

Lifestyle



Town Planning & Services

Planning Report

Land in consolidation 383534K
4 Princes Street Port Fairy
3284.

Buildings and works associated with a dwelling in a heritage overlay including partial demolition, external alteration and construction of fence.

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DISCLAIMER

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application at 4 Princes Street Port Fairy, Vic. 3284.

1. PROPOSAL

Works are proposed to one of two dwellings on the site at 4 Princes Street, Port Fairy. The dwelling formerly number 2 Princes Street has been recently acquired by the current owners and has been consolidated into one title and is now known as 4 Princes Street. The intent of the proposal is to better integrate the two dwellings now that the title is consolidated. Reintegrating the site follows the history of the site where the two original buildings were once used as a school and schoolmasters house.

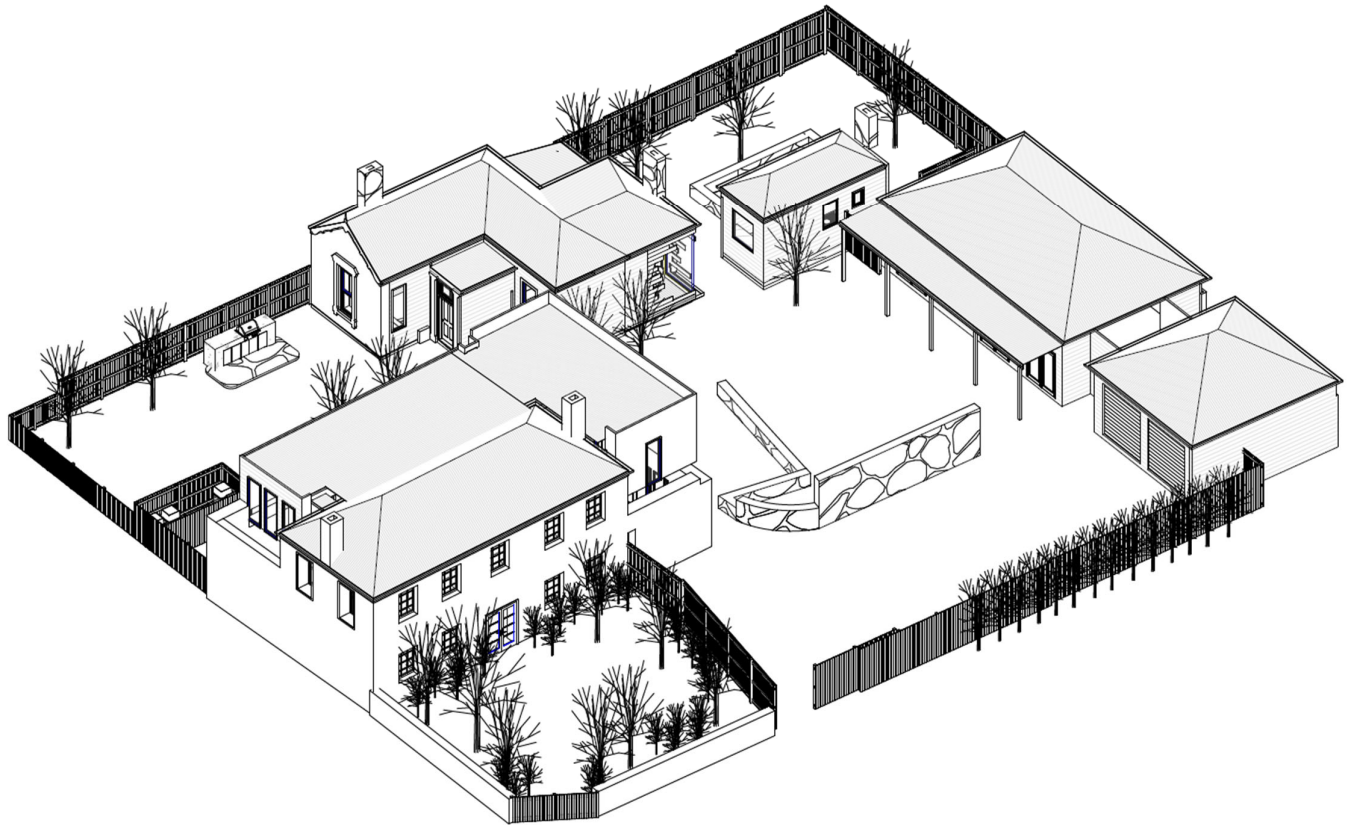
The proposed works are confined to formerly no 2 Princes Street pictured below to include the removal of perimeter fencing and the dividing fence between the dwellings, removal of later rear extensions which are not contributory to the heritage significance of the building, to construct replacement fencing and to undertake internal alterations (which don't require a permit). A barbeque area and slightly extended bin enclosure will be provided in the front setback.

There are no elements that are contributory to the heritage significance of the building proposed to be removed. Fence styles are simple and allow the buildings to be seen and appreciated, whilst allowing a reasonable degree of privacy and security. Proposed fencing includes a height of 1.2m along the frontage to Princes Street and wrapping around the corner into the side laneway for 2.5m, a slightly extended bin enclosure at a height of 1.7m, side and rear fencing at 1.8m and 2.1m as shown on the plans.

