

Port Albert Heritage Precinct Permit Exemptions

1.0 Application

This incorporated plan applies to the *Port Albert town survey heritage precinct* and places individually listed on the Heritage Overlay schedule within that precinct as shown on the attached Port Albert Heritage Precinct Incorporated Plan map.

2.0 Definitions

A *significant* place is a place of local significance to Wellington Shire and has an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document. These places are shown as *significant* on the precinct maps attached to this report and some are individually listed in the Schedule to the Heritage Overlay.

A *contributory* place is a place that contributes to the significance of a heritage precinct. They are shown as *contributory* on the precinct maps attached to this report, and some have an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document.

Any place that is not shown on a precinct map as being *significant* or *contributory* is *non-contributory* and therefore does not contribute to the significance of the heritage precinct.

3.0 Statements of Significance

The following statement of significance was prepared by Graeme Butler & Associates for the *Alberton - Port Albert Heritage Review* and is contained within the *Wellington Shire Heritage Places Citations 2007* incorporated document. Please refer to that document for further information about the Port Albert heritage precinct including a history and description, as well as citations for places of individual significance within the precinct.

The Port Albert town survey is of historic significance to Wellington Shire and the Gippsland region:

- *It has served as Gippsland's first port for an extended period, serving the pastoral, gold and then the fishing era, as major phases in the development of the region as well as the town. It was of vital importance in the early development of Gippsland as the major entry point for goods and people prior to the coming of the railways. It was also important to the early development of Victoria as a key port serving trading routes to New South Wales and Tasmania. [RNE criteria A.4, D.2]*
- *It contains some of the first town lots created in Gippsland (Wellington Street, west from Victoria Street 1840s and lots in the Tarraville Road and Wharf Street after 1848) [RNE criteria A.4, D.2]*
- *It contains some of the oldest commercial and civic buildings in the Gippsland region [RNE criteria A.4, B.2]*

Individually significant places

The following places have an individual citation with a specific statement of significance:

Place	Address	Locality	ID
Rutter Park	Bay Street	Port	2484

Place	Address	Locality	ID
		Albert	
Powder Magazine (Port Albert)	off Bay Street (near East Street)	Port Albert	790
Wee Waa	58 Queen Street	Port Albert	1521
St John's Church of England	20 Raglan Street	Port Albert	702
Port Albert Sea Baths site	near Stockwell Street	Port Albert	2490
Brick barrel drains	Tarraville & Wharf roads	Port Albert	2486
Sunday Island Pilot Station residence	Tarraville Road	Port Albert	793
Wesleyan Church (site)	46 Tarraville Road	Port Albert	727
Snake Island Lighthouse Keeper's residence (former)	58 Tarraville Road	Port Albert	2488
Roberts' drapers shop & residence & Cordyline	63 to 65 Tarraville Road	Port Albert	1517
Baker's shop & residence	69 Tarraville Road	Port Albert	700
Sydserrff's general store & bakery	71 Tarraville Road	Port Albert	699
Rodondo and The Smiths	72 to 74 Tarraville Road	Port Albert	1518
Ship Inn Hotel bar (former)	73 Tarraville Road	Port Albert	731
Port Albert Maritime Museum	78 Tarraville Road	Port Albert	729
Brick barrel drains	Victoria Street	Port Albert	2485
Wesleyan Church (former)	20 Victoria Street	Port Albert	2483
Port Albert Mechanics' Institute Hall (former)	20 Victoria Street	Port Albert	1519
Government Wharf (former)	Wharf Street	Port Albert	1931
Rocket Shed	(end) Wharf Street	Port Albert	2152
Derwent Hotel (former)	1 to 3 Wharf Street	Port Albert	697
Port Albert Post Office (former)	13 Wharf Street	Port Albert	733
Port Albert Hotel	37 Wharf Street	Port Albert	1516
House & café	39 Wharf Street	Port	2487

