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C102gelg

Heritage conservation

Policy application

This policy applies to all land affected by a Heritage Overlay.

General strategies

Support development that respects the significance of the heritage place as identified in the Statement of Significance.

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.

Protect 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.

Demolition strategies

Discourage demolition of significant and contributory heritage buildings unless it can be demonstrated that the:

- Building is structurally unsound.
- Original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable.
- Proposed replacement building will make an equal or greater contribution to the streetscape than the building to be demolished.

Support the retention of a heritage place rather than demolition and reconstruction.

Support 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.

Support 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.

Support the demolition of non-contributory buildings in heritage precincts.

Retain significant vegetation and outbuildings that contribute to a heritage place.

Subdivision strategies

Support the subdivision of heritage places that do not adversely affect the heritage significance of the place and retains the existing built form pattern.

Retain views to significant and contributory heritage buildings.

Encourage subdivision that respects the curtilage of a heritage place and the surrounding subdivision pattern.

Restoration, reconstruction and surface treatment strategies

Retain the original heritage fabric of the place.

Conserve external features of significant and contributory heritage buildings.

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.
- Evidence exists to support the accuracy of the reconstruction.

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.

Buildings and works strategies

Encourage alterations and additions that include such works as the restoration of structures, removal of detracting elements, reinstatement of lost details and fabric, to restore the significant characteristics of the building or place.

Support alterations and additions to significant and contributory heritage buildings that maintain the integrity of the architectural character of the building.

Design alterations, additions and works to be visually recessive and not overwhelm or dominate significant and contributory heritage buildings or their significant features.

Support alterations and additions to significant and contributory buildings that are in keeping with the significance of the heritage place.

Design alterations and additions to be distinguishable from the original historic fabric.

Design alterations and additions to significant and contributory heritage buildings to be minimally visible from adjoining streets.

New buildings in heritage precincts strategies

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 heritage place.

Commercial heritage streetscapes strategies

Encourage restoration of shopfronts to include verandahs, fenestration, parapets, and entranceway features of heritage items based on historic evidence.

Encourage complementary modern features that respond to the building and place to accommodate reasonable commercial requirements.

Ensure development complements the scale and significance of the heritage place.

Encourage signs or other similar devices that complement the historic character and significance of the heritage place through location, style and size.

Streetscapes, infrastructure, landscape and trees strategies

Support buildings or works that are subservient to and maintain the prominence of the significant elements of the heritage landscape.

Locate and design buildings to not adversely affect views and vistas toward, from and within heritage landscapes.

Encourage the retention and conservation of heritage elements within streetscapes and landscapes (including street trees, kerb and channel, laneways, etc.).

GLENELG PLANNING SCHEME

Support buildings or works that do not present a physical threat to any tree with identified heritage value.

Discourage the removal of trees with an identified heritage value unless either:

- The tree is dead or dying.
- The tree is causing structural damage to an existing heritage structure that cannot be dealt with by any other means.

Provide landscaping that respects the heritage place, maintains significant views and does not cause physical threat to existing heritage structures.

Boundary fences and car parking strategies

Retain original and contributory fences and gates.

Design and construct new fences and gates in a manner that is sympathetic to and contributes positively to the significance of the heritage place.

Avoid fences and gates that would obscure views to the front façade of significant heritage places.

Design and locate car parking facilities so that they do not dominate heritage places.

Policy documents

Portland Heritage Gaps Study (2017)