

22.17

SORRENTO HISTORIC PRECINCT POLICY

~~44/05/2015~~
~~6454~~ Proposed C262morn

This policy applies to all land designated HO1 (Sorrento Historic Precinct) on the planning scheme maps as:

- HO1A Sorrento Historic Precinct: Commercial Area
- HO1B Sorrento Historic Precinct: Foreshore Area
- HO1C Sorrento Historic Precinct: Cliff-top Area
- HO1D Sorrento Historic Precinct: Residential Area

~~This policy applies to all land designated HO1 (Sorrento Historic Precinct) on the planning scheme maps, with the exception of the area between Ocean Beach Road and Bass Strait.~~ The land is within the Heritage Overlay and is also affected by a Vegetation Protection Overlay and an Environment Significance Overlay which further recognise and protect the character and the natural and vegetation values of the area. Design and Development Overlays which specify design and development objectives also affect the land. In particular, the Design and Development Overlay maximum height of eight metres applies in the areas included in the Design and Development Overlays.

This policy is structured with a general heritage policy and sub-policies. The general policy deals with broader issues which relate to all sites included in the Sorrento Historic Precinct (the Precinct) policy area while the sub-policies are precinct/area based and deal with a collective of buildings and sites. The policy also identifies places within the Precinct which are of individual heritage significance to the Mornington Peninsula.

Sorrento's character is based on its heritage values which are represented by its rich history as a settlement as far back as 1803 and by a number of buildings of individual heritage significance which contributed to the economic development of the town. More specifically, Sorrento's character is explained in terms of its historical development, seaside environment and urban scale with its low rise commercial development, low density housing, historic buildings and a wide main street allowing generous pedestrian circulation in a relaxed atmosphere. Sorrento retains a rich legacy of limestone buildings recognised for their heritage and landmark values while its tourism role goes back to the days of fast passenger steamers and a steam tramway, with this role being reinforced by a range of accommodation and entertainment facilities. In vegetation terms the combination of natural and exotic species has produced an urban landscape of high value. These elements contribute to the ambience of Sorrento which is highly valued both by residents and visitors and which this policy is designed to conserve and enhance.

Policy basis

This policy and the following sub-policies:

- apply the heritage objectives of the State Planning Policy Framework in Clause ~~15.14~~15.03-1S to local circumstances;
- apply the design and built form State Planning Policy Framework objective in Clause ~~19.03~~15.01-1S to local circumstances;
- ~~apply the objectives and strategies of the Municipal Strategic Statement;~~
 apply the objectives and strategies of the Municipal Strategic Statement;
- ~~develop the heritage objectives of the Local Planning Policy Framework in Clause 22.04-2 to the Sorrento circumstances;~~
 develop the heritage objectives of the Local Planning Policy Framework in Clause 22.04-2 to the Sorrento circumstances;
- guide the exercise of discretion under the Heritage Overlay, Vegetation Protection Overlay, Environment Significance Overlay and the Design and Development Overlays
~~guide the exercise of discretion under the Heritage Overlay, Vegetation Protection Overlay, Environment Significance Overlay and the Design and Development Overlays;~~

- give expression to the findings of the Shire of Flinders Heritage Study 1992; and the Mornington Peninsula Shire Heritage Review Area 3 by Heritage Alliance, 2019
~~give expression to the findings of the Shire of Flinders Heritage Study 1992; and~~
- ~~have regard to:~~
have regard to:
 - *Ocean Beach Road Commercial Precinct Sorrento Heritage Policy – For Planning Applications for Places in the Heritage Overlay – September 2015 by HLCD Pty Ltd*
 - ~~*Sorrento Streetscape Guidelines (Jacobs Lewis Vines 1981)*~~
Sorrento Streetscape Guidelines (Jacobs Lewis Vines 1981)
 - ~~*Sorrento Townscape Study (Centre for Environmental Studies – University of Melbourne/Shire of Flinders 1979)*~~
Sorrento Townscape Study (Centre for Environmental Studies – University of Melbourne/Shire of Flinders 1979)

Definitions

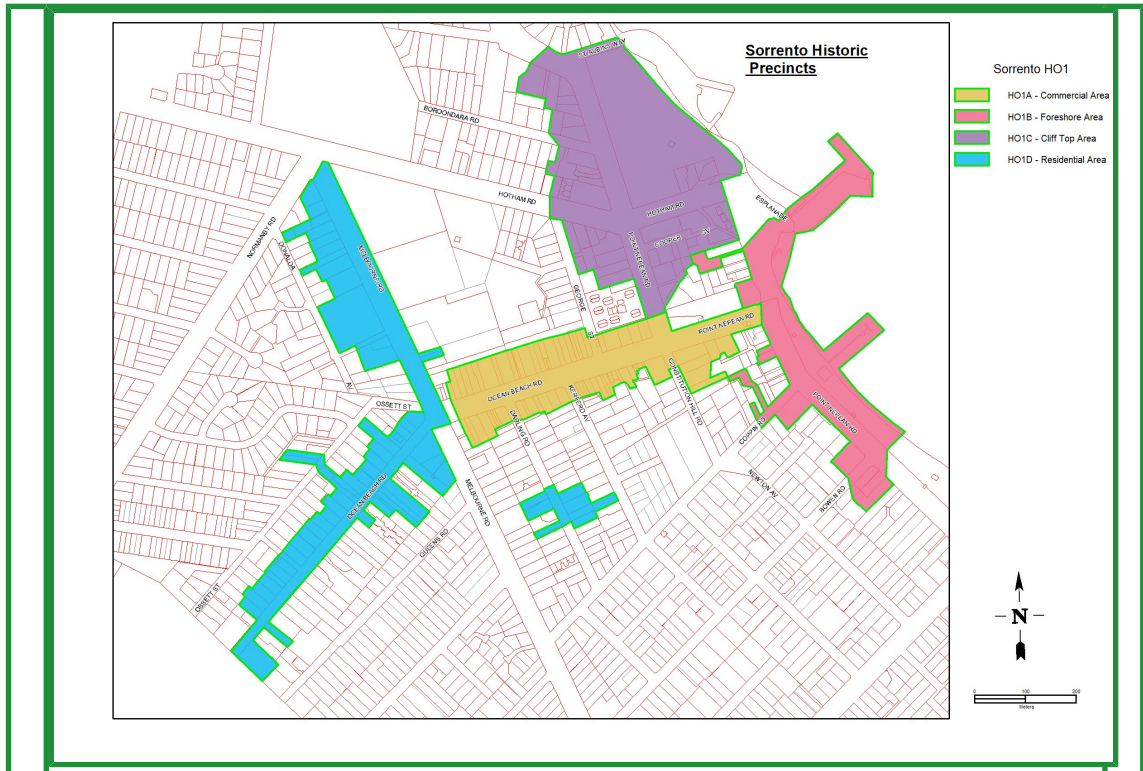
Heritage place is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