Place	Address	Locality	ID
		Albert	
Turnbull Orr & Co Bond Store and Office (former)	41 to 43 Wharf Street	Port Albert	708
Port Albert Memorial Park	cnr. Wharf Street & Bay Street	Port Albert	2223

4.0 Elements of particular significance

The attached precinct map shows the properties that are Significant or Contributory within the Port Albert heritage precinct. The following buildings, areas, structures and trees within are of particular significance:

- Nineteenth century commercial, residential and government buildings in Tarraville Road and Wharf Street.
- Civic and community buildings including the Mechanics' Institute and the former Wesleyan Church, and St John's church.
- Nineteenth century houses throughout the old town reserve.
- Early twentieth century fisherman's cottages and holiday houses in Bay Street.
- The foreshore reserve, including the Norfolk Island Pines and stone entry gates (two locations) and pavilion.
- The wharf and associated buildings.
- Brick barrel street drains and unmade roadside verges.
- Archaeological sites such as the footings of the Powder Magazine at the end of Bay Street and the Old Port Reserve.

5.0 No Planning Permit Required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the Port Albert heritage precinct subject to the Heritage Overlay:

- Demolition of a building on a non-contributory property shown on the precinct map.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height of 3 metres above natural ground level. This does not apply to those properties in Bay Street situated between the road and the foreshore.
- Construction of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level.
- Construction of a front fence not more than 1.4 metres in height provided that this does not require the demolition of an existing front fence that contributes to the significance of the place.
- Installation of lattice or trellis screening on side or rear fences on any property provided that the screening is behind the front wall of an existing dwelling.
- Construction of a deck with a finished floor level not more than 800mm above natural ground level. This does not apply to those properties in Bay Street situated between the road and the foreshore.

- Construction of additions or alterations to a building on a Contributory property provided that:
 - The maximum building height of any addition does not exceed the building height of the existing building.
 - Any addition is setback no less than 4 metres from the front façade of the existing building.
 - Any addition has the same or greater setback from side boundaries as the existing building.
 - There is no change to the front façade of a building or to a side wall within 4 metres of the front façade.

This does not apply to those properties in Bay Street situated between the road and the foreshore.

- Construction of additions or alterations to a building on a non-contributory property provided that:
 - The maximum building height of any addition does not exceed the building height of the existing building.
 - The setback from the side boundaries is the same as or greater than the setback of the existing building.

This does not apply to those properties in Bay Street situated between the road and the foreshore.

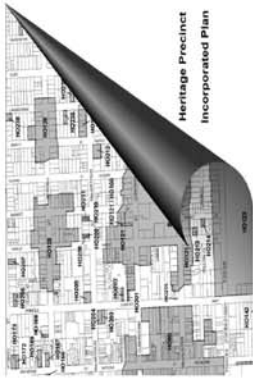
- Routine maintenance to a building on a non-contributory property that would change the appearance of that building.
- Installation of plant or equipment associated with hot water services or heating or cooling units on a building on a Contributory or non-contributory property provided that:
 - The equipment is not attached to a front façade or is not situated between the dwelling and the street boundary.
 - The equipment is not attached to or mounted on the roof.
 - If attached to the side wall of a building on a Significant or Contributory property, it is set back not less than 2 metres from the front facade.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Installation of equipment associated with a roof-mounted solar hot water system or satellite dish on a building on a Contributory or non-contributory property provided that the equipment is not situated on that part of the roof that faces directly toward the street.
- Replacement of an existing domestic television aerial on any property or installation of a new domestic television aerial on a building on a property shown as Contributory or non-contributory.