Subject building formerly 2 Princes Street

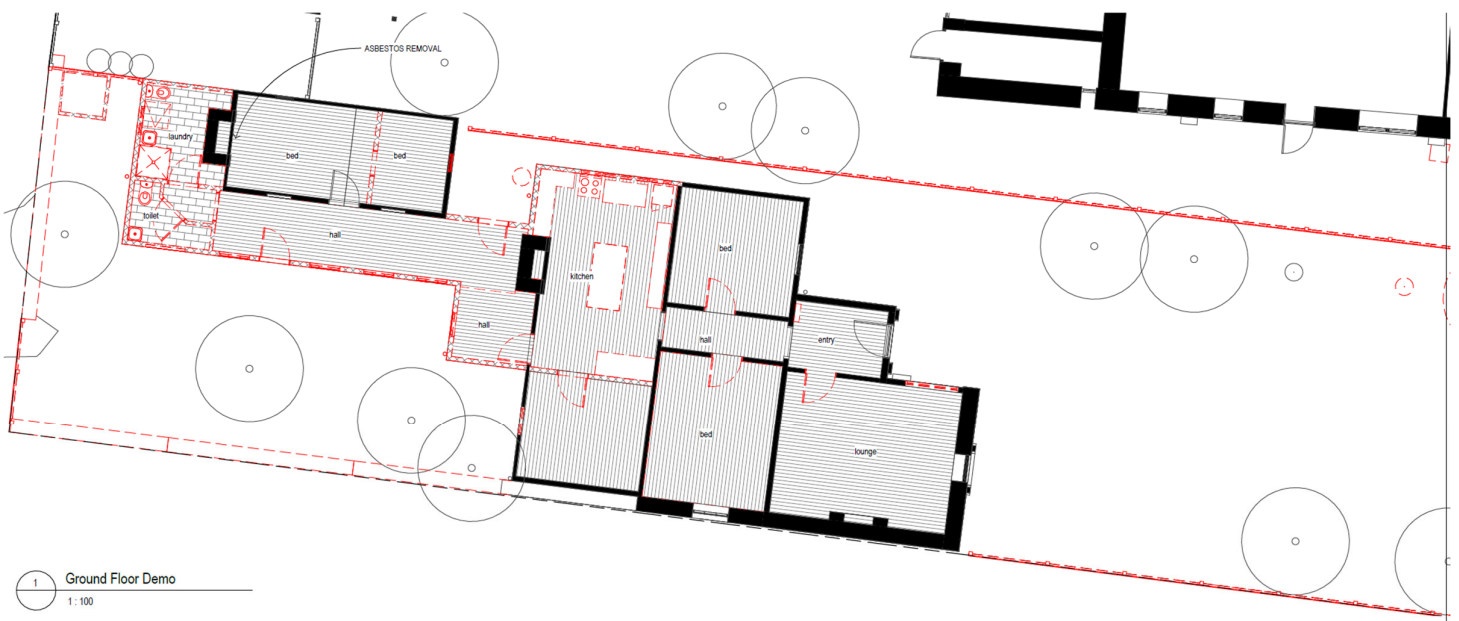


Image of the proposed reintegrated site post completion of works



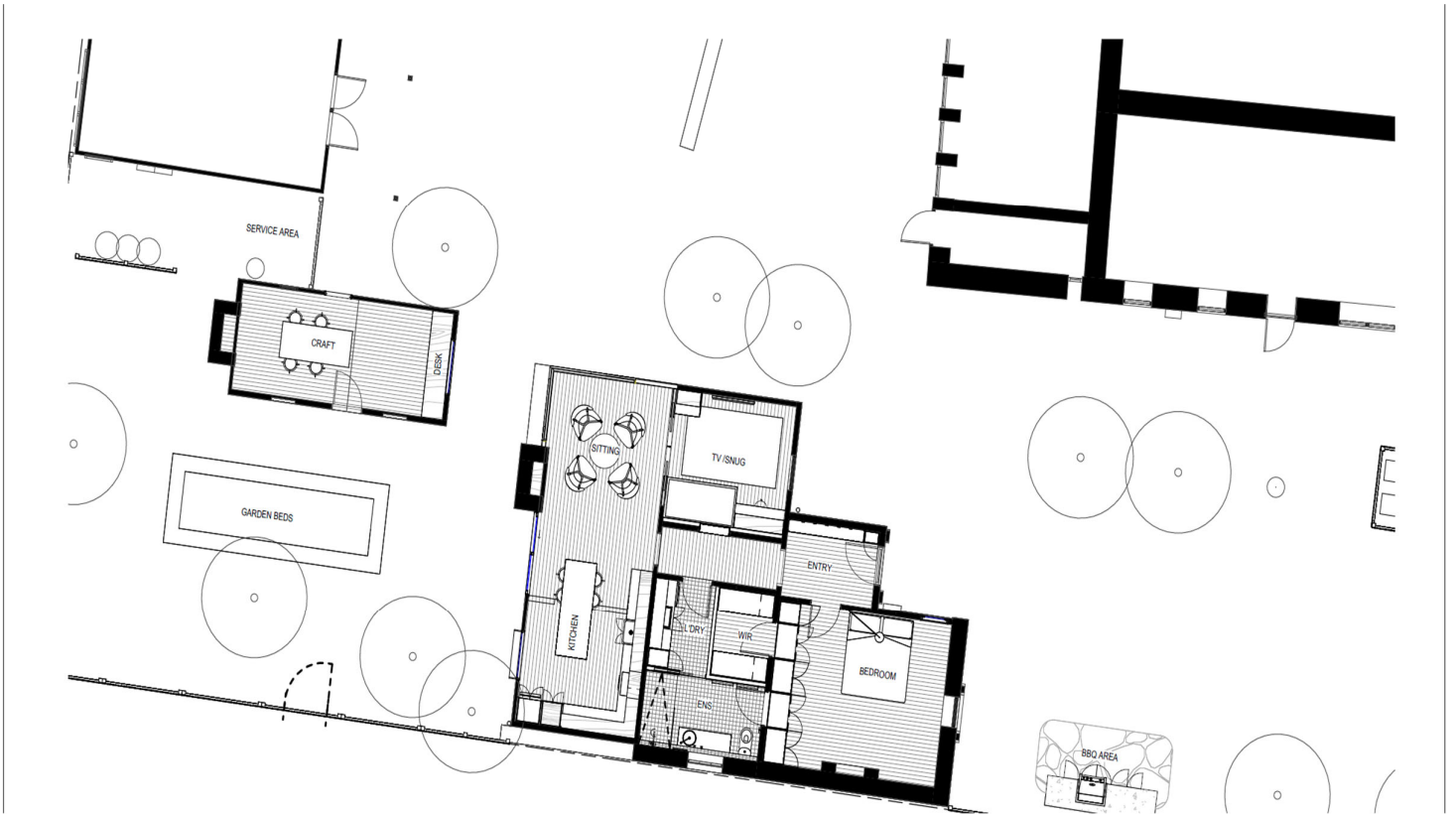
1 No 4 Princes Site view proposed

Proposed demolition works

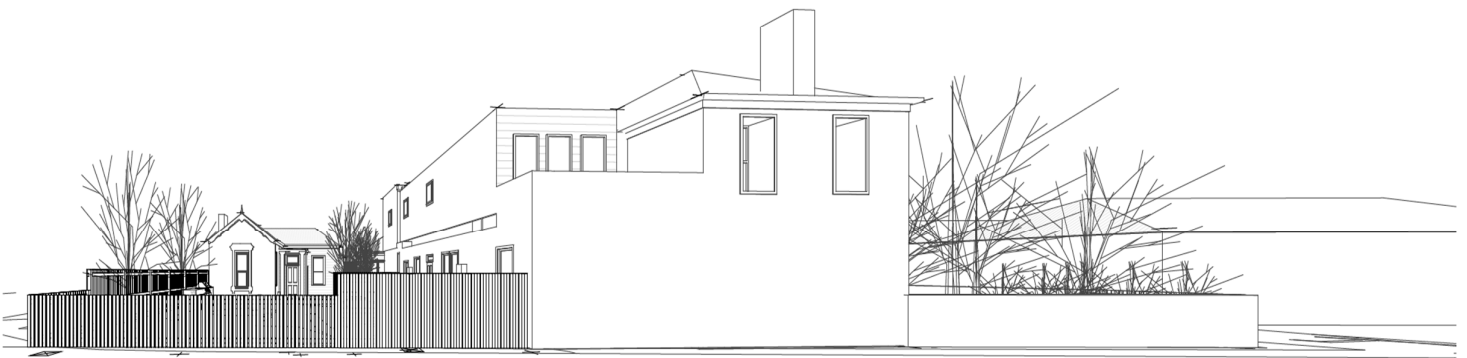


1 Ground Floor Demo
1:100

Proposed floor plan following demolition



Proposed 3d View



2. SITE ANALYSIS EXISTING CONDITIONS

The site is situated on the western side of Princes Street opposite the Moyne Shire Council offices in central Port Fairy with laneways abutting on three sides. The property is within the Princes Street Heritage Precinct HO68 and is contributory to the precinct.

The site has an overall area of approximately 1,501 sqm which was recently consolidated from 2 titles and contains 2 detached late Georgian dwellings and a detached studio and garaging. The dwelling at no 4 Princes Street was a former school with adjoining dwelling formerly no 2 Princes Street the former school masters house. Both dwellings have been extended in later years.

The property is surrounded by mature well stocked gardens which are mostly laid to lawn, with flower and shrub borders, mature trees and enclosed by a mixture of fence styles and heights including timber picket fencing, close boarded fencing and masonry . The site is generally flat.

The immediate locality is characterised by a range of single and double storied buildings, with varying setbacks, a sealed footpath with kerb and channel drainage on both sides of the street. The western side of the street has mostly Victorian/Georgian buildings with eastern side of Princes Street characterised by later 1960's brick dwellings. There are a mix of commercial and residential uses with a drive in bottle shop and council offices bookending the street together with vacant allotments. The site adjoins a public car park on the southern side with the Moyne Shire Council offices opposite dominating the streetscape.

The site is centrally located within a block of the main street of Port Fairy (Sackville Street) and within a short walk to the Moyne River and Port Fairy Wharf area.

There are a mix of fence styles in the street with typically low or no front fences, and high side and rear close boarded fences particularly along the laneway frontages that surround the subject site on three sides. Garages along the laneways are prominent and have zero setbacks in some instances.

Please refer to the photos through this report which highlight the prevailing character.