Individual heritage place: this place has a standalone Heritage Overlay and its own statement of significance. It is individually important at a State, municipal or local level. This place may contribute to the heritage significance of a precinct.

Contributory heritage place: this place contributes to the significance of the precinct. The threshold for making it individually significant has not been reached but it adds heritage value to the precinct in combination with other significant and/or contributory places.

~~**Significant heritage places** are places that are of individual heritage significance to the Mornington Peninsula, to the State or to the Nation~~
Non-contributory place: a place within the precinct that has no heritage significance. Development may impact the heritage values of the adjacent or proximate individually significant or contributory places.

MORNINGTON PENINSULA PLANNING SCHEME



Objectives

Landscape, views and vistas

- ~~To protect and enhance vistas of both natural and man-made historical significance, views (in particular of the dunes at the back beach and of the sea at the front beach and along Ocean Beach Road)) and landmarks and, where possible and appropriate, to create new vistas and views.~~

To protect and enhance vistas of both natural and man-made historical significance, views (in particular of the dunes at the back beach and of the sea at the front beach and along Ocean Beach Road)) and landmarks and, where possible and appropriate, to create new vistas and views.
- ~~To protect and enhance native roadside vegetation.~~

To protect and enhance native roadside vegetation.

The built environment

- ~~To ensure that new development is complementary to the significance and character of the Precinct.~~

To ensure that new development is complementary to the significance and character of the Precinct.
- ~~To conserve and enhance the significant heritage places in the Precinct.~~

To conserve and enhance the significant heritage places in the Precinct.
- ~~To conserve and enhance the streetscapes of the Precinct and in particular Ocean Beach Road.~~

To conserve and enhance the streetscapes of the Precinct and in particular Ocean Beach Road.
- ~~To ensure that significant evidence of Sorrento's history is not prejudiced by new development.~~

To ensure that significant evidence of Sorrento's history is not prejudiced by new development.
- ~~To ensure that new development is compatible with the height, scale and siting of existing development in the various parts of the Precinct.~~

To ensure that new development is compatible with the height, scale and siting of existing development in the various parts of the Precinct.

Policy

Exercising discretion

Where a permit is required for the use or development of land it is policy to:

- ~~encourage development to be compatible with the scientific, aesthetic, architectural, historic and cultural significance of the Precinct;~~

encourage development to be compatible with the scientific, aesthetic, architectural, historic and cultural significance of the Precinct;
- ~~require infill buildings to complement the existing streetscape;~~

require infill buildings to complement the existing streetscape;
- ~~ensure that new development does not have an adverse impact on existing vistas, views and landmarks;~~

ensure that new development does not have an adverse impact on existing vistas, views and landmarks;
- ~~ensure that new development responds positively to the location, height, mass, materials and external appearance of existing development in the Precinct;~~

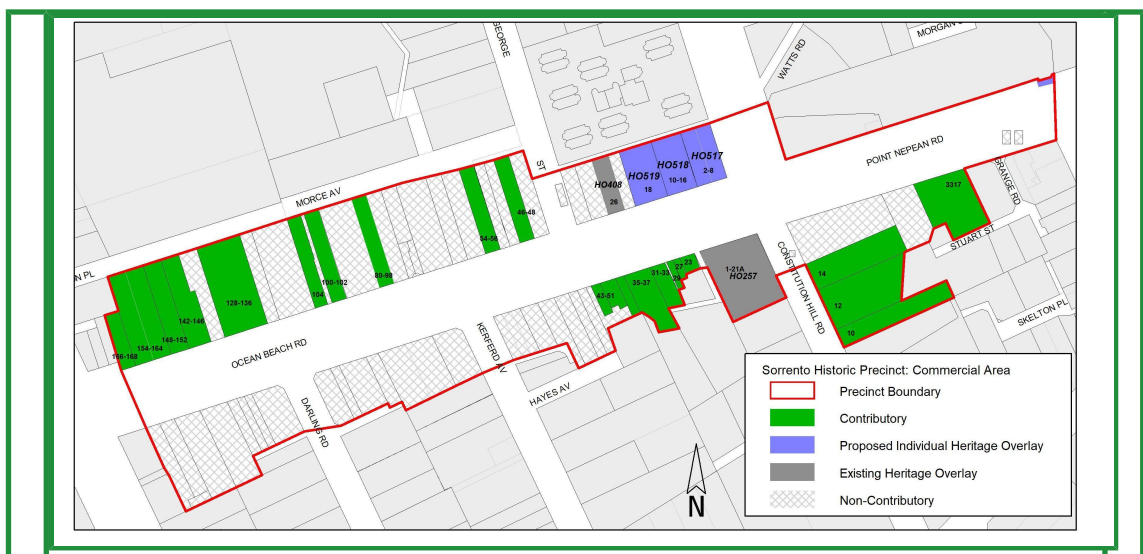
ensure that new development responds positively to the location, height, mass, materials and external appearance of existing development in the Precinct;
- ~~encourage the enhancement of the cultural significance of the Precinct and of significant heritage places within the Precinct in the assessment of planning applications;~~

encourage the enhancement of the cultural significance of the Precinct and of significant heritage places within the Precinct in the assessment of planning applications;