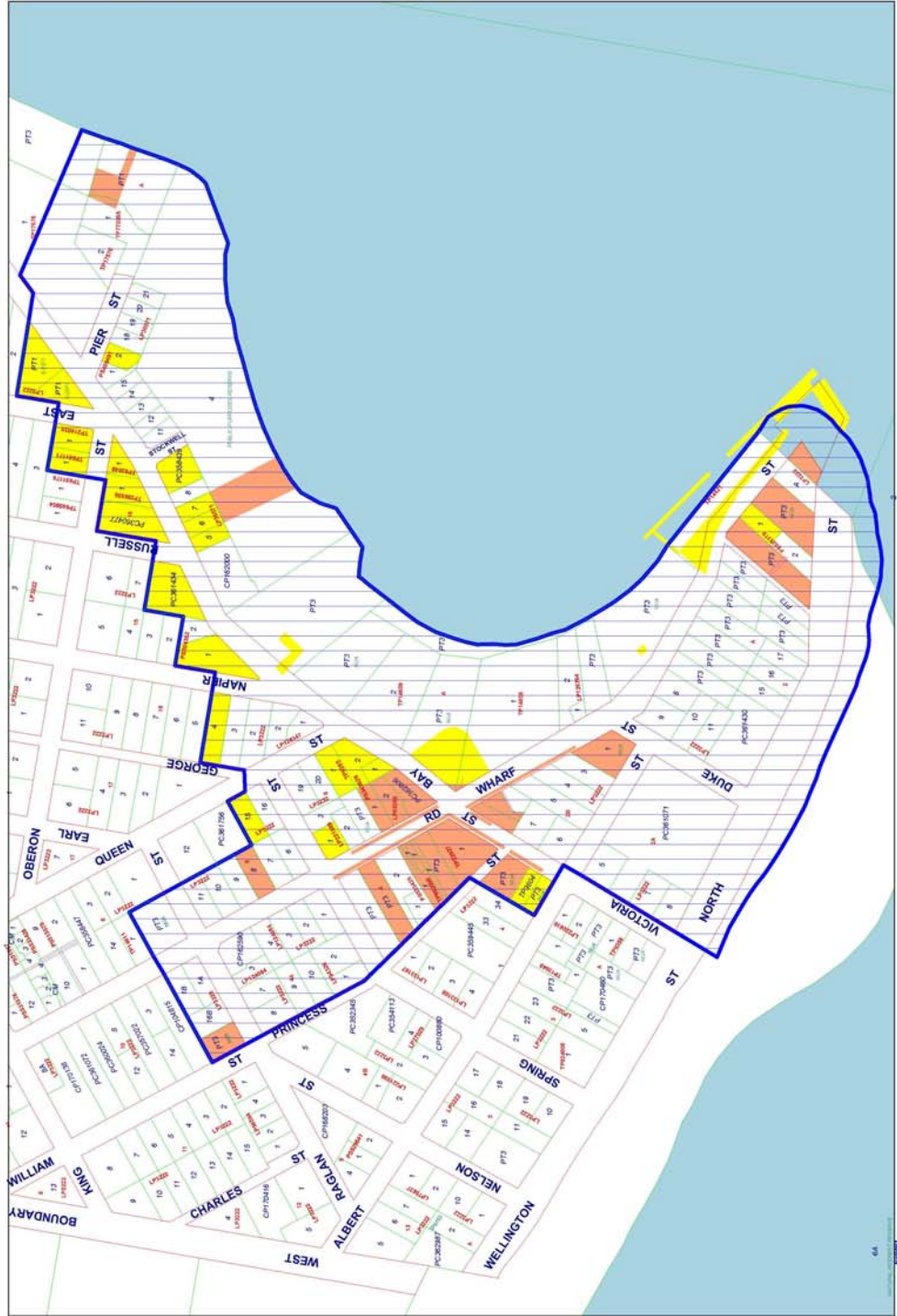
PORT ALBERT HERITAGE PRECINCT INCORPORATED PLAN

Incorporated Plan Under Clauses 22.03, 43.01-2, and 81.01 of the Wellington Planning Scheme.

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Heritage Precinct Incorporated Plan



Port Albert Precinct Map

- Place Category Within Precinct
- Precinct Boundary
 - Significant Place
 - Contributory Place
 - Non Contributory Place

Version 2.2 - 30 May 2007
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Map produced by Wellington Shire Council at 12:57 pm on 30th May 2007 at Scale: 1:4114.205.