Aerial image



Looking across the car park to the northeast



Rear elevation from the side laneway



Rear elevation from the rear laneway



Side laneway



Adjoining car park and side laneway looking northwest



Princes Street streetscape



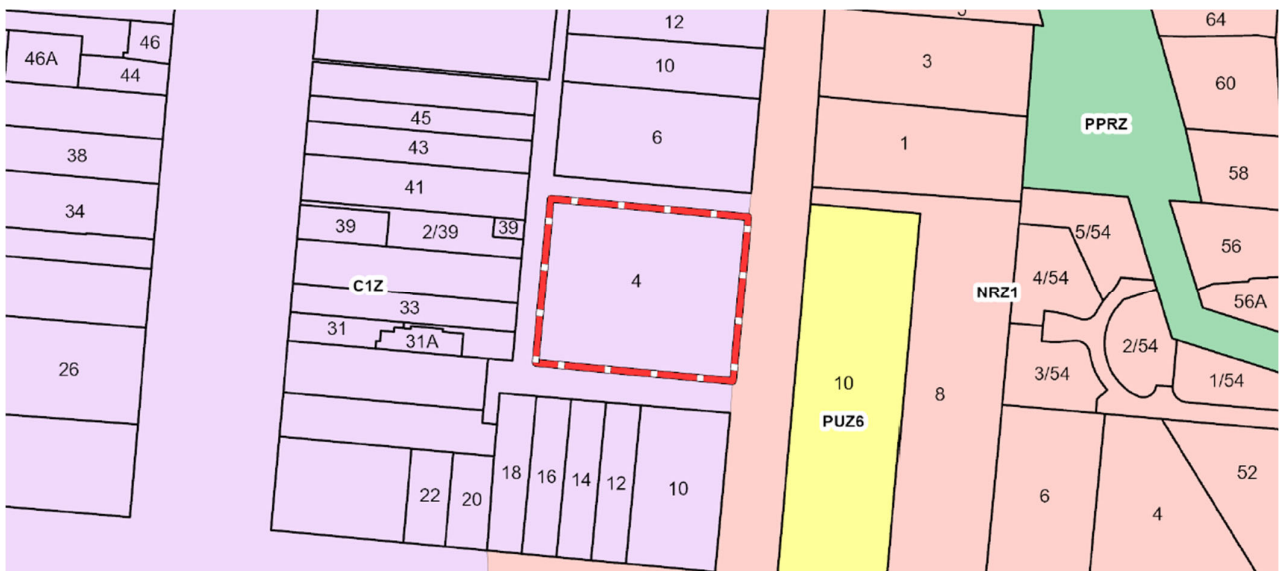
5. ENCUMBRANCES ON TITLE

None.

6. PLANNING CONTROLS

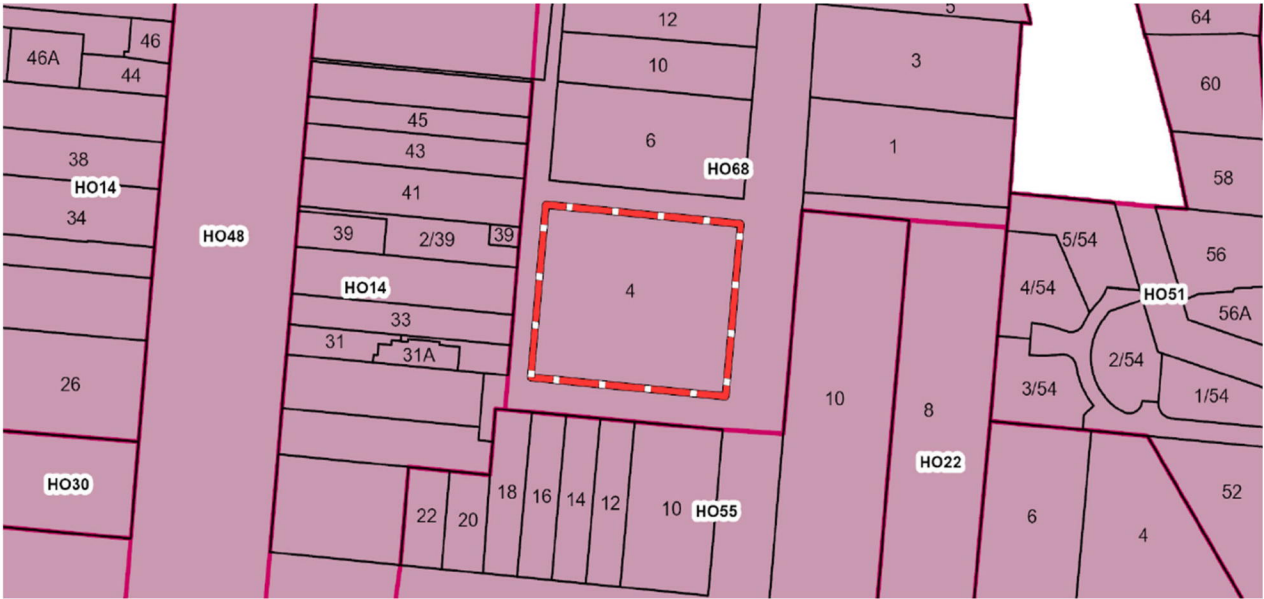
Zone

Commercial 1 Zone (C1Z).

