

City of Port Phillip

Draft Local Heritage Policy

This document contains Port Phillip's draft local heritage policy sections proposed to sit under State policy in Clauses 15.03-1L and 15.03-2L of the Port Phillip Planning Scheme.

Council is seeking feedback on these policy sections which are in [blue text](#) and are proposed to replace existing policy at Clause 22.04 of the planning scheme.

DRAFT

15.03-1S Heritage conservation

26/10/2018
VC155

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L Heritage

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Policy application

This policy applies to all land within a Heritage Overlay.

Strategies

General

Conserve heritage places in accordance with the principles and procedures set out in the *Australia ICOMOS Burra Charter, 2013*

Conservation of heritage places and new development are guided by the statement of significance and any relevant documentary or physical evidence.

Encourage new development that respects and complements the heritage place by using a contextual design approach that:

- Responds to and reinforces the valued characteristics of heritage places including:
 - Building height, scale, massing and form.
 - Roof form and materials
 - Siting, orientation and setbacks.
 - Fenestration and proportion of solid and void features.
 - Details, colours materials and finishes.
- Protects and conserves views of heritage places.

Maintain the integrity and intactness of heritage places.

Conserve and enhance the significant historic character and intactness of streetscapes within heritage precincts including:

- The layering and diversity of historic styles and character where this contributes to the significance of the precinct, and
- The consistency of historic styles and character where this contributes to the significance of the precinct.

Avoid new development that would result in the incremental or complete loss of significance of a heritage place by:

- Demolishing a building identified as Significant (Individual), Significant (Precinct) or Contributory on the *Port Phillip Heritage Policy Map*.
- Altering, concealing or removing a feature, detail, material or finish that contributes to the significance of the heritage place.
- Distorting or obscuring the significance of the heritage place, or detracting from its interpretation and appreciation by copying historic styles in detail.

Avoid inadvertent destruction of archaeological remains.

Demolition

Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless:

- The building or feature is structurally unsound and it is demonstrated to the satisfaction of the responsible authority that it cannot feasibly be repaired or adapted for reuse.

- The building or feature is in poor condition and it is proposed to deconstruct and accurately rebuilt it to the original appearance.

Avoid 'facadism' where demolition results in the retention of only the façade and/or external walls.

Allow the demolition of part of a building or feature that contributes to the significance of a heritage place if:

- It will not adversely impact upon the significance of the place, or
- It will remove an addition that detracts from the significance of the place, or
- The part demolition is consistent with specific heritage guidelines prepared for the place, or
- It is necessary to ensure that the historic use of the heritage place can continue.

Avoid the relocation of a building or feature that contributes to the significance of a heritage place unless:

- The relocation is the only reasonable means of ensuring the continued existence of the building or feature and the option of retaining it in the current location is not feasible, or
- The building or feature has a history of relocation and/or is designed for relocation.

Conservation

Encourage the maintenance and repair, rather than replacement of materials, features and details that contribute to the significance of heritage places.

Encourage 'like for like' replacement of details, features materials and finishes that contribute to the significance of heritage places.

Except as specified, encourage the accurate restoration or reconstruction of heritage places to a known earlier state, particularly publicly visible features such as:

- Verandahs, balconies and awnings
- Doors and windows
- Wall materials and details
- Roof materials and details
- Shopfronts
- Chimneys
- Front fences
- Historic signage

Encourage the conservation of non-original alterations and additions where they contribute to the significance of the place.

Conserve original colour schemes and discourage the painting of originally unpainted surfaces.

Ensure new colour schemes are appropriate to the architectural style of the building.

For buildings originally used for commercial or industrial purposes, encourage conservation of features such as equipment, machinery or signage that provide evidence of the original use.

Additions

Encourage additions to be:

- Fully concealed if the associated building is within a heritage streetscape with a consistent scale, or has an individual citation in the Port Phillip Heritage Review, or
- Partially concealed if the associated building is within a heritage streetscape with a diverse scale and does not have an individual citation in the Port Phillip Heritage Review.

Allow visible additions where:

- The heritage place is situated on a site or within an area where higher density development is encouraged, and/or
- The additions are in accordance with specific development guidelines for the heritage place.

New buildings

Ensure new buildings do not detract from or compete with the significant features of the heritage place.