- ~~require a heritage impact assessment for significant development proposals in the Precinct detailing how the proposed development will affect the cultural significance of the Precinct or any significant heritage place within the Precinct;~~
 require a heritage impact assessment for significant development proposals in the Precinct detailing how the proposed development will affect the cultural significance of the Precinct or any significant heritage place within the Precinct;
- ~~require that new development respects the height, scale and siting of existing development in the various parts of the Precinct;~~
 require that new development respects the height, scale and siting of existing development in the various parts of the Precinct;
- ~~discourage the erection in residential areas of new buildings closer than 10 metres to the street or closer to the street than existing buildings;~~
 discourage the erection in residential areas of new buildings closer than 10 metres to the street or closer to the street than existing buildings;
- ~~discourage the demolition of a significant heritage place unless the place is structurally unsound or cannot be feasibly reused and any replacement building and/or works display design excellence which clearly and positively supports the ongoing heritage significance of the sub-precinct;~~
 discourage the demolition of a significant heritage place unless the place is structurally unsound or cannot be feasibly reused and any replacement building and/or works display design excellence which clearly and positively supports the ongoing heritage significance of the sub-precinct;
- ~~consider the cultural significance of a heritage place, including any statement of significance, when assessing proposals to develop or demolish the heritage place; and~~
 consider the cultural significance of a heritage place, including any statement of significance, when assessing proposals to develop or demolish the heritage place; and
- ~~encourage the retention of native roadside vegetation and off-road vegetation.~~
 encourage the retention of native roadside vegetation and off-road vegetation.

Ocean Beach Road Precinct 1A Sorrento Historic Precinct: Commercial Area

This sub-policy applies to all ~~that land described as Ocean Beach Road Area in this Policy~~ land located within the Sorrento Historic Precinct: Commercial Area shown as HO1A in the Heritage Overlay.



Policy basis

Ocean Beach Road developed rapidly as the main commercial area of Sorrento from the late 19th century. At the northern end of the street there is an important concentration of commercial premises which are of high historical significance while buildings such as the Continental Hotel and Stringers Stores have landmark qualities. ~~As a sub-precinct this~~ This section of Ocean Beach Road is aesthetically and architecturally significant in so far as it represents a number of changing methods of construction and design over the years, including many buildings of limestone construction. Another interesting element in the area closer to Melbourne Road is the conversion of earlier residences, such as Carmel and Gannawarra, to commercial use. These earlier residences have historical associations with previous trades and services. ~~To the west of Melbourne Road the character of Ocean Beach Road is substantially residential, with many relatively prestigious residences dating from the 1870's. There are generally uniform lot sizes along the street, with variations in building styles and periods.~~

In heritage and environmental terms the eastern entrance to the main commercial area from the corner of Point Nepean Road and Esplanade is highly significant, with the entrance also providing the introduction to the character of Ocean beach Road. This character is that of an historic seaside village with a wide promenade type indigenous tree lined main street with clear views to both the Bay and the back beach sand dunes and comprising mainly low rise commercial development and low density housing. There is land in the Ocean Beach Road Area with the potential for commercial development where siting and design issues are most important.

~~In terms of the heritage elements of the Ocean Beach Road Area the following are significant heritage places:~~

- ~~■ 1-5 Esplanade, Sorrento~~
- ~~■ 7 Esplanade, Sorrento~~
- ~~■ 827 Melbourne Road, Sorrento~~
- ~~■ 849-853 Melbourne Road, Sorrento~~
- ~~■ 1-21 Ocean Beach Road, Sorrento~~
- ~~■ 2-8 Ocean Beach Road, Sorrento~~
- ~~■ 10-16 Ocean Beach Road, Sorrento (Sorrento Post Office)~~
- ~~■ 18-24 Ocean Beach Road, Sorrento~~
- ~~■ 26-36 Ocean Beach Road, Sorrento~~
- ~~■ 120 Ocean Beach Road, Sorrento~~
- ~~■ 142 Ocean Beach Road, Sorrento~~
- ~~■ 165-173 Ocean Beach Road, Sorrento~~
- ~~■ 231-237 Ocean Beach Road, Sorrento~~

Objectives

Landscape, vistas and views

- ~~■ To retain the historical integrity of the Continental Hotel and Stringers Stores as landmark features at the entry to the main commercial area.~~
~~To retain the historical integrity of the Continental Hotel and Stringers Stores as landmark features at the entry to the main commercial area.~~
- ~~■ To ensure the retention of the visual links between the Mechanics Institute, the Memorial Garden and Watts Cottage.~~
- ~~■ To ensure that public services and works, including street furniture, plantings and signs, do not detract from the historical main street layout.~~

To ensure that public services and works, including street furniture, plantings and signs, do not detract from the historical main street layout.

