

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

02/09/2025
VC283

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.

Policy documents

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS Incorporated, 2013).

15.03-1L Heritage conservation - Greater Geelong

43/10/2022 - / / - - -
G449ggee Proposed C484ggee

Policy application

This policy applies to all land ~~affected by~~ within a Heritage Overlay.

Strategies

~~Retain and conserve significant and contributory~~ Support the retention and conservation of heritage places.

Discourage ~~demolition of buildings or other elements that are significant or contributory to~~ the demolition of a heritage place unless it:

- ~~Will contribute to the long-term conservation of the fabric of the part of the building being retained~~ It is identified as non-contributory (not significant).
- ~~Involves the removal of later unsympathetic modifications~~ The demolition is partial and retains the three-dimensional form and principal fabric.
- ~~Will~~ It will enhance the ~~heritage~~ heritage significance of the ~~heritage~~ heritage place.

Support use and development of a heritage place that enhances its significance and contributes to its longevity.

~~Design and site development, including~~ Encourage external alterations of buildings, to make a positive contribution to the significance of the heritage place.

~~Design development in heritage areas~~ Encourage new development to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places design interpretation which considers scale, form, materials, and where appropriate, streetscape context.

Encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

~~Support the subdivision of land where:~~

- ~~The pattern of the proposed subdivision will not adversely affect the significance of the original subdivision:~~
- ~~The subdivision will conserve or enhance the significance of the heritage place:~~

Encourage the subdivision of land where the proposed subdivision will not adversely affect significant fabric, setting, layout, and historical relationship of buildings or views to the heritage place from the public realm.

Encourage ~~replanting of a similar type of tree where the removal of a significant street tree is unavoidable~~ the retention of original landscape elements that are significant to the heritage character of the site.

~~Design development to be consistent with the City of Greater Geelong Heritage and Design Guidelines (Helen Lardner Conservation and Design, 1997):~~

Policy guidelines

Consider as relevant:

- ~~Supporting the demolition of~~ Where sites that are not contributory or significant ~~to a heritage place where planning permission for a replacement development has been granted and a bona-fide contract for the new work confirmed~~ are proposed for demolition, support will only be considered in conjunction with planning approval for a replacement development.
- The following measures (except in the Rocky Point, Girton Crescent, Drysdale and McLeods Waterholes Heritage Areas) where the retention of the existing bluestone kerb and channel is not possible:

GREATER GEELONG PLANNING SCHEME

- Where a street is predominantly bluestone (70 per cent), re-instatement of original street detailing should occur.
- ~~Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street~~ For altered streetscapes of bluestone channels (those under 70 per cent intactness), the existing construction and appearance may be simulated and align with City of Greater Geelong Engineering Services drawings for bluestone kerbs and channels, and bluestone kerbs and concrete trays.
- ~~Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.~~
- ~~In laneways~~ Laneways with bluestone detail, ~~the bluestone detail~~ should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
- Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.

Policy document

Consider as relevant:

- ~~City of Greater Geelong Heritage and Design Guidelines (Helen Lardner Conservation and Design, 1997)~~ City of Greater Geelong, November 2025)

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*