

## 22.01 HERITAGE PLACES AND AREAS

28/03/2018  
VC145

This policy applies to all places and areas affected by a Heritage Overlay.

### 22.01-1 Policy Basis

18/06/2009  
C55

Throughout Colac Otway are buildings, streetscapes, sites and precincts that represent a significant asset and resource for the Western District of Victoria. Protecting cultural heritage assets is important in maintaining the Shire's character and sense of place.

The Municipal Strategic Statement includes an objective to enhance and conserve the Shire's cultural heritage resources while facilitating adaptation and development which does not detract from their significance.

Recognition and protection of heritage places and areas is a crucial component of planning in Colac Otway. The development of good conservation practices will ensure the retention and viable re-use of Colac Otway's significant and contributory heritage places and areas.

This policy relates to the heritage strategies and objectives found in the State Planning Policy Framework and the Municipal Strategic Statement.

### 22.01-2 Objectives

18/06/2009  
C55

- To encourage the retention of locally significant and contributory heritage places within Heritage Overlay areas.
- To ensure that new land uses and developments and external alterations of existing buildings are sympathetic with the appearance and character of heritage places and areas and are consistent with the Statement of Significance and Physical Description of the relevant heritage place or area as listed in the 'Colac Otway Heritage Study (2003)'.
- To support the demolition of buildings that are 'non-contributory' in a heritage precinct as identified in the 'Colac Otway Heritage Study (2003)'.
- To ensure that subdivision or consolidation complements and supports the significance of heritage places.
- To encourage sympathetic reuse of heritage places so that such places are maintained and enhanced.

### 22.01-3 Policy

18/06/2009  
C55

It is policy to:

- Assess any application for demolition, use and development or subdivision against the 'Guidelines for Assessing Planning Permit Applications' (Heritage Victoria, Draft February 2007).
- Consider the Colac Otway Heritage Study (2003) when assessing any application for demolition, use and development or subdivision of a heritage place or area.
- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or area.
- Discourage the demolition or inappropriate alteration of all locally significant and contributory heritage places.
- Require an application for demolition of locally significant and contributory heritage places to be supported by the following documentation:
  - A structural engineering report demonstrating why demolition is necessary; or
  - A report or statement to the satisfaction of the Responsible Authority that demonstrates that the demolition involves the removal of later

inappropriate modifications and that the cultural heritage significance of the place will be enhanced.

- An application for the replacement development.
- Encourage appropriate alternative uses of buildings in order to achieve the protection of important heritage places.

#### **22.01-4 HO300 - Pier Precinct, Apollo Bay**

18/06/2009  
C55

##### **Statement of significance**

The Apollo Bay Pier Precinct has evolved following the first settlement of the town in the mid-nineteenth century and now includes the Apollo Bay Fisherman's Co-operative building, breakwaters, piers, and beacons. The Apollo Bay Pier Precinct is of historic and social importance to the Shire of Colac Otway. The Apollo Bay Pier Precinct is of historic importance through association with the development of the fishing industry which played an important role in the Shire's economic development and is demonstrated in the size of the fisherman's co-operative building, constructed at various stages, and the evolution of the piers and breakwaters. The Apollo Bay Pier Precinct is of social and historic importance through association with coastal trade, the life-blood of the settlement of Apollo Bay which had developed outward-looking to the sea and in isolation from the rest of the Shire for the first seventy years of its existence. The Apollo Bay Pier Precinct is historically important through association with the development of a leisure industry in the Shire, demonstrated by the number of berths provided for pleasure crafts.

##### **Policy**

It is policy to:

- Ensure the conservation of the Apollo Bay Fishermen's Co-operative building, the timber and stone piers, breakwaters and beacons in a manner that does not detract from the heritage significance of the area.