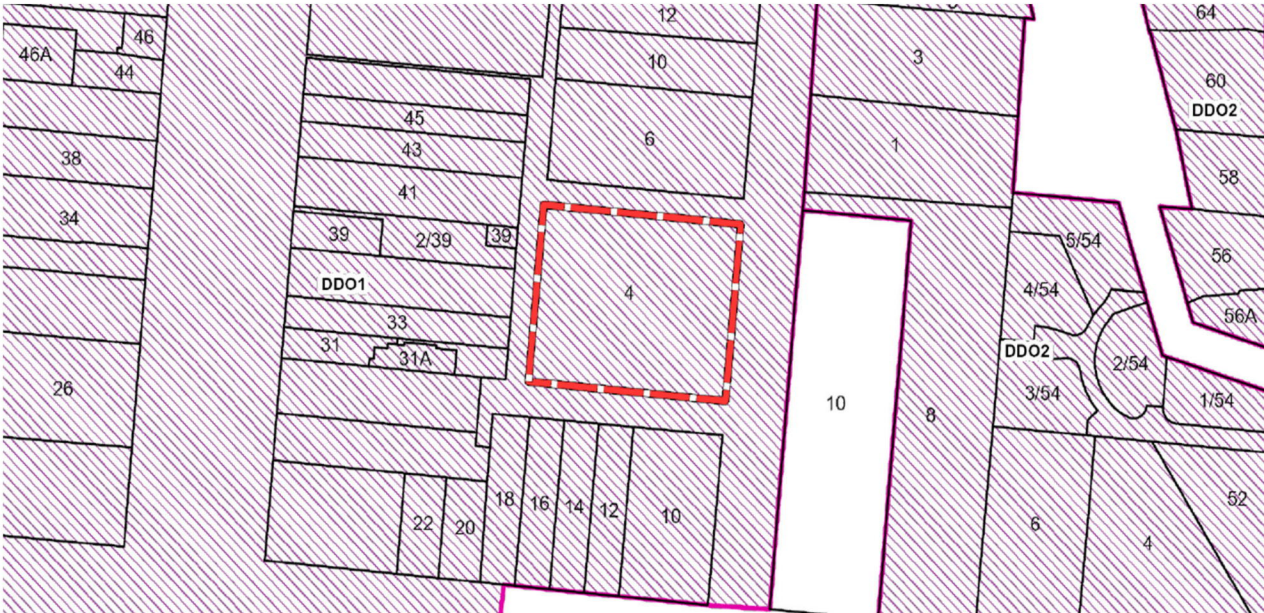


Overlays

Heritage Overlay Schedule 68 (HO68) - Princes Street Heritage Precinct.



Design Development Overlay Schedule 1 (DDO1)



Other

6. PERMIT REQUIREMENTS

A permit is required under the Commercial 1 Zone at **Clause 34.01-4** for buildings and works.

A permit is required for buildings and works and demolition under the Heritage Overlay pursuant to **Clause 43.01-1**. The use of land is established.

A permit is required under the Design Development Overlay pursuant to **Clause 43.02-2** for building and works.

The proposal is exempt from the need to prepare a cultural heritage management plan under the Aboriginal Heritage Regulations 2018.

7. PLANNING ASSESSMENT

Clause 34.01

COMMERCIAL 1 ZONE

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Clause 34.01-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The interface with adjoining zones, especially the relationship with residential areas.*
- *The interim use of those parts of the land not required for the proposed use.*

Building and works

- *The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.*
- *The provision of car parking.*

- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.*
- *The storage of rubbish and materials for recycling.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*
- *Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Housing Choice and Transport Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The availability of and connection to services.*
- *The design of buildings to provide for solar access.*
- *The objectives, standards and decision guidelines of Clause 54, Clause 55 and Clause 57. This does not apply to an apartment development.*
- *For an apartment development, the objectives, standards and decision guidelines of Clause 58.*

ASSESSMENT

Although the site is commercially zoned it is mainly residential in character with no interface issues as abutting uses are residential.

The movement of pedestrians and cyclists is unaffected as works are confined to within the site and do not impact traffic or pedestrian flows. Car parking is not impacted nor are additional spaces required.

The streetscape, back of buildings are not impacted. The fence heights are consistent with the prevailing character and heritage controls – refer heritage assessment.

There are no additional overlooking, overshadowing or other amenity impacts as the bulk of buildings is being decreased rather than increased.

Services, solar access, and rescode matters are not relevant.

Clause 43.01

HERITAGE OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Clause 43.01-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

ASSESSMENT

The two dwellings are contributory buildings within the Princes Street Heritage Precinct (HO68). The heritage significance of the dwellings are the contribution the dwellings makes to the Princes Street Heritage Precinct. The buildings are not of individual heritage significance.

The statement of significance refers to the subject property in a number of instances as shown overleaf.

HERITAGE CITATION REPORT

facing both sides of Princes Street. These include: St. John's Villa, No. 2 Princes Street; the Belfast Episcopal School, No. 4 Princes Street; and the two pairs of cottages at Nos. 6-8 Princes Street and 10-12 Princes Street. A number of smaller buildings are located near the corner of Bank Street.

The earliest building in Princes Street was the timber Church of England church. The earliest surviving building constructed in the street was the Belfast Episcopalian School, at No. 4 Princes Street, built in 1851 to supercede an earlier building located in James Street. (Syme, 1991, p. 78) Dr. Thomas Henry Braim, who arrived at Belfast late in 1846, started the school in James Street in 1847 at the invitation of James Atkinson and William Rutledge (Syme, 1991, p. 78 and French, 1969, p. 217-219). The Princes Street school is said to have had 170 pupils by 1870 and then 250 after the closure of the Catholic boys' school. (Syme, 1991, p. 38) Later it was a private school run by Mons. L. D. Brouard until 1888. (Syme, 1991, p. 39) St. John's Villa, located at No. 2 Princes Street was built on the adjacent block in 1856 as the school master's residence. (Syme, 1991, p.39) Mrs. Mary Southcombe purchased both buildings from the Church of England in 1879 when the Church 'swapped' its granted land for the current site of St. John's Church in Barclay and Regent Streets. Her husband, Thomas Southcombe, a carpenter and builder, was active in local affairs and an important member of the municipal board, as well as being a keen horticulturalist. It is possible that the rather unusual *Populus canescens* (Grey Poplar) planted on the boundary of No. 4 Princes Street and the right of way adjacent may have been planted by the Southcombes during their ownership of the land. They added a room at the front of St John's Villa and their spinster daughter lived in the former school building for many years. (Syme, 1991, p. 18)

