 3 /13, 14, 15, 18, 20, 22, 23, 24-26, 27, 28, 29, 30, 31, 33, 35, 37, 42, 44, 46, 48, 50, 58, 60-62, 66, 72.

Julia Street

5A, 11, 23, 25, 40 (small shop adjoining Star Cinema), 44A, 47, 49, 58-58A, 58B, 62, 69, 73, 74, 76, 77, 82, 83, 84, 87, 91.

Palmer Street

1, 2, 2A, 3, 4, 5, 7, 10, 13, 17, 19, 21, 22, 25, 26, 27, 29, 30, 31, 32.

Percy Street

7, 8, 10, 12, 13, 15, 14-16, 17, 44B, 44D, 45, 46A, 47-49, 48, 50, 51, 52, 53, 54, 55, 56, 63, 64-64B, 66, 68A, 70-76, 83, 83A, 83B, 88, 98, 100, 106.

Richmond Street

6, 8.

Tyers Street

3, 39, 41, 42, 44.

References

Australian ICOMOS Burra Charter 2013

Portland Urban Conservation Study 1981

Glenelg Shire Heritage Study: An Environmental History Stage 1 2002

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Glenelg Shire Heritage Study Stage 2a 2006

Portland Heritage Gaps Study 2016