#### **22.01-5 HO301 - Beeac Commercial Precinct, Beeac**

18/06/2009  
C55

##### **Statement of significance**

Development of the Beeac Precinct commenced on the main route between Colac to Ballarat in the mid-nineteenth century, before the Township Survey of 1864. The fledgling settlement expanded initially in response to the subdivision of land in the surrounding area and later after the railway was put through in 1889, following which Beeac became a district hub. Beeac reached a zenith in 1920 with a population of 300. The commercial and residential dwellings that make up the precinct, which were constructed during the seventy year period from the 1850s to 1920s, were mainly built in timber although a few masonry places, namely the banks, church buildings and post office, are exceptions. The Beeac Precinct also includes mature tree plantings and a war memorial on the corner of Lang and the Colac-Ballararat Road. The Beeac Precinct is historically and aesthetically important to the Shire of Colac Otway. The Beeac Precinct is historically important in demonstrating a continuum and the evolution of a township in response, firstly, to road travellers; then to an increased local population following the subdivision of surround estates; and thirdly, to the construction of rail routes. This continuum is evident in the buildings which range from the simple timber construction, to the more substantial stone, including the twentieth century brick post office building. The Beeac Precinct is important in exhibiting the aesthetic characteristics of a nineteenth century regional centre which developed, in response to demand and topographical restrictions, in a linear fashion, and has been enhanced by memorials and an avenue of mature plantings on the road verges.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Common School	56
St Andrew's Anglican	75
War Memorial	58

### Policy

It is policy to:

- Encourage development that adopts the form traditional to the area of freestanding simple timber buildings
- Encourage new development west of Main Street to use Victorian gable, hip or skillion roof forms, and materials such as weatherboard and galvanised roofing typical of that area.
- Discourage the use of Zinalume© roofing material.
- Encourage the maintenance and use of signage at the junction of skillion roof verandahs and the main hip or gable.
- Discourage below verandah signage.
- Discourage works that might threaten the maintenance of the *Cypresses macrocarpa* (Monterey Cypress) and native plantings along the road verges.
- Maintain the areas monuments in situ.
- Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass.

22.01-6

18/06/2009  
C55

### HO302 - Beech Forest Precinct, Beech Forest

#### Statement of significance

The Beech Forest Precinct comprises structures, mostly built in timber, that date back to the town's early settlement at the beginning of the twentieth century, as well as, on the north side of the Old Main Road, the civic precinct of the former Otway Shire. The Beech Forest Precinct is of historic and social importance to the Shire of Colac Otway. The Beech Forest Precinct is of historic importance through association with the early settlement in the Otway Ranges, then at the half-way point on the track to Apollo Bay. The Beech Forest Precinct is of historic importance through association with the forests of the Otway Ranges and the development of the timber industry in the Shire, demonstrated in the predominance of simple timber buildings. The Beech Forest Precinct is of social and historic importance through association with the centre of local government in the area, and includes the civic buildings utilised by and constructed for the Otway Shire, including the hall and former shire offices, as well as the World War Two memorial.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Otway Shire Hall	61
Otway Shire offices	65
House	66
World War II Memorial	67

## Policy

It is policy to:

- Support development on the north side of Beech Forest Road that respects the pre-eminence of the former civic buildings
- Discourage the use of Zinalume® roofing material.
- Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass.
- Support development on the south side of Beech Forest Road that reflects the existing character through use of painted weatherboard, hipped rooves and single storey form.

### 22.01-7 HO303 - Birregurra Main Street Precinct, Birregurra

18/06/2009  
C55

#### Statement of significance

The Birregurra Main Street Precinct comprises a mixture of public, commercial and residential sites. The buildings have predominantly been constructed in timber, although important exceptions constructed in masonry, brick and other more substantial materials exist. Influenced by the nearby Buntingdale Mission, the town was settled in 1863 on one of the main transport routes to Geelong. The settlement grew to be an important market and timber town, its growth aided by the railway from Geelong to Colac, and the spur line to the Otways town of Forrest. The Birregurra Main Street Precinct is of historic importance to the Shire of Colac Otway, demonstrating a continuum of growth from the simple timber buildings constructed at the time of settlement in the 1860s located mainly, but not exclusively, to the east, to the more substantial building of the early decades of the twentieth century predominantly but not exclusively constructed to the west. This continuum provides a cultural map of the town's social and economic evolution. The Birregurra Main Street Precinct is of historic importance in demonstrating the community's commitment to their town, especially through the street plantings that illustrate efforts to beautify the town, and the memorials.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Stone Pine Avenue	84
Riverside Inn	85
Native Youth Hotel	86
Steven's Corner Store	87
War Memorial	88
House	90
Post Office	91
Commercial Bank	92
Shops	95

## Policy

It is policy to:

- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or where it is known a verandah did exist,

construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original).

- Encourage new development to adopt traditional roof forms and materials.
- Encourage the retention and repair, and where necessary replacement of the traditional galvanised iron roofing.
- Discourage the use of Zinalume© roofing material.
- Encourage new development east of Strachan Street to use Victorian gable, hipped or hip and gable roof forms, and materials such as weatherboard and galvanised roofing typical of that area.
- Maintain the informal landscape character of the Main Street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass.
- Discourage development that might affect the mature plantings in Main Street.

