



PLANNING INFORMATION

Heritage (Non Indigenous)

This information sheet has been prepared to assist people with the Colac Otway Planning Scheme as it relates to Heritage.

Why is it important to protect our heritage?

Buildings, areas, landscapes and other places of heritage value provide evidence of our past and tell the stories of how we have developed as a community. Heritage places also add character, appeal and interest to our towns and the countryside. They are irreplaceable and precious. Respect for our cultural heritage involves retaining and managing places that have importance to the community. It is important to protect heritage places because they help to strengthen personal and community identity.

Heritage in Colac Otway Shire

The Colac Otway area has a rich cultural heritage representing early pastoral settlement and economic boom periods, agricultural history (particularly in dairy farming and potato and onion production), a unique forestry history and important commercial, civic and residential histories relating to townships. All of these stories are expressed in the surviving heritage places throughout the Shire.

The Colac Otway Heritage Study was completed in 2003 and informed changes to planning controls that were introduced through Amendment C27 to the Colac Otway Planning Scheme. The Heritage Study led to the inclusion of approximately 250 individual places and 12 precincts in the Heritage Overlay.

The Great Ocean Road and Scenic Environs was added to the National Heritage List on 7 April 2011. The National Heritage listing means the heritage values of the Great Ocean Road and Scenic Environs, Bells Beach and the Twelve Apostles will be protected under national environmental and heritage law. The road itself is also on the Heritage Victoria Register. Proposals for development on land adjoining the Great Ocean Road may need to be referred to the Australian Heritage Council and/or Heritage Victoria.

Information about Heritage Places

Heritage assessments, also known as Citations, are completed for each place or precinct included in the Heritage Study to provide justification for inclusion in the Heritage Overlay. These Citations include a history and description of the place, and a Statement of Significance. The Statement of Significance generally identifies 'what' is important, 'why' it is important, and 'how' it is significant, and helps to guide future heritage decisions about that place.

Colac Otway Planning Scheme

The planning controls relevant to heritage are identified below.

State Planning Policy Framework (SPPF)

The key state heritage policy is Heritage Conservation (15.03-1).

Local Planning Policy Framework (LPPF)

The rich heritage is recognised extensively throughout the LPPF, including:

- Municipal Profile - Cultural Heritage (21.01-4)
- Land Use Vision - Cultural Heritage (21.02-2)
- Settlement, General (21.03-1)
- Colac (Clause 21.03-2)
- Apollo Bay and Marengo, Settlement Character and Form (21.03-3)
- Birregurra (21.03-4)
- Smaller Townships (21.03-8)
- Cultural Heritage (21.04-9)
- Tourism (21.05-4)
- Heritage Places and Areas Local Policy (22.01) which provides a statement of significance and policy direction for each of the following precincts:
 - Pier Precinct, Apollo Bay HO300
 - Beeac Commercial Precinct, Beeac HO301
 - Beech Forest Precinct, Beech Forest HO302
 - Birregurra Main Street Precinct, Birregurra HO303
 - Birregurra Church Precinct, Birregurra HO304
 - Murray Street Precinct, Colac HO305
 - Colac Estate Housing Precinct, Colac HO306
 - Residential Precinct, Colac HO307
 - Memorial Square Precinct, Colac HO308
 - Coragulac Church Precinct, Coragulac HO309
 - Factory Houses Precinct, Cororooke HO310
 - Duverney Street Precinct, Cressy HO311
- Heritage Overlay (43.01)

The local Schedule to the Heritage Overlay lists the properties affected by the Overlay and any additional controls that may apply to that particular site.

The Heritage Overlay is mapped in the Planning Scheme to show the location and extent of heritage controls over a particular heritage place.



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Planning permit exemption

A planning permit is NOT required under the Heritage Overlay to carry out routine maintenance and repairs that do not change the appearance of the heritage place. The repairs or maintenance must be undertaken to the same details, specifications and materials as existing to meet this planning permit exemption. For example, a rusty iron roof may be replaced with a new iron roof but a planning permit would be required for a change in materials (for example, to use tiles or Colorbond, instead of iron).

What needs a planning permit under the Heritage Overlay?

Under the Heritage Overlay a planning permit is required to:

- ⇒ Subdivide or consolidate land;
- ⇒ Demolish or remove a building or structure (including part of a building);
- ⇒ Construct a building (including part of a building, or a fence);
- ⇒ Externally alter a building;
- ⇒ Construct or carry out works;
- ⇒ Construct or display a sign;
- ⇒ Externally paint an unpainted surface; and
- ⇒ Externally paint a building if the painting constitutes an advertisement.

In some instances, external paint controls, internal alteration controls and control over trees may also apply. The Schedule to the Heritage Overlay will identify whether these additional controls apply.

These controls apply, not to prevent change from occurring, but to allow change to a heritage place to be managed and guided so the significance of a place can be retained through change.

The Heritage Overlay cannot compel an owner to restore or return his/her property to its original condition.

Council's Heritage Advisory Service

Many Victorian Councils provide a Heritage Advisory Service for the local community. The Colac Otway Shire has a Heritage Advisor available by appointment. Heritage Advisors provide advice to residents and property owners who want to alter, restore, extend or demolish heritage places. Heritage Advisors also provide a valuable service to the Council itself on the appropriate management and development of historic assets.

Heritage Victoria

Heritage Victoria is the Victorian State Government's principal cultural (non-Indigenous) heritage agency. Extensive information is available regarding all heritage matters on the Heritage Victoria website at: www.heritage.vic.gov.au

What information do I need to lodge with my planning application in the Heritage Overlay?

In addition to the information identified on the General Planning Application Checklist, you must provide the following information:

- A written submission detailing how the proposal meets the relevant decision guidelines of the Heritage Overlay, including reference to any relevant State and local planning policies.
- Photos of the existing site, buildings and streetscape (if relevant).
- Any information you may have about the history of the property and old photos that may show the original condition of the property.

Please note that additional information may be required depending on the nature of the application and the site.

Individually Listed Heritage Places

For individually listed places, the primary objective is to retain the significance of the place as outlined in the statement of significance. There may be components of the place, such as later additions, that do not contribute to the significance and may have more opportunity for change. The important components are those that tell the history and story of the place, e.g. elements that indicate when it was built and/or express its original purpose, and features that demonstrate the original significant style and design of the place.

Heritage Overlay Precincts

Within a heritage precinct, the primary objective is to ensure the conservation of those elements that contribute to the precinct's significance. Not every building or landscape element will be significant, and the removal or alteration of non-contributory elements or the development of these sites is not usually a major concern. The objective is to ensure that where development does occur, it occurs in a manner that is appropriate to the significance, character and appearance of the heritage precinct.

PLEASE CONTACT THE PLANNING TEAM TO MAKE AN APPOINTMENT WITH THE HERITAGE ADVISOR AND A PLANNER

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