Description

Physical Description

Princes Street runs north-south between Bank Street and Cox Street, parallel to Sackville Street. The Precinct takes just the western side of the central section of Princes Street, excluding the corners of Princes and Cox Streets and Princes and Bank Streets. There are no substantial street tree plantings in the narrow grass verges of Princes Street, but substantial *Populus canescens* (Grey Poplar) trees dominate the unsealed lane between Sackville and Princes Streets. The road pavement of Princes Street is relatively narrow, and is bitumen with deep bluestone gutters of roughly squared blocks on the west side and concrete curb and channel on the east side. There are bitumen pavements on the west side of the street, and other than in front of the Council Offices, no pavement on the east side of the street. An unmade gravel lane leading to Coffin Alley is located between Nos. 4 and 6. The unmade quality of the laneway, the overhanging Poplar trees from nearby gardens and those which have suckered into the public land contribute a great deal of charm to both the Princes Street and the Commercial Precinct. They provide a sense of place and an understanding of the former use and character of these areas. The gravel lane, the gravel surface of Coffin Alley itself and the trees are significant in their own right. The fences within the precinct are either generally low, or non-existent.

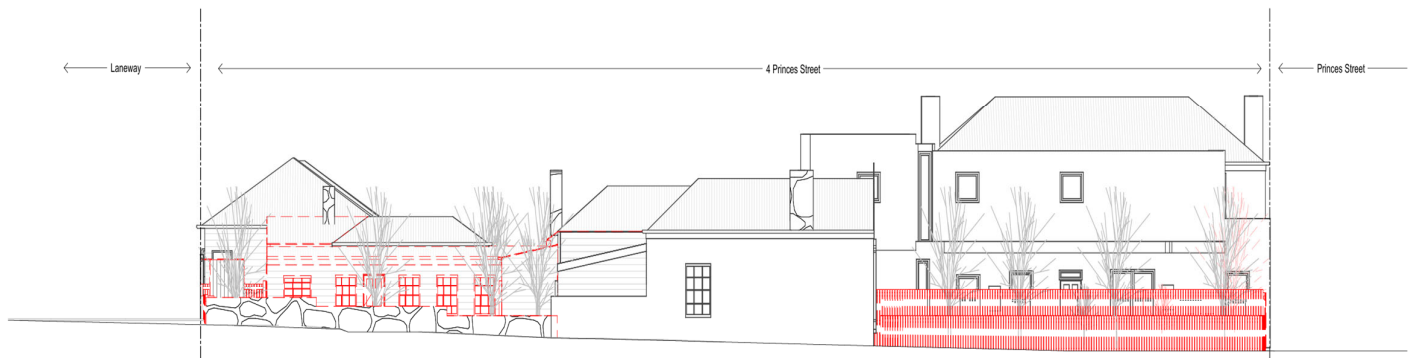
The street is dominated by the Moyne Shire Council Offices (formerly the Bank of Victoria), the vacant land of the Moyne Shire Carpark (site of the former Belfast Shire Hall) which both fall into the Cox Street Precinct. The most prominent building in the Precinct is the former Church of England school at 4 Princes Street, an intact two storey Colonial Georgian stone building, dating from 1851, which is built up to the street boundary. The majority of other buildings within the Precinct are small in scale and single storey with similar limited setbacks. Adjacent to the former school, and set well back from Princes Street at No. 2 is the former School Master's Residence. The early weatherboard section of this building dates from 1850, and the projecting gable at the front dates from the latter nineteenth century.

ASSESSMENT CONT'D

No's 2 and 4 Princes Street are extensively mentioned in the statement of significance for the Princes Street heritage precinct. The demolition aspect of the dwelling concerns the later rear lean-to extensions which can be clearly seen as being added later with the removal not impacting the interpretation or significance the building. The works will reveal the original detached maid's room and kitchen, which were originally separate buildings. If anything their removal reduces a clutter of confusing elevations which collectively does nothing to enhance the building. Existing chimneys and important fabric are unaffected.

Existing lean-to extensions for demolition





1 South Elevation Demolition
A011 1:150



The fencing demolition aspect removes non original fencing which is a mishmash of styles and heights. The masonry fence was also added comparatively recently. The dividing fence is also non original and is now redundant, with its removal better integrating the two dwellings to be more in line with their historic use - both buildings being school related buildings. The new fencing is lightweight and unobtrusive with the proposed fence height of 1.2m consistent with best practice heritage planning principles which are to enable the dwelling to be observed from the public realm. The low front fence wraps around the corner of the site to enable oblique views of the building when looking from the south. The new front fence takes the form of No. 12 Wishart Street, as specifically requested by the Heritage Advisor. The fence wraps around the corner in the style of No. 9 Cox Street also suggested by the Heritage Advisor. It is noted that fence height at the subject site is proposed to be a reduced height of 1.8m, to that of No. 9 Cox Street which is 2.1m. The enlarged bin enclosure is purely a practical arrangement now that the two dwelling are in use together and does not overwhelm the frontage or excessively encroach upon the site frontage. Side fencing is practical, consistent with nearby side and rear fences matching the prevailing fencing character, creating consistency in the streetscape and affords a reasonable degree of privacy and security.

