

22.0311/02/2016
C93**HERITAGE POLICY**

This policy applies to all land covered by the Heritage Overlay, and places included on the Victorian Heritage Inventory.

Policy basis

This policy:

- Applies the design and built form SPPF objective about heritage in clause 15.03 to local circumstances
- Builds on the MSS objectives and strategies in clauses 21.04 - 21.19 in relation to heritage.
- Implements the findings of the Port Albert Conservation Study, 1982, City of Sale Heritage Study, 1994, and the Wellington Shire Heritage Study: Stage 1, May 2005.

Objectives

To provide direction as to the most appropriate manner to undertake works in heritage places.

To encourage a community climate of respect for, and appreciation of, Wellington Shire's heritage, including buildings, gardens, trees, and other features of importance.

Policy**Definitions**

A heritage place includes land, buildings, areas or precincts, works, objects, archaeological sites, landscape features and places of Aboriginal significance.

Exercising discretion

It is policy to:

- Encourage the conservation of places of heritage significance. This includes places of individual local significance as well as buildings or features that contribute to the significance of a place.
- Discourage the demolition or removal of buildings or features associated with a heritage place unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The building or feature to be demolished or removed is not significant, or
 - The building or feature is not of primary significance and its demolition or removal will not adversely affect the significance of the place, or
 - The building or feature is not of primary significance and its demolition or removal will enable new development that will support the viability of the historic use of the place, or
 - It will assist in the long term conservation of the place.

The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if in the opinion of the responsible authority the condition of the heritage place has deliberately been allowed to deteriorate.

- Ensure that the immediate environs of heritage places is only developed or used in a manner that complements the setting or context of the buildings or other features that contribute to the significance of the place.

- Promote the tourist potential of places of historic significance, provided that any proposed development or use associated with such promotion is compatible with all elements of this policy.
- Encourage the restoration of features that contribute to the significance of heritage places.
- Encourage the reconstruction of features historically associated with places based on clear evidence of a previous form. Where evidence of a previous form is not forthcoming, introduced elements should be based on typical elements appropriate to the particular building or place.
- Require an archaeological assessment of the place if it is included on the Victorian Heritage Inventory.
- Refer an application to Heritage Victoria for comment if it is included on the Victorian Heritage Inventory.

Aboriginal cultural heritage

It is policy:

- That in considering an application to develop, or re-zone land, the responsible authority will have regard to the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
- That applicants proposing to develop, or re-zone, land in areas where there is a known site, or the potential for Aboriginal archaeological sites to occur, will be requested to include a report from a suitably qualified archaeologist demonstrating that the impact of the proposed developments on Aboriginal cultural heritage values has been addressed.

Decision guidelines

It is policy that the responsible authority considers, as appropriate:

- The impact upon the significance of a heritage place and, in particular, whether the proposal will diminish the significance of the place.
- Whether any new buildings or works are designed and sited in a manner that will complement the buildings or features that contribute to the significance of a heritage place.
- The views of Heritage Victoria for any place that is included on the Victorian Heritage Inventory.
- Whether the proposal is consistent with the guidelines contained in the *City of Sale Restoration and Conservation Guidelines, May 1983* and the *Stratford Townscape Study 1993*, where relevant, when assessing applications in the town of Sale and Stratford.
- Whether the proposal is consistent with the guidelines contained in the *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (2002)* when assessing applications in the town of Port Albert.
- Any other heritage or development guidelines adopted by Council.

Policy reference

City of Sale Heritage Study, 1994

The City of Sale Restoration and Conservation Guidelines, May 1983

City of Sale Heritage Guidelines

Port Albert Conservation Study, Graeme Butler, 1982

Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District
(2002)

Stratford Townscape Study, 1993

Wellington Heritage Study: Stage 1, May 2005