## 22.01-8 HO304 - Birregurra Church Precinct, Birregurra

18/06/2009  
C55

### Statement of significance

The Birregurra Church Precinct comprises the brick Presbyterian and Catholic churches and associated residences, and the Anglican stone Christ Church, two vestries and timber halls, along with the mature exotic plantings in the church grounds. The Birregurra Church Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway. The Birregurra Church Precinct is of architectural and aesthetic importance in exhibiting a richness and diversity of features in the church buildings, especially the spires and towers, and exotic plantings. The Birregurra Church Precinct is historically important through association with the earliest representation of European religion in the Shire, the Buntingdale Mission, and in illustrating the influence the Wesleyan Mission had on the development of the town, and the Shire.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Christ Church Vicarage	81
Buntingdale Mission Cairn	82
Uniting Church	83
Catholic Church & Presbytery	98
Christ Church	99

### Policy

It is policy to:

- Discourage the use of Zinalume© roofing material.

## 22.01-9 HO305 - Murray Street Precinct, Colac

18/06/2009  
C55

### Statement of significance

The Murray Street Precinct is of historic and architectural importance to the Shire of Colac Otway. The Murray Street Precinct is of historic importance through association with Colac's late nineteenth and early twentieth century period of prosperity and consolidation as a large regional service centre for the surrounding rich agricultural and grazing district. The Murray Street Precinct is of historic importance in demonstrating a palimpsest of Colac's growth as a regional centre over a fifty year period, through the nineteenth century

civic and financial buildings constructed to the east near Barongarook Creek, and the early twentieth century and inter-war retail that followed later as Colac's industries expanded and its population grew. The Murray Street Precinct is architecturally important in illustrating the development of civic pride, authority and community solidarity in a regional nineteenth century Anglo-Celtic farming community, demonstrated in the clustering of a series of elegant architect-designed nineteenth century Victorian Italianate civic and government buildings near the entrance to the commercial area, adjacent to the bridge over Barongarook creek. The Murray Street Precinct is of architectural importance in exhibiting twentieth century styles, including Art Nouveau and Arts and Craft, that demonstrate the prosperity of the period and the confidence held in Colac's continued growth by those who constructed these commercial premises.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Adam Rea's Store	130
Post Office	131
Shire Hall, (fmr)	132
Union Bank (fmr)	133
Regent Picture Theatre	134
Moran & Cato shops	135
State Savings Bank (fmr)	136
National Bank (fmr)	137
Colac Reformer Building	138
Central Arcade	139
State Electricity Commission Offices	140
Office Building	141
J G Johnston & Co	142
Shops	143
Shops	144
Austral Hotel	145
Chevrolet Salerooms	146
Shops	147
Coles Showrooms & Factory	148

### Policy

It is policy to:

- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or where it is known a verandah did exist, construction of appropriate typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original).
- Discourage the removal or alteration of historic shopfronts dating to mid-twentieth century.

- Encourage infill development to reflect the scale, ratio of solid to void and rhythm of articulation of significant buildings either adjoining or which predominate in the building group within which the site is located.

## **22.01-10 HO306 - Colac Estate Housing Precinct, Colac**

18/06/2009  
C55

### **Statement of significance**

The Colac Estate Housing Precinct was one of the first housing estates commenced in country Victoria, and was the initiative of the Housing Commission and the Borough of Colac. The Colac Estate was commenced in the mid-1940s and completed by the early 1950s. The design of the Colac Housing Estate reflects planning philosophies that were emerging after the Second World War as increased powers were gradually devolved to local government. The Colac Estate was constructed to alleviate the severe housing shortage in Colac, and under the auspices of the government's post war decentralisation policy which encouraged industry and labour to establish in regional areas outside metropolitan Melbourne. The Colac Estate Housing Precinct is historically and architecturally important to the Shire of Colac Otway. The Colac Estate Housing Precinct is historically important through association with State government's post war decentralisation policies, and mid-twentieth century industrial expansion. The Colac Estate Housing Precinct is historically important in demonstrating the materials adopted to alleviate building material shortage after the Second World War and attempts at improving efficiency through prefabrication. The Colac Estate Housing Precinct is architecturally important in exhibiting the diversity of mid-twentieth century public housing design, and the attempts to integrate layout and these design features within a suburban landscape.