The new barbeque area is incidental.



PRE APPLICATION ADVICE

RE: 4 Princes Street, Port Fairy

Hi Anna et al.

Our Heritage Advisor (HA) has provided comment on the revised plans passed on to Council on 09/04.

There aren't significant changes to the advice, and the HA has highlighted (in red) where the commentary is relevant to the amendments to the proposed fencing. I have only included below the affected commentary:

Fencing:

- A solid or tall fence to the front of the property is considered unsupportable, as it blocks the views of the cottage as part of the streetscape, and the important and humble relationship of the cottage with the school building;
 - The proposed 'porthole' within a masonry wall is considered to not address this concern; Amended fence to the Princes Street frontage now proposes a 1200mm high paling fence along the section in front of the cottage, and extending the higher, existing 1700mm high paling fence south by 2 metres to provide a bin enclosure. It would be preferred if this can be cut back by about a metre, to better align with the frontage of the cottage, and noting this is the primary frontage to the cottage (notwithstanding the two land parcels have been amalgamated)
- An open picket style fence could be considered, at a starting point of 1.2m, however, slightly higher could be considered;
 - Contemporary interpretations of a picket fence could be considered, and other examples, such as the front fences at 12 Wishart St, or the townhouses at the Old Woollen Mill in Warrnambool (Corten would need to be reconsidered in this non-industrial context) are good examples of contemporary interpretations of a picket fence; refer comment above
- To the south boundary, along the carpark frontage, a light weight fence would be considered supportable.
 - This could look to be either timber paling, or of similar design to the front fence picket option;
 - Height of this fence would be considered supportable at 1.6m, with the height towards the front of the property reduced to meet with the front fence; In line with the preliminary advice, the 1200mm high fence returning along the laneway is appropriate. As noted, a 1600mm fence for the remainder can be supported, but not the presently documented 1800mm.
 - The relationship of the side fence at the front corner of the property should look to have the front picket fence return along the side boundary nominally 2m, and could then step up to the main side fence height, similar to the relationship of the fences at 9 Cox St; refer comment above
 - The intent of this is to maintain visual permeability along the street, as would have been the original intent of the subdivision;
- The stone fences to the rear of the cottage appear to be of later construction and the fabric is in poor condition. Removal of these and replacement with a 1.8m high paling fence is supportable. As previously noted, an 1800mm high fence for the rear portion of the laneway fence is supported, but not at 2100mm as currently documented. This also applies to the return fence along the west boundary.

Please feel free to contact Council should you require any further information, at moyne@moyne.vic.gov.au

<https://outlook.office.com/mail/inbox/id/AQKqAGM4YzkwMAItYWUzMS0wZjY3LTAwAi0wMAoAEABSqqixjk5KcpMMI2YmWbL?nativeVersion=1.2026...>



Statutory Planning Officer

PO Box 51, Port Fairy, VIC, 3284

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Under the circumstances, as the proposed works are supported by the heritage adviser with the exception of a small component of side and rear fencing, Council is asked to consider the overall outcome which is a considerable improvement on the existing situation and an improvement to the wider heritage precinct.

It is also noted that the property is commercially zoned and adjoins a public car park with residents of the subject site afforded reasonable amenity and privacy that the slightly increased height of the side and rear fences provides.

In support of the proposed rear and side fence heights the following examples are provided for context and comparative analysis.

Rear laneway





Abutting laneway



Nearby example of a graduated side fence heights similar to the proposal - 9 Cox Street



9 Cox Street



12 Wishart Street – similar to the proposed front fence



Clause 43.02

DESIGN AND DEVELOPMENT OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 43.02-6

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

PORT FAIRY TOWN CENTRE RESIDENTIAL PRECINCT

Design objectives

To deliver high quality and contemporary design responses that support the integration of new development with Port Fairy's historic character.

To encourage small building footprints that respond to heritage and infrastructure constraints and provide for housing diversity.

To retain the landscape qualities of the precinct and minimise the detrimental visual impact of car parking and outbuildings.

Buildings and works

A permit is required to construct a fence unless:

- *The fence is forward of the front façade of the building and does not exceed 1.2 metres in height and is at least 50 per cent permeable.*
- *The fence is behind the front façade of the building and does not exceed 2 metres in height.*

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with any built form requirements expressed with the term 'must'.

A permit may be granted to vary a built form requirement expressed with the term 'should'.

Site Coverage and Permeability

The combined site coverage of buildings and impermeable surfaces should respect the pattern of building and open space characteristic of the area.

Building Massing

Buildings should be articulated so that the overall bulk and mass of the building does not compromise the characteristic scale and streetscape rhythm of the precinct.

Building Height

Building height, other than in Wishart Street, should not exceed 7 metres.

In Wishart Street, building heights should not exceed 5 metres and façade heights should not exceed 3 metres.

If the land is in a Floodway Overlay, or Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in this schedule is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Building Setbacks

The setbacks of new buildings should retain the established development pattern and respect characteristic setbacks.

First floor extensions should be set back as far as possible from the street to minimise visual intrusion in the rhythm of the streetscape.

Any part of a new building or extension should be set back:

- *At least 2 metres from any side boundary.*
- *A distance of at least 6 metres between buildings on adjacent properties within 10 metres of the building frontage.*

Frontage Presentation

Buildings should provide an attractive edge to the street and support passive surveillance of the street.

Design Detailing

Building materials, form, colours and roof pitch should respect the character of the precinct.

