

Heritage Study - Stage 2

Implementation

Newsletter 1 – November 2015



What is the Wellington Shire Heritage Study – Stage 2 Implementation?

The Wellington Shire Heritage Study – Stage 2 Implementation follows-on from the Stage 1 study completed in 2005. A component of the Stage 1 study was the identification of around 800 places in Wellington Shire that are of 'High' or 'Medium' heritage significance and required further investigation as part of a Stage 2 Study.

Stage 2 of the study will involve the professional documentation of the heritage values of 72 of these 'high priority' places across 9 townships within Wellington Shire including: Cowwarr; Heyfield; Tinamba; Maffra; Boisdale; Briagolong; Stratford; Rosedale and Yarram.

An outcome of the study will be detailed heritage place citations for these places. Heritage citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and on this basis, provide an assessment of the significance of the place. These citations, in conjunction with detailed Management Guidelines, will provide clear guidance to owners, Council and other key stakeholders about the appropriate future management of the significant heritage elements of a place.

What is a Heritage Study?

Heritage area studies are inventories of buildings, precincts and other places of aesthetic, architectural, historical, scientific, social or other special importance within a locality of municipality.

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land. All municipalities contain important heritage places.

Heritage objects may include furniture, shipwrecks, relics, archaeological artefacts, equipment, transport vehicles and everyday articles that contribute to an understanding of Victoria's history.

Heritage studies identify heritage places and assess and document their importance. A program for the protection of significant places can then be developed.



Why was my property selected for inclusion in the study?

Places have been carefully selected based on a number of criteria including:

- Places that at first sight, have a case for rarity, aesthetic or architectural significance.
- Places that have a high level of integrity and intactness.
- Places that the community have demonstrated they care about or that have high potential for social and historic significance, such as churches and halls.
- A wide range of places (e.g. shops, churches, hotels, etc).
- Places from towns located within a wide geographical scope.
- Places understood to be under threat.

What does the study mean for me? Will it prevent further development?

The study will only involve the assessment and documentation of the heritage significance of places and will not impose any development controls at this stage.

Key outcomes of the study will be heritage place citations and detailed Management Guidelines tailored for each individual place. The citations and guidelines will provide clear guidance about the appropriate future management of a place including information and guidance about the appropriateness of restorations, alterations, extensions and suitable materials.

The heritage place citations will, at a later date, be used to support the subsequent inclusion of the selected sites into the Wellington Planning Scheme under the provisions of the Heritage Overlay and in doing so, afford them an appropriate level of statutory protection. This protection will not prevent development but will rather guide and inform the landowner and Council of the significant elements of the place that need to be considered in any development proposal.



Will someone need to access my property?

In most cases, no. The place or object can generally be photographed and documented without having to enter the property where it is located. In the rare case that access to your property is required, the heritage consultants undertaking the study will contact you directly to request permission for this to happen.



Can I comment on the Heritage Study?

Yes. In the early stages of the study in particular, Council welcomes landowners to provide any historical information they may have about the places included in the study. Any relevant historical information can be sent to:

Ben Proctor
Strategic Planner
Wellington Shire Council
PO Box 506
SALE VIC 3850

Following the completion of the draft citations and management guidelines, landowners will be provided copies of these draft documents and invited to provide feedback about the history, description and guidelines that have been produced. The Heritage Consultants will also be available by phone to discuss any queries or concerns you might have at this stage of the study.



Next steps

Heritage consultants Heritage Intelligence will undertake the required field work and research of the places included in the study. Once the draft documentation has been produced, landowners will be contacted and invited to participate further.



Further information

Further information about the Heritage Study – Stage 2 Implementation is available to view on Council's website: www.wellington.vic.gov.au

If you have any queries please contact Ben Proctor or the Strategic Planning Team on 1300 366 244 or email ben.proctor@wellington.vic.gov.au.