The built environment

- ~~To retain the diversity of building styles as evidence of the different periods of development along the street and within individual buildings.~~
To retain the diversity of building styles as evidence of the different periods of development along the street and within individual buildings.
- ~~To maintain the commercial focus in the section of Ocean Beach Road east of Melbourne Road.~~
To maintain the commercial focus in the section of Ocean Beach Road east of Melbourne Road.
- ~~To integrate in functional and visual terms development in the area of the Morce Avenue extension with the Ocean Beach Road development.~~
To integrate in functional and visual terms development in the area of the Morce Avenue extension with the Ocean Beach Road development.
- ~~To provide pedestrian linkages between Ocean Beach Road and the Morce Avenue extension.~~
To provide pedestrian linkages between Ocean Beach Road and the Morce Avenue extension.
- ~~To conserve and enhance the character and ambience of the section of Ocean Beach Road east of Melbourne Road in terms of its scale, building height and setback, verandahs, wide footpaths, converted residential premises and variety of building style and design.~~
To conserve and enhance the character and ambience of the section of Ocean Beach Road east of Melbourne Road in terms of its scale, building height and setback, verandahs, wide footpaths, converted residential premises and variety of building style and design.
- ~~To conserve and enhance the character and ambience of converted residential premises through the retention of the existing building fabric, single storey development and gardens.~~
To conserve and enhance the character and ambience of converted residential premises through the retention of the existing building fabric, single storey development and gardens.
- ~~To ensure that the section west of Melbourne Road retains its substantially residential character in terms of scale, form and setback and building height, in particular when viewed from the street.~~
- ~~To create an entrance to Sorrento's main street at the corner of Point Nepean Road and Esplanade which recognises the heritage values of the Precinct.~~
To create an entrance to Sorrento's main street at the corner of Point Nepean Road and Esplanade which recognises the heritage values of the Precinct.

Policy

Exercising discretion

Where a permit is required for use or development of land, it is policy to:

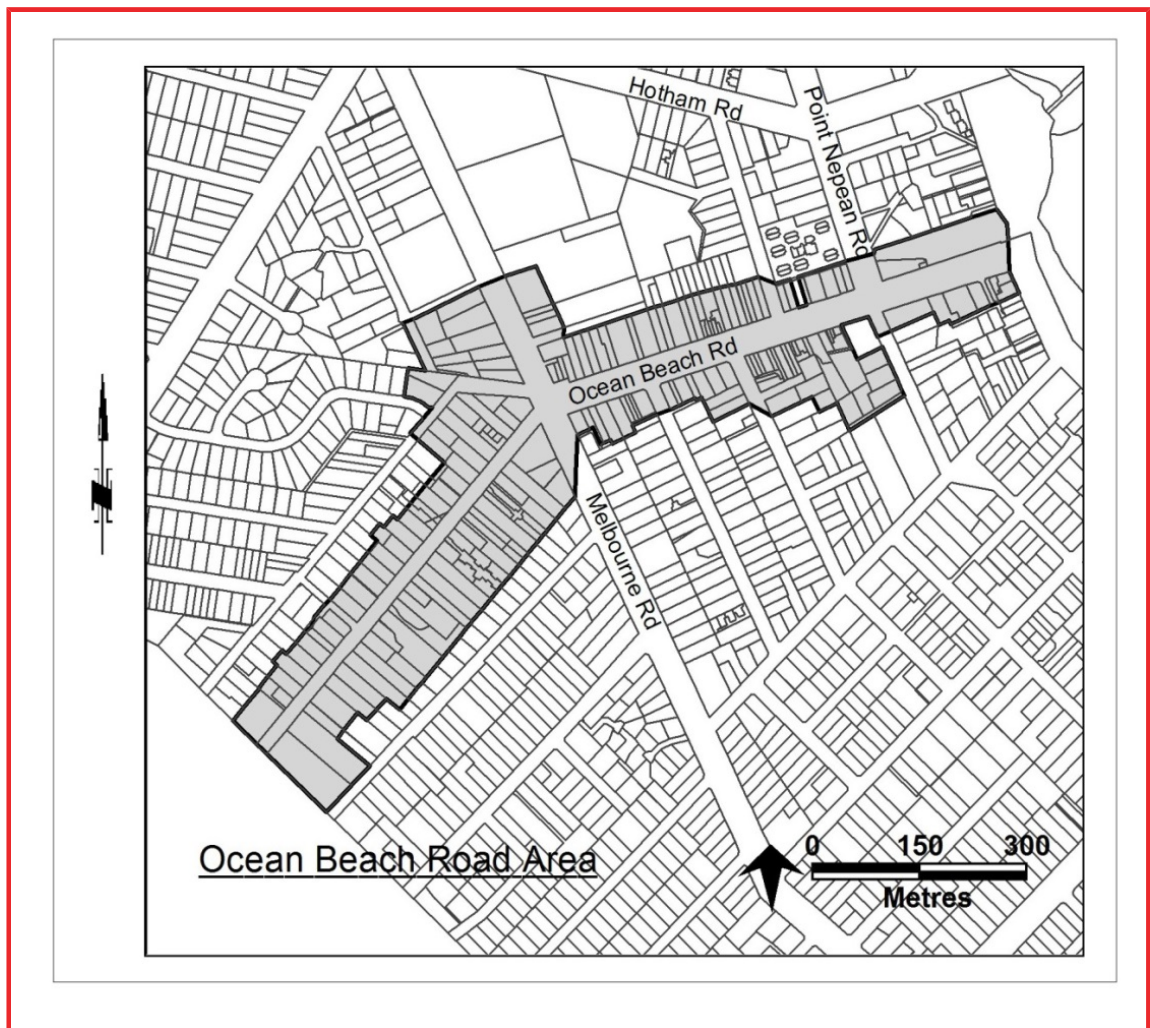
- ~~restrict commercial development to the section of Ocean Beach Road east of Melbourne Road;~~
restrict commercial development to the section of Ocean Beach Road east of Melbourne Road;
- ~~encourage new development, in particular in the area between Ocean Beach Road and the Morce Avenue extension, to relate to form, scale, setback and materials to the existing built form, although new buildings may be contemporary in design;~~
encourage new development, in particular in the area between Ocean Beach Road and the Morce Avenue extension, to relate to form, scale, setback and materials to the existing built form, although new buildings may be contemporary in design;
- ~~encourage pedestrian linkages between Ocean Beach Road and the Morce Avenue extension;~~
encourage pedestrian linkages between Ocean Beach Road and the Morce Avenue extension;
- ~~encourage new development to reinforce the promenade and streetscape character of the commercial area;~~

encourage new development to reinforce the promenade and streetscape character of the commercial area;

