

# Jannand Place Management

23 September 2024

[REDACTED]  
C+M Build Group Pty Ltd  
PO Box 1047  
Barwon Heads Vic 3227

Cc via email: [REDACTED]

ARCHAEOLOGY  
CONTAMINATED SITE ASSESSMENT  
CULTURAL HERITAGE MANAGEMENT PLANS  
ENVIRONMENTAL ENGINEERING  
ENVIRONMENTAL MANAGEMENT PLANS  
ENVIRONMENTAL MANAGEMENT SYSTEMS  
ENVIRONMENTAL PLANNING  
FLORA AND FAUNA ASSESSMENTS  
GIS, PHOTOGRAMMETRY, AND SITE MAPPING  
LAND CAPABILITY ASSESSMENTS  
LANDFILL, MINING, AND QUARRY MANAGEMENT  
URBAN AND REGIONAL DEVELOPMENT  
WORKPLACE ASSESSMENT & TRAINING

## PROJECT: PLANNING PERMIT APPLICATION

71 HITCHCOCK AVENUE BARWON HEADS

PROPOSAL – WORKS WITHIN A HERITAGE OVERLAY HO1685

Dear [REDACTED]

Thank you for providing Jannand Place Management (Jannand) the opportunity to submit supplementary information in relation to ‘Works within a Heritage Overlay’ for your planning permit application at 71 Hitchcock Avenue Barwon Heads (subject land). In terms of the ‘Works within a Heritage Overlay’ HO1685, I offer the following information for your consideration when dealing with the responsible authority.

## MEMORANDUM OF ADVICE SUMMARY

I am asked to provide advice in relation to ‘Works within a Heritage Overlay’ for planning permit applications at 71 Hitchcock Avenue Barwon Heads concerning ‘Works within a Heritage Overlay’. More specifically, in relation to which very loosely defines the heritage place HO1685 as:

### ***Barwon Heads Uniting Church 71 HITCHCOCK AVENUE BARWON HEADS***

Clause 43.01 *Heritage Overlay* of the Greater Geelong Planning Scheme, sub clause 1.0 **may require** further information.

- For development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area. This may require an investigation of all sub-surface fabric and the recording of any in situ fabric.

71 Hitchcock Avenue Barwon Heads (the activity area) **is not** a known post contact archaeological site

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

---

**Clause 43.01-8 Decision Guidelines for Heritage Overlay**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate and in response to the decision guidelines of Clause 65.01 and additionally the decision guidelines of Clause 43.01-8. Consequently, we provide the following information:

**Clause 43.01-8 Response:**

We understand that the Church was not constructed on the site. Instead, transported in 1891 from Connewarre, where it was originally constructed (GGOAHS: Stage 2).<sup>1</sup> The church's significance level is **aesthetically** significant at a LOCAL level (GGOAHS: Stage 2).

‘demonstrates original design qualities of the Victorian Carpenter Gothic style, which ‘include the central gable roof form, with a minor porch gable projecting towards the street frontage and transept gables projecting at the sides.’

‘Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed and pointed-arch leadlight windows, pointed-arch timber entrance door, timber flying gable fretwork and finial.’

See image below from GGOAHS: Stage 2



---

<sup>1</sup> Authentic Heritage Services Pty Ltd., David Rowe & Lorraine Huddle, 2000, *Greater Geelong Outer Areas Heritage Study: Stage 2* HO1685 ‘Statement of Cultural Significance’

According to the ‘Condition Report’ (C+S Consult Group Reference No.: CS23215, 2023) submitted to the responsible authority, the church is relatively intact and in good condition.<sup>2</sup> The proposal does not alter the original design of the church. Instead, the proposal extends on the south side transept section, with the north side (as shown above) to remain intact with the replicate future design across the transept to provide additional seating and other practical uses within this space.

Further, the whole of the church is not highly visible from the street, noting that buildings within proximity to the church have no setback or up to seven (7) metre setbacks to their front boundaries. The church is setback some 28 metres from the front boundary of the site. The transept section is around 44 metres from the front boundary of the site and the north side of the church is visually buffered by the planted gum trees.

