

**22.04**28/11/2013  
C68**HERITAGE**

This policy applies to all heritage places included in the Heritage Overlay

**Policy Basis**

This policy builds on Clause 21.09-1 of the Municipal Strategic Statement to protect and conserve identified heritage places in the Shire. The management and development of heritage places will assist in conserving or revealing the heritage significance of the place.

**Objectives**

- To ensure that the future conservation, development and management of heritage places is guided by the reasons for their significance as set out in the *South Gippsland Heritage Study* (2004)
- To ensure that the cultural significance of heritage places identified by the *South Gippsland Heritage Study* (2004) is not diminished by:
  - the loss of any fabric which contributes to the significance of the heritage place
  - inappropriate new development
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Australian ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*)

**Policy**

Where a permit is required to demolish a building or part of a building, it is policy to:

- Discourage the demolition of a building that contributes to the significance of a heritage place
- Discourage the demolition of part of a building unless it can be demonstrated that, as appropriate:
  - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place
  - It will assist in the long term conservation of the place
  - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be of primary significance

Where a permit is required for development or works, it is policy to:

- Encourage development that assists in revealing the significance of the place
- Discourage development that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated that any alteration is reversible
- Ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context
- Ensure that new development can be distinguished from old and, whilst being sympathetic, does not simply mimic or copy an earlier style

## Application requirements

An application for development of a heritage place must be accompanied by the following information, as appropriate:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
  - Include a Site Analysis which:
    - describes the significant elements of the place having regard to the relevant citation in the South Gippsland Heritage Study (2004)
    - demonstrates how the significant elements of the place have been considered in the preparation of the application
  - For applications that include demolition, provide an assessment of whether the fabric is significant and, if so, why it is to be removed
  - Provide an assessment of how the application will affect the significance of the heritage place

*Note: It is possible that there may be significant fabric not specifically identified by the South Gippsland Heritage Study (2004). Any additional fabric identified should be noted and assessed as part of the report*

## Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in the heritage overlay, the responsible authority will consider, as appropriate:

- The significance of the heritage place as described in the *South Gippsland Heritage Study* (2004)
- Whether the proposed buildings or works will assist in revealing significance or will adversely affect the cultural significance of the heritage place
- Whether the proposed demolition, buildings, works or subdivision will assist in the short or long term conservation of the place by:
  - maintaining, protecting, restoring, repairing or stabilizing significant fabric
  - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency
  - allowing an alternative use (where this is permitted by the zoning or in accordance with the Heritage Overlay Schedule) when the original use of the building is no longer viable
- Whether the proposed buildings or works will have an adverse effect upon a significant tree identified by the *South Gippsland Heritage Study* (2004), or any tree that contributes to the setting of a heritage place

## References

*South Gippsland Heritage Study* (2004)

*Draft Guidelines for the Assessment of Heritage Planning Applications* (Heritage Victoria, 2000)

*The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance* 1999