- ~~require new development in the area west of Melbourne Road to retain the scale, form, height and setback of the dominant building stock as viewed from the street;~~
- ~~require new development in the area west of Melbourne Road to be constructed behind existing significant buildings on the very deep parcels of land;~~
- ~~ensure that new development does not have an adverse impact on the vistas in the area of the Mechanics Institute, Watts Cottage and the Memorial Garden;~~
- ~~ensure that the uniformity of subdivision as viewed from Ocean Beach Road west of Melbourne Road is retained;~~
- ~~discourage the spread of commercial development into the residential areas west of Melbourne Road;~~
- ~~discourage the erection of buildings that exceed eight metres in height;~~
- ~~encourage buildings which incorporate the following design characteristics:~~

encourage buildings which incorporate the following design characteristics:

- ~~Typical form and elements of a Victorian or Edwardian shopfront, where appropriate;~~
Typical form and elements of a Victorian or Edwardian shopfront, where appropriate;
 - ~~Original Victorian and Edwardian shopfronts;~~
Original Victorian and Edwardian shopfronts;
 - ~~Reinforcement of the existing built form;~~
Reinforcement of the existing built form;
 - ~~Restorative alterations to significant heritage places;~~
Restorative alterations to significant heritage places;
 - ~~Roof pitch of not less than 22 degrees; and~~
Roof pitch of not less than 22 degrees; and
- ~~require development at the corner of Point Nepean Road and Esplanade to recognise the special significance of the corner as an entrance to Sorrento's main street and to complement the Koonya Hotel/Stringers Corner redevelopment, with special emphasis on building setbacks, landscaping, car parking away from Point Nepean Road and sight distances for traffic.~~
require development at the corner of Point Nepean Road and Esplanade to recognise the special significance of the corner as an entrance to Sorrento's main street and to complement the Koonya Hotel/Stringers Corner redevelopment, with special emphasis on building setbacks, landscaping, car parking away from Point Nepean Road and sight distances for traffic.



Hotham Road/Point Nepean Road Area

This sub-policy applies to all described as Hotham Road/Point Nepean Road Area in this policy.

Policy basis

The Hotham Road/Point Nepean Road Area is historically significant for its associations with the earliest limeburning practices in the area and with early commercial services. Key heritage elements in the area include the rural character of the low lying land between Ocean Beach Road and Hotham Road, the cluster of limestone buildings in Melbourne Road and Boroondara Road and the role of the Boroondara Road/Point Nepean Road area in the early development of Sorrento. The historical low rise character of this latter area remains in evidence today and the heritage significance of the area is enhanced by the landscaped setting of this section of Point Nepean Road. HO1B Sorrento Historic Precinct: Foreshore Area

In terms of the heritage elements of the Hotham Road/Point Nepean Road Area the following are significant heritage places:

- 8 Boroondara Road, Sorrento
- 44 Donalda Avenue, Sorrento
- 855-865 Melbourne Road, Sorrento
- 881-883 Melbourne Road, Sorrento
- 3385 Point Nepean Road, Sorrento
- 3399 Point Nepean Road, Sorrento
- 3405 Point Nepean Road, Sorrento

- 3421 Point Nepean Road, Sorrento
- 3425 Point Nepean Road, Sorrento

Objectives

Landscape, vistas and views

- To protect the rural character of the low lying land in the areas between and adjacent to Ocean Beach Road and Hotham Road.
- To protect and enhance the low rise and landscape character of the Point Nepean Road/Hotham Road/Boroondara Road/Sorrento Park area.
- To retain the existing vistas both to and from MacFarlan Reserve.

The built environment

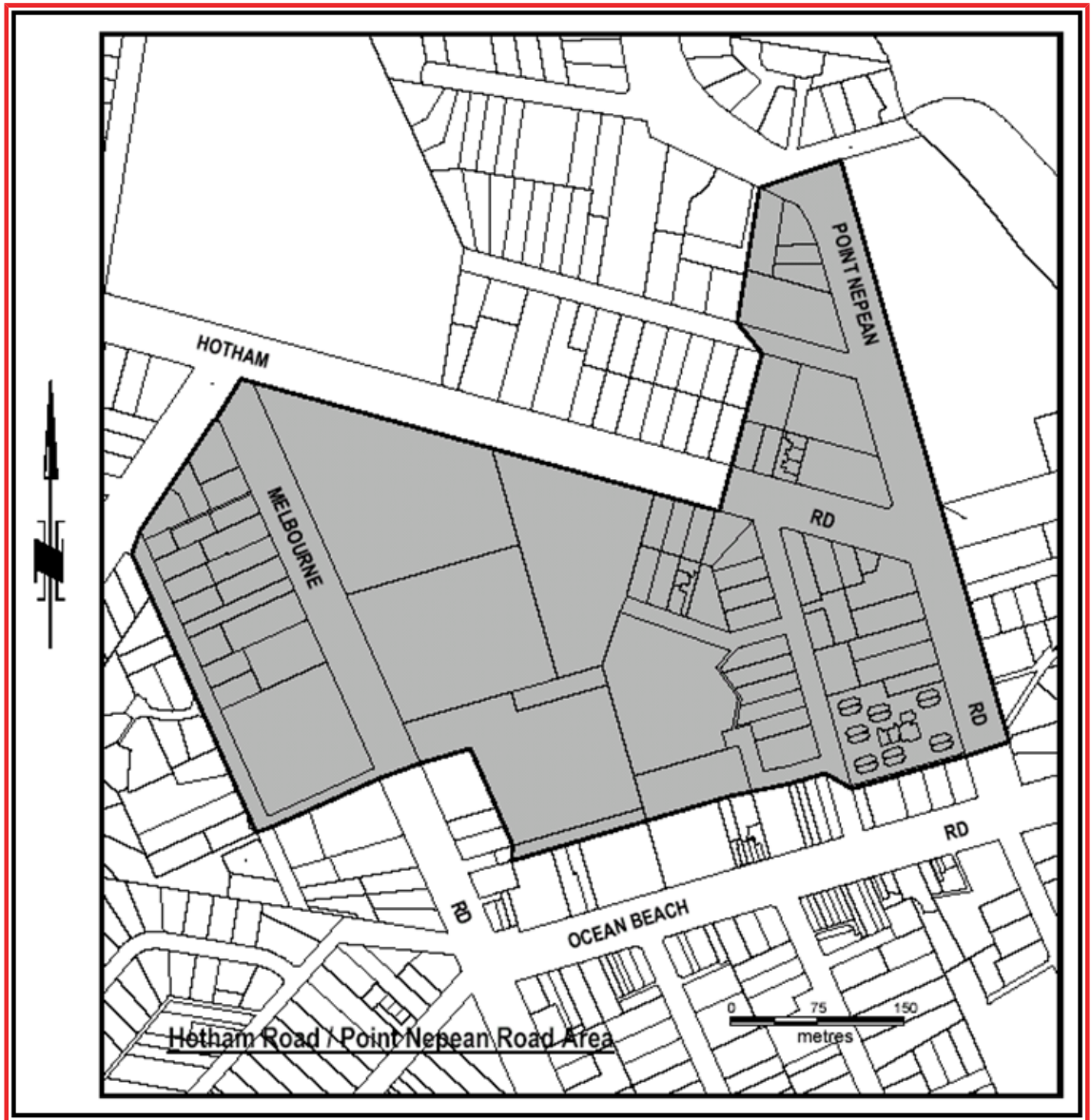
- To ensure the retention of the cluster of limestone buildings on the west side of Melbourne Road as an historically significant and intact group of buildings with a traditional relationship to the streetscape.
- To ensure that new buildings are compatible with existing development in terms of height, scale, bulk and siting.
- To ensure the retention of the existing streetscape character of the area.
- To encourage the retention of the existing allotment configuration.

