

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

26/10/2018
VC155

Heritage conservation

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 Conservation in Baw Baw

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Proposed C139bawb

Policy application

This policy applies to land within a Heritage Overlay (HO).

Strategies

Retain the historic character and fabric of heritage places throughout the Shire as important evidence of past development.

Conserve heritage features that contribute to the identity of local towns.

Conserve the historic character of a heritage place or heritage precinct by encouraging the retention and restoration of individually significant and contributory places and their fabric. This includes original features, materials, details and the building envelopes, and surviving early fences and gates listed in the Statement of Significance.

Encourage the maintenance or redevelopment of non-contributory places in a way that respects and is sympathetic to the streetscape of the precinct.

Encourage uses that are respectful of heritage places.

Development

Encourage development that is respectful of the heritage place or precinct in terms of scale, bulk and detail.

Encourage development that maintains and enhances the setting of heritage places and the visual relationship between heritage places, including views of and vistas to a heritage place from public places.

Avoid development that will become visually dominant or intrusive, eroding the significant character of the heritage precinct or place.

Avoid alterations, additions and demolition that lead to the incremental loss of heritage places.

Ensure development and maintenance of public land respects and enhances heritage places.

Discourage developments that distort historical evidence by copying or replicating historic styles and detailing.

Design additions to contributory buildings within heritage precincts so they are not highly visible from the street wherever possible.

Encourage first floor additions to be set well back from the façade.

Design multi-unit developments on:

- Non-contributory sites within heritage precincts to respect the scale and form of the surrounding heritage fabric.
- Individually significant or contributory places within heritage precincts to respect the scale form and materials of the heritage place, retain the existing heritage building and retain the original view of the site from the street.

Avoid large, single buildings containing multiple dwellings in heritage precincts.

Locate garages, carports and outbuildings to be inconspicuous against the heritage building.

Encourage front fences that are of a style and form that respects the historic character of the heritage precinct or place and not higher than 1.2 metres.

Conserve historic public realm features such as basalt gutters, kerb or verge treatments and mature street trees where they form an integral part of the fabric of a heritage precinct.

Encourage traffic management devices within heritage precincts to be understated in their treatments and not conflict with or detract from the historic context of a heritage precinct.

Ensure that street tree species selection and placement, wherever possible, enhances the historic character of a heritage precinct.

Demolition

Discourage the demolition of individually significant and contributory heritage places.

Discourage demolition of heritage places.

Discourage partial demolition of a heritage building unless it is constrained to its non-significant elements.

Encourage removal of non-significant alterations or additions to heritage buildings, particularly where this would assist in revealing the significance of the place.

Signage

Give preference to advertising signs in traditional forms and locations on buildings, and that are limited in number.

Significant trees

Apply the Australian Standard *AS4970-2009 Protection of Trees on Development Sites* to significant trees on sites affected by works.

Avoid development within the drip-line of a tree, i.e. under its canopy, for significant trees on sites subject to new buildings and works.

Avoid development that would have an adverse effect on a significant tree or a tree that contributes to the setting of a heritage place or precinct.

Subdivision

Give preference to subdivision that is compatible with the historic subdivision pattern found in a heritage precinct or relates to an approved multi-unit development.

Discourage subdivision of heritage places unless it maintains the significant fabric associated with that heritage place on a single lot.

Policy documents

Consider as relevant:

■ *Baw Baw Heritage Guidelines* (Baw Baw Shire Council, 2019)

■ *Baw Baw Shire Heritage Study Stage 2* (Context Pty Ltd, 2011)

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Proposed C139bawb

Walhalla heritage conservation

Policy application

This policy applies to land within a Heritage Overlay in Walhalla.

Objective

To protect the unique landform and historical character of Walhalla.

Strategies

Retain and preserve physical remnants which provide evidence of Walhalla's past.

Preserve significant 19th century vegetation.

Preserve significant buildings and encourage their restoration and adaptation to modern needs.

Use complementary siting, forms, materials, colours and details.

Encourage the reconstruction of buildings of the gold-era (1863-1915), particularly in the town centre.

Maintain the winding nature of the Walhalla/Main Road and recreate the 19th Century footpaths.

Encourage stone walling and the use of timber balustrades on bridges.

Retain forest on land above the level of the tramway tracks.

Vegetate cleared private and public land up to the tramway tracks.

Maintain the form of the mullock heaps.

Maintain the steep valley setting of Walhalla.

Minimise modification to the valley's slopes at Walhalla.

Provide car parking in Walhalla in locations that service tourists without impacting on character of the town.

Avoid car parking in the town centre.

Encourage main car parking provision to the south of the town.

Policy document

Consider as relevant:

- *Walhalla Heritage Design Guidelines* (Helen Lardner Conservation and Design, 1993)

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*