Encourage new buildings to have similar heights and setbacks to heritage buildings on the same site or in the surrounding heritage precinct, except when:

- The new building is situated on a site or within an area where higher density development is encouraged, and/or
- The new building is in accordance with specific development guidelines for the heritage place.

Car parking

Discourage new vehicle crossovers and driveways at the front of a heritage place or any place within a heritage precinct.

Encourage vehicle access to be:

- From a rear laneway, or
- For a corner property, from the side street to the rear yard of the property only if rear laneway access is not available.

Avoid on-site car parking in locations that would be visible from a street (other than a lane).

Avoid changes to existing crossovers that would impact upon the significance or setting of a heritage place.

Fencing

Encourage conservation of fences or gates that contribute to the significance of a heritage place.

Ensure the height, materials and colours of front fences are appropriate to the architectural style of the heritage place.

Encourage a consistent approach for heritage places that form part of a related group of buildings such as an attached pair or terrace row or houses forming part of a consistent streetscape.

Encourage new fences or gates for Non-contributory places to be in a simple contemporary style that complements the fences historically found in the heritage precinct.

Signage

Encourage the conservation of historic signs.

Encourage new signage to be in traditional locations on heritage buildings.

Avoid signage that would:

- Be visually intrusive or dominant.
- Detract from the setting of a heritage place.
- Alter, damage, conceal or destroy features, details, materials or finishes that contribute to the significance of a heritage place.
- Interfere with views of heritage places.

Significant trees

Ensure that development, or changes in immediate environmental conditions, adjacent to a tree will not have a detrimental impact upon the integrity and condition of the tree.

Where a tree needs to be removed due to poor health or dangerous condition, encourage 'like for like' replacement or a comparable alternative if the original is no longer suitable.

Sustainability and services

Encourage building services and equipment associated with a heritage place such as air conditioning units, water heaters and the like to be concealed so they are not visible from a street (other than a lane) or significant open space.

Allow the installation of services and equipment that will support environmental sustainability such as solar panels, solar hot water services, water tanks and the like in visible locations when:

- There is no feasible alternative location due to the size or orientation of the lot or building, and
- It is designed and installed in a manner that minimizes potential impacts upon the heritage place and its setting.

Subdivision

Encourage the subdivision of land in a heritage precinct to reflect the historic subdivision pattern.

Ensure that subdivision maintains an appropriate setting for a heritage place including the retention of contributory features associated with a heritage place on a single lot.

Avoid the creation of lots that because of their size, location or layout could result in new development that would adversely impact upon the setting of a heritage place.

Public realm and infrastructure

Conserve historic public realm infrastructure.

Ensure that new public realm infrastructure and street furniture respects and complements the historic character of the heritage place

Ensure that development, in proximity to a memorial or monument will not have a detrimental impact upon its setting, integrity or condition.

Policy documents

Consider as relevant:

Port Phillip Heritage Review (Version 28, 2019)

Port Phillip Heritage Guidelines (Version 1, 2019), including:

Port Phillip Design Manual, 2000 including:

- *Fishermans Bend Guidelines (Updated 2010)*
- *Garden City Guidelines (Updated 2010)*
- *Dunstan Estate Guidelines (2007)*
- *Heritage Kerbs, Channels and Laneways Guidelines (2006)*

East St Kilda Heritage Study, Heritage Alliance (2004)

City Road Industrial Precinct. Citations for individual heritage places, Heritage Alliance (2005)

Elwood Heritage Study, Heritage Alliance (2005)

Heritage Assessment. Nightingale Street Precinct, Heritage Alliance (2005)

Heritage Assessment. Nos. 1, 3 & 5 Garden Court, Elwood, Heritage Alliance (2007)

Review of Heritage Overlay 3, Heritage Alliance (2009) & Built Heritage (2010).

Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations (Lovell Chen, July 2011)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

Fishermans Bend Heritage Study (Biosis Pty Ltd, 2013)

Fishermans Bend additional heritage place assessments (Biosis Pty Ltd, 2015)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda (Lovell Chen, May 2015)

Heritage Review – Wellington Street, St Kilda (Lovell Chen (Revised) March 2017)

15.03-2S

31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

15.03-2L Aboriginal cultural heritage

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Strategies

Support using interpretive infrastructure and indigenous plant species for sites and areas of Aboriginal archaeological or cultural heritage significance.

Support urban design and development that reflect Aboriginal stories, values and perspectives in the built and natural environment.