Policy

Exercising discretion

Where a permit is required for the use or development of land, it is policy to:

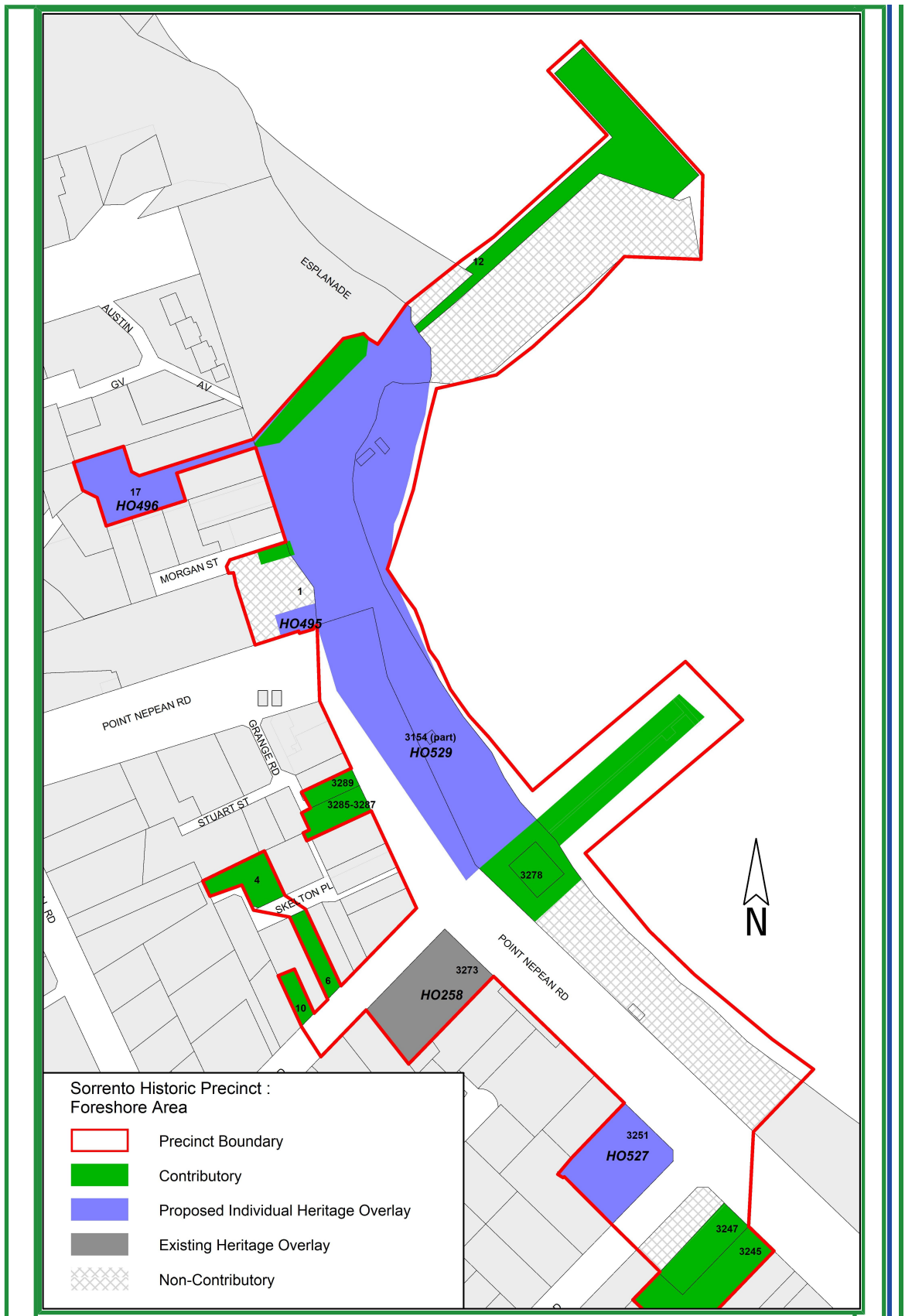
- encourage new development to respect the rural character of the low lying area in the vicinity of Ocean Beach Road and Hotham Road;
- encourage new development to be complementary to the cultural significance of the area and to individual heritage buildings;
- to ensure that new development requires the retention of the Melbourne Road streetscape in terms of scale and siting of the new development;
- encourage new development to respect the low rise and landscape character of Point Nepean Road, generally in the vicinity of Hotham Road and Boroondara Road;
- encourage the erection of buildings to be used for residential purposes which do not exceed six metres in height;
- ensure that new development does not have an adverse impact on the views both to and from MacFarlan Reserve;
- encourage low fencing between and in front of properties; and
- ensure that new development, including garages and carports, does not alter the relationship between the houses and the streetscape.