### **Policy**

It is policy to:

- Ensure that the precinct retains its appearance as a significant example of suburban style post war public housing
- Discourage additions and alterations that are visible from the street.
- Retain the original curvilinear road layout and distribution of public open space.
- Encourage the retention of post-war public housing heritage places.
- Encourage building forms that are detached and single storey reflecting the post-war public housing style.
- Ensure that new development is consistent with the substantially intact original buildings that are modest, single storey in form and scale.
- Ensure that new development is sympathetic with materials and finishes of existing buildings.
- Discourage the use of Zinalume® roofing material.
- Ensure that new development has front and side setbacks equal to or slightly greater than any adjoining buildings.
- Discourage front fences greater than 1 metre in height.

## **22.01-11 HO307 - Residential Precinct, Colac**

18/06/2009  
C55

### **Statement of significance**

The Colac Residential Precinct predominantly comprises single storey, exterior-painted weatherboard dwellings with corrugated iron clad roofs that were constructed in the late nineteenth and early twentieth centuries. The Precinct is distinguished by its street plantings, wide roads, grassy verges and deep culverts. The Colac Residential Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway. The Colac Residential Precinct is of aesthetic importance in illustrating the principle characteristics of

nineteenth century town planning in the grid format and wide road reserves. The Colac Residential Precinct is of architectural importance in demonstrating a continuum of residential styles incorporating modest Gothic; late Victorian Boom style; Federation and mid twentieth century brick dwellings that provide a 'map' in built form of Colac's residential development. The Colac Residential Precinct is of historic importance in demonstrating the evolution of Colac as an important regional centre, the residential development commencing initially in an area close to the churches, then later fanning out in a north east direction from an apex at Queen and Manifold Streets, adjacent to the original creek crossing and the civic precinct.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
House & stables	115
The Elms	117
St Johns Church & Hall	124
St Andrew's Church & fmr. school	125
Second Presbyterian Manse	150
First Presbyterian Manse	151

## Policy

It is policy to:

- Conserve the garden settings of residential and institutional buildings including their mature plantings.
- Conserve the historic character of the road formation throughout the precinct, including drains, grassed verges and tree plantings.
- Encourage development that respects the modest scale and predominantly single storey character of the area.
- Ensure garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- Not permit building within any standard building setback established in the street.
- Maintain existing road formation and street infrastructure including the deep grassy verges and open channel or culvert drains.
- Discourage development that might affect the mature street tree plantings.
- Discourage development that might affect gardens with mature character.
- Encourage development that uses, or is compatible with the predominant materials and built form in the precinct namely painted weatherboard cladding and pitched roofs of grey or unpainted corrugated galvanised iron.

### 22.01-12 HO308 - Memorial Square Precinct, Colac

18/06/2009  
C55

#### Statement of significance

The Colac Memorial Square is a World War 1 memorial reserve that evolved from the Market Reserve set aside when Colac was surveyed in 1864. Now known as Memorial Square, the areas incorporates a large walk-in war memorial (c1924) at its centre designed by Frederick Sales, and a generally symmetrical path system with extensive plantings of mature *Ulmus procera* (English Elm) framing the centrepiece. The Memorial Square also includes a number of memorials that commemorate members of the community, including

those to Andrew Fisher, the St Johns Gymnastic Club Fountain, Rotary Club Clock, the Cliff Young Memorial Track and Plaque, the Lone Pine Plaque and the Jack Dillon Fountain and Plaque. The square is the focal point for community activities in the district, and is a popular recreational site providing respite for travellers passing through the Shire. The Memorial Square is of historical, architectural, aesthetic and social importance to the Shire of Colac Otway. The Memorial Square is historically important for its commemoration of the service and sacrifices of the Colac and district communities. The Memorial Square is architecturally important as one of the most impressive walk-in war memorials in regional Victoria. The Memorial Square is aesthetically and socially important as a public open space in continual use since the first settlement of Colac.

### Policy

It is policy to:

- Maintain the open public park character of the reserve both as the appropriate setting for the war memorials and to maintain its now established use for community use and public recreation.
- Conserve the Frederic Sales 1924 war memorial and those memorials erected to commemorate members of the community, including the Andrew Fisher Memorial Plaque; the St Johns Gymnastic Club Fountain, the Rotary Club Clock; the Cliff Young Memorial Track and Plaque, the Plaque commemorating Lone Pine and the Jack Dillon Fountain and Plaque.
- Conserve the elm trees and other historic plantings in the square.
- Discourage development that would compromise the open public park character of the precinct.
- Conserve the *Ulmus procera* (English Elm) and other historic plantings in the square including plantings associated with the 1924 war memorial.
- Confine the erection of further memorials to the Hesse Street /Murray Street corner.