The placement of the church in the middle of the site affords space at the front and sides of the church. The intrusions into this visual space include the weatherboard hall at the rear of the site, the driveway to the rear of the site, the existing gravel carpark to the church, and the wooden sign at the front of the site.

In addition, the church’s significance level is **historically** significant at a REGIONAL level (GGOAHS: Stage 2).

- The church ‘is associated with the development of the Methodist Church at Connewarre in 1873 and in Barwon Heads in 1891.’
- ‘The church building is historically significant at a LOCAL level for its association with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891’.

Sympathetically, the church is **socially** significant at a LOCAL level for recognisable religious reasons. Consequentially, the overall design when considered in context is in a location with appropriate bulk, form and appearance that is in keeping with the character and appearance of adjacent buildings and the heritage places enhancement of the recognisable religious reasons at the ‘local level’. In particular, when noting the colour and material schedule provided:

1. the colour of the Hebel/stone/concrete bricks is appropriate, and the use of timber is consistent with heritage provisions under the Scheme,
2. the use of stained timber rather than timber painted in light colours shows a separation of the existing church and the new building.

---

<sup>2</sup> C+S Consult Group Reference No.: CS23215, 2023 19 November

The approach by the Greater Geelong Planning Scheme appears in keeping with the guidance sentiments set out in the 2013, *Practice Note: Burra Charter Article 22 — New Work*.<sup>3</sup> At page 2 of this substantive reference literature relating to Heritage matters in Australia, the included guidance states the following:

There is often confusion about the distinction between new work and the work done as part of reconstruction. While reconstruction makes use of new materials, it is not new work in the *Burra Charter* sense. Whereas *New work should be readily identifiable as such. Reconstruction should be identifiable on close inspection or through additional interpretation.* Thus repairs (of which reconstruction is the most common) should **not** be readily apparent, so that the cultural significance of the place is not distorted or obscured, and can be clearly understood. At the same time there is the need to be honest about the repairs, so they should be identifiable, by subtly modifying materials or details, or by incorporating the date and/or marking devices that indicate the extent of the work.

Further, the 2013, *Practice Note: Burra Charter Article 22* states

As the preamble to the Burra Charter explains, the Charter should be read as a whole and many articles are interdependent. It is not appropriate to quote a single article as justification for proposed works. All work should comply with the Charter as a whole, and this means that while new work should be readily identifiable, it should also:

- Not *adversely affect the setting* of the place (Article 8)
- Have *minimal impact on the cultural significance of the place* (Article 21.1)
- *Not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation* (Article 22.1)
- *Respect and have minimal impact on the cultural significance of the place* (Article 22.2).

## MEMORANDUM OF ADVICE CONCLUSIONS

After consideration of the available information, and in response to the engagement brief, I am of the opinion that the heritage works, repairs and maintenance, which may include the removal of dead trees and replanting with similar species, is in keeping with the guidance sentiments set out in the 2013, *Practice Note: Burra Charter Article 22 — New Work*.

Consequently, I am of the view that where the intent remains in keeping with the guidance sentiments set out in the 2013, *Practice Note: Burra Charter Article 22 — New Work*, the heritage works, repairs and maintenance, which may include the removal of dead trees and replanting with similar species is a substantive contributor to protecting the heritage place HO1685 specified as:

---

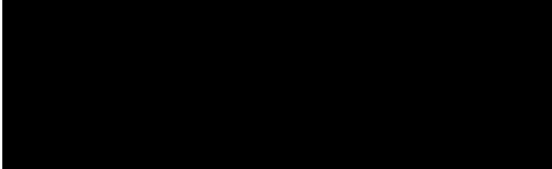
<sup>3</sup> Australia ICOMOS, 2013 *The Burra Charter: the Australia ICOMOS charter for places of cultural significance 2013, Practice Note: Burra Charter Article 22 — New Work*, pp. 1-3

---

***Barwon Heads Uniting Church 71 HITCHCOCK AVENUE BARWON HEADS***

I would like to thank you again for engaging us and if you would like any further information, clarification, or assistance on this matter, please contact the undersigned

Sincerely,



Heritage Advisor

BA (Soc Sci), MArch, MEng, MEnvPlg, MLitt, PhD