Cliff Top Area

This sub-policy applies to all land described as Cliff Top Area in this policy located within the Sorrento Historic Precinct: Foreshore Area shown as HO1B in the Heritage Overlay.

Policy basis



The Cliff Top Area extends generally from Watts Road to St Aubins Way. At the southern end there is the Sorrento Hotel with its landmark qualities. On the northern end of Hotham Road there is the former Sorrento police station, a good example of federation architecture, and Sorrento Park with its established planting of indigenous species, oaks and conifers, including a tree grown from seed collected at Lone Pine, Gallipoli. It is also the location of the emergency helicopter landing site for use by the Southern Peninsula Rescue Service. The importance of the Area lies in its collection of significant buildings and landscape quality.

In terms of the heritage elements of the Cliff Top Area the following are significant heritage places:

- 1 Cooper Grove, Sorrento
- 5-7 Hotham Road, Sorrento
- 12 Hotham Road, Sorrento

Objectives

Landscape and heritage character

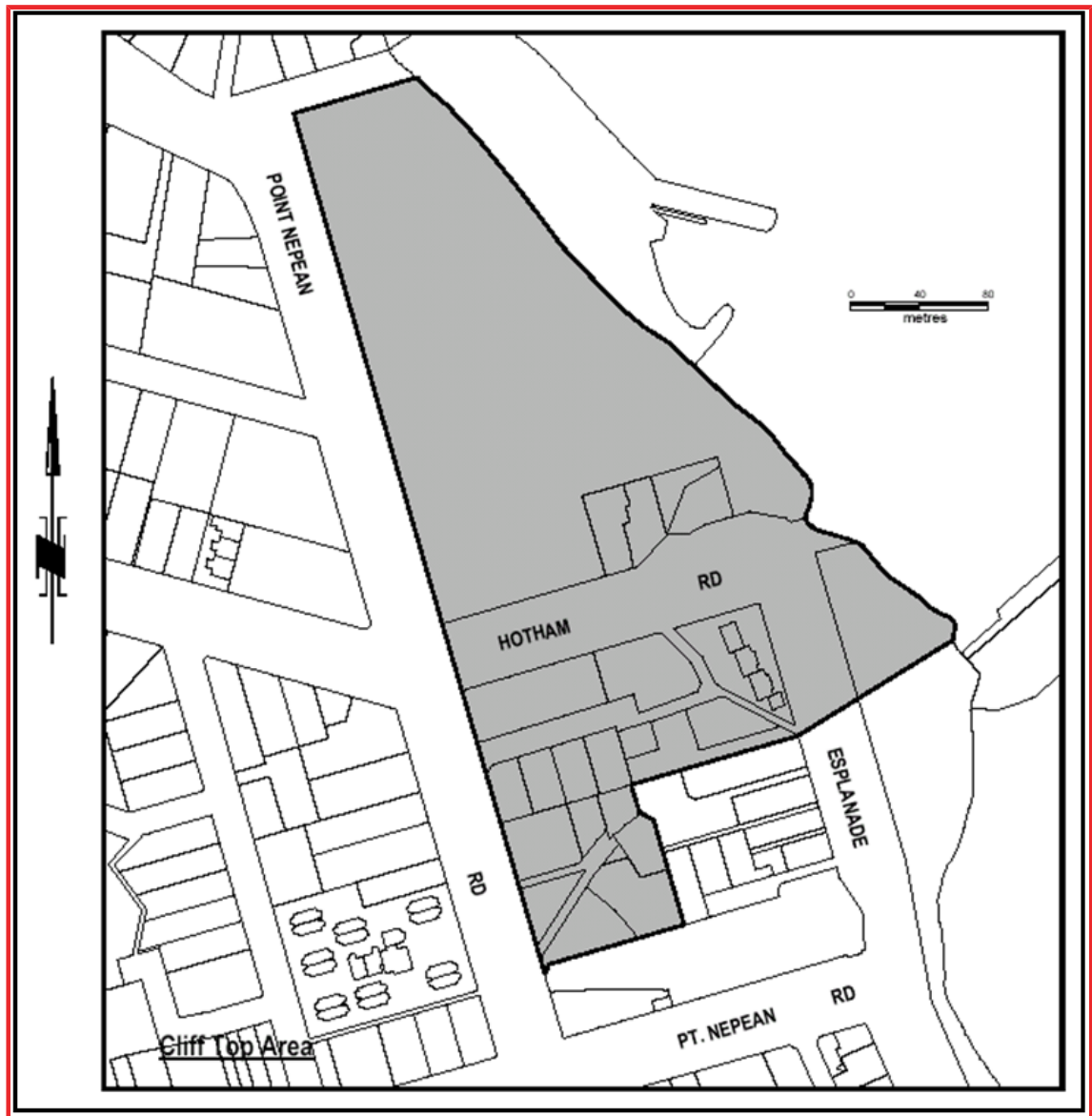
- To ensure the retention of the heritage character of the Point Nepean Road frontage.
- To retain the landscape character of Sorrento Park.