## 22.01-13 HO309 - Coragulac Church Precinct, Coragulac

18/06/2009  
C55

### Statement of significance

The Coragulac Church Precinct dates back to 1887 when Irish immigrant Thomas Baker purchased the Corunnun Estate, which was subsequently subdivided and settled by Irish-Catholic potato farmers from the Warrnambool and Koroit district. The Coragulac Church Precinct comprises the landmark red brick St Brendan's Church (1938), the memorial bell tower (1937), the red brick Good Samaritan Convent (1924), the red brick presbytery (now St Brendan's Parish House, 1920s), and mature plantings. The Coragulac Church Precinct is of historic, social and aesthetic importance to the Shire of Colac Otway. The Coragulac Church Precinct is historically important through its relationship to the Irish Catholic and Italian settlement of the area. The Coragulac Church Precinct is aesthetically important as good examples of Inter-War buildings designed by the architect A. A. Fritsch. The Coragulac Church Precinct is socially important for the role it played in assisting Irish and Italian migrants to settle in the district. The Coragulac Church Precinct is historically important through association with the provision of education in the Shire.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study 2003 as individually significant:

Site	Site Number
Good Samaritan Convent	164
St Brendan's Catholic Church & Bell Tower	165

## Policy

It is policy to:

- Maintain the visually prominent position of the church and the memorial bell tower.
- Discourage development that might threaten the visibility and prominence of the church and bell tower.
- Discourage development that would disturb the appreciation of the spatial relationship between the Church, the memorial Bell Tower, the Convent and the former presbytery.
- Discourage development that might adversely affect the mature plantings including the substantial *Cypresses macrocarpa* (Monterey Cypress) trees lining the driveway to the convent.

### 22.01-14 HO310 - Factory Houses Precinct, Cororooke

18/06/2009  
C55

#### Statement of significance

The Factory House Precinct comprises six timber houses, two of which were built in the 1920s and the remaining four built in the late 1930s. The Factory Houses consist of two slightly larger residences located at 27 and 29 Factory Road, and four small box-like timber cottages with centrally placed gable fronted verandahs or porches. All six buildings have similar roof pitches and have utilised similar construction materials. The Factory House Precinct is of historic and architectural importance to the Shire of Colac Otway. The Factory House Precinct is of historic importance through association with the growth of the shire's dairy industry, and by demonstrating the effect of the industry on the establishment of settlements in the shire in hamlets like at Cororooke. The Factory House Precinct is historically important in illustrating private industry's dependency on an available labour force and the recognition of the need to provide housing to encourage workers to the area. The architectural importance of the Factory House Precinct is demonstrated in the basic shape and form of the six structures, in the unified character of the architectural style, and in the setting near the factory.

#### Policy

It is policy to:

- Retain and restore the uniformity of the surviving structures.
- Encourage the removal of recent additions where these are visible from the street.
- Discourage alterations or additions that are visible from the street or that detract from the appreciation of the basic simple forms of the buildings.
- Not permit building within any standard building setback established in the street.

### 22.01-15 HO311 - Duverney Street Precinct, Cressy

18/06/2009  
C55

#### Statement of significance

The Duverney Street Precinct comprises residential dwellings and retail buildings, all of which have been constructed of timber, as well as the exotic and indigenous tree plantings in the central roadway. The Duverney Street Precinct is of historic importance to the Shire of Colac Otway. The Duverney Street Precinct is historically important for its association with the Shire's early transport routes, the Frenchmen's Inn and the river crossing, and demonstrates the many early settlements that sprang up in the Shire adjacent to main thoroughfares in the mid-nineteenth century. The Duverney Street Precinct is historically important through association with nineteenth century town planning and illustrates the

principles of Victorian rural town layout and urban design, evident in the central parkland and landscaping. The early rural town layout and associated buildings, in particular the two commercial properties and the six weatherboard houses.

### **Policy**

It is policy to:

- Maintain the exotic and indigenous plantings in the central road reserve.
- Retain the historic unformed character of the street.
- Discourage further street works such as formation of footpaths, construction of drains or sealing of the carriageway or shoulders.
- Encourage the retention and conservation of historic commercial signage.

### **22.01-16 References**

18/06/2009  
C55

Colac Otway Heritage Study (2003)

Guidelines for Assessing Planning Permit Applications (Heritage Victoria, Draft February 2007)