When constructing new buildings or extensions or carrying out works:

- *Natural materials such as timber or stone should be used.*
- *Unrendered brickwork or blockwork should be avoided.*
- *Reflective materials should be avoided.*
- *Non-reflective materials should be used for roofs.*
- *Silver aluminium windows or doors should be avoided.*

Outbuildings and Car Parking

Garages, outbuildings and areas allocated for vehicle parking should be sited to minimise visibility from the street and be designed to be consistent with the character of the precinct.

Garages structures should have a maximum external width of 6.5 metres.

Garages should be set back at least 1 metre behind the main building façade (excluding porticos and projecting windows).

If a garage is set back more than 10 metres from the building frontage, siting on a side boundary is acceptable provided other requirements are met.

Where double garages are provided, these should be accessed by a single width crossover.

Landscaping and Fencing

Landscaping should utilise predominantly indigenous species.

Fences forward of, or parallel to, the front façade should be at least 50 per cent visually permeable.

Service boxes and storage areas should not be located where they are not visible from the street or are visually screened using quality materials or landscaping.

ASSESSMENT

The only matters of relevance under the overlay is the fencing.

The front fence meets the requirements of the overlay as it does not exceed 1.2m and is a minimum of 50% visually permeable (see through). The overlay does not cover side and rear fences.

The additional screening for the bin enclosure is supported under the overlay.

PLANNING POLICY FRAMEWORK ASSESSMENT

Clause 02.03-5

03/10/2024

C69moyn

Built environment and heritage

Built environment

Development occurring in coastal areas and between settlements and on highly visible sites has potential to affect landscape character. Larger, more 'imposing' dwellings, that are designed to maximise coastal views, often protrude above existing vegetation and natural landforms.

There is increasing pressure for substantial tourism development in coastal and non-urban locations. Other tourism-related development pressures relate to signs, car parking and viewing platforms.

Heritage

The Shire contains an outstanding collection of heritage places that are recognised as a significant asset and give it a distinctive character.

The Shire has been occupied by three Aboriginal clans and played a key role in local indigenous history, leaving many significant cultural heritage places, including the Budj Bim World Heritage Area, Tower Hill and areas along the coast and river valleys. Distinctive volcanic cultural landscapes contribute to the richness of the Shire's heritage. There is a need to appropriately protect these heritage places and landscapes.

Port Fairy has benefitted from heritage protection for several decades, having been the subject of one of the earliest heritage studies undertaken in Victoria in 1976. In addition,

heritage protection has been applied to heritage precincts and significant places in Mortlake. There are places of heritage significance in locations other than Port Fairy and Mortlake that need to be protected from inappropriate development.

The Avenue of Honour on the eastern approach to Mortlake is historically and aesthetically significant to Victoria as a memorial to World War 1 and 2 veterans and is listed on the Victorian Heritage Register.

Strategic directions

- *Contain township development within defined boundaries and manage development on the fringes of townships to enhance the landscape setting.*
- *Retain the openness of the rural landscape between townships by limiting development.*
- *Provide for the reasonable sharing of views of significant landscape features, including views of the ocean, coastal shoreline, estuaries, wetlands and notable cultural features.*
- *Protect and enhance the Shire's heritage places and precincts.*
- *Protect and enhance Aboriginal cultural heritage sites and significant cultural landscapes, including the World Heritage listed Budj Bim Cultural Landscape and Tower Hill.*
- *Ensure that commercial signs are located away from entrances and exits to townships.*
- *Ensure that signs within the commercial cores of Port Fairy and Koroit respect and enhance the towns' heritage character.*
- *Protect and enhance landscaping, including street trees, on all major approach routes, access roads and local streets.*
- *Protect all mature Norfolk Island Pines in Port Fairy from removal and lopping, and where such species is to be removed, encourage relocation of the tree.*
- *Retain the overall low scale and simple forms of residential development across Port Fairy.*
- *Protect and enhance Port Fairy's attractive built form character to support tourism and economic development.*

ASSESSMENT

The proposed works are low scale, consistent with the heritage precinct guidelines and the prevailing character within the surrounding area.

The fencing aspect allows the buildings to be seen and appreciated whilst providing reasonable amenity for the occupants particularly given the proximity of the site to the adjoining public car park.

The demolition removes a degree of “clutter” to the built form and allows the original building to be interpreted and appreciated better. Specifically, the revelation of the original detached former maid’s room and kitchen restores the legibility of the early settlement pattern of the site.

Overall the works enhance the contribution the site makes to the precinct.

Clause 15.03-1S

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.

ASSESSMENT

The proposed works respect the heritage values of the precinct and the history of the site and individual buildings by reintegrating them into the one site once more. Collectively the works positively contribute to the heritage values and the story they tell.

8. CONCLUSION

The proposed works are low scale and have been assessed against the requirements of the Moyne Shire Planning Scheme in particular the Heritage Overlay, Design Development Overlay and relevant Statement of Significance for the heritage precinct and been found to meet these requirements.

The proposal reunites the buildings into one site, and provides a practical and functional site layout and removes aspects which confuse and diminish the heritage significance of the site and is considered to positively contribute to the heritage precinct.

Preapplication discussions were held with Council officers and Council's heritage adviser who after minor modifications to the fence heights were supportive of the application with the exception of side and rear fence heights which only very slightly exceed the heritage advisers recommendation.

The proposal is consistent with the PPF, LPPF and the requirements of Clause 65, therefore it is respectfully requested that the proposal be supported by Council and a permit be issued.