Policy

Exercising discretion

Where a permit is required for the use or development of land, it is policy to:

- preserve the heritage character of Point Nepean Road by retaining boundary planting on properties and existing roadside plantings;
- preserve the landscape character of Sorrento Park by retaining historic plantings, the passive recreational use of the Park and limiting building development and clearing for car parks;
- ensure that new development does not have an adverse impact on existing vistas, views and landmarks, in particular at the southern section of the Area;
- encourage the erection of buildings to be used for residential purposes which have a roof pitch of not less than 22 degrees; and
- encourage the retention of existing vegetation.



Foreshore Area

This policy applies to all land described as Foreshore Area in this policy:

Policy basis

The foreshore area extends eastwards from the Sorrento Pier to just past Bowen Road. It represents a small area of significance where entertainment and boat related activities were traditionally located. Key heritage elements include the Sorrento Pier and the north eastern terminus of the former Sorrento Tramway. The area also includes the Bandstand, War Memorial, Tea Room and Jetty and Norfolk Island and other pine trees on the foreshore and a cluster of residences nestled below the cliff and which addresses the foreshore promenade. The area is one of considerable historical significance due to its early tourist- and recreation association with the Sorrento Pier and Tramway which terminated at the Ocean Amphitheatre. The Pier and the Tramway and the entrepreneurial skill of George Coppin were critical in the transformation of Sorrento from a limeburning and fishing centre to a bustling seaside resort. Another historical feature was the intensity of development and subdivision relative to other sections of Sorrento. The foreshore assumes greater sensitivity as it is one of the significant entrances to the Sorrento township.

In terms of the heritage elements of the Foreshore Area the following are significant heritage places:

- 17 Esplanade, Sorrento
- Sorrento Bandstand, Sorrento Foreshore

Objectives

Linkages

- ~~To ensure the retention of public pedestrian use and links to foreshore areas in keeping with the historical use of Esplanade.~~
- ~~To maintain the intimate relationship of the houses, Esplanade and the beach.~~

Linkages

To ensure the retention of public pedestrian use and links to foreshore areas in keeping with the historical use of Esplanade.

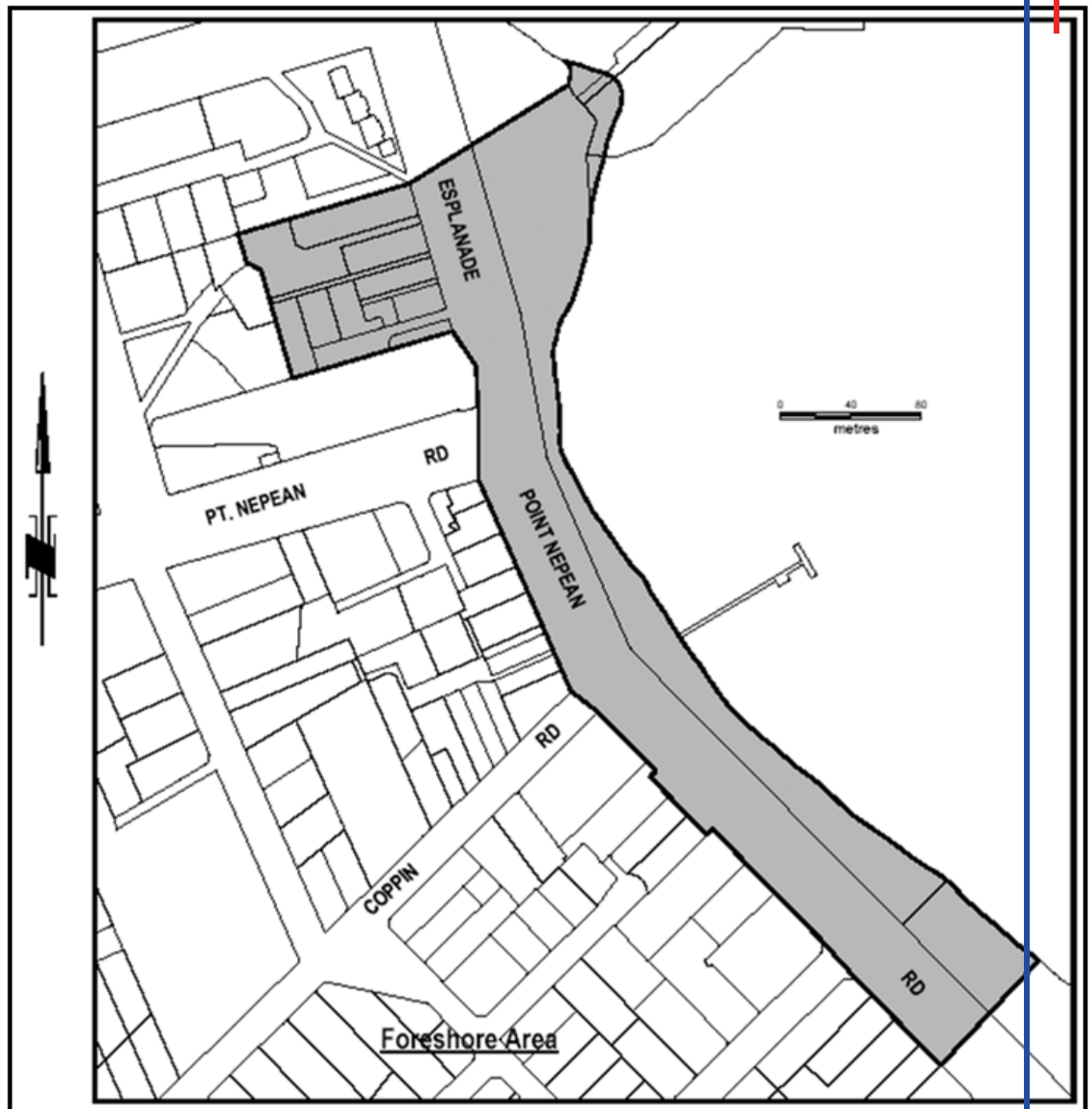
To maintain the intimate relationship of the houses, Esplanade and the beach.

Policy

Exercising discretion

Where a permit is required for the use or development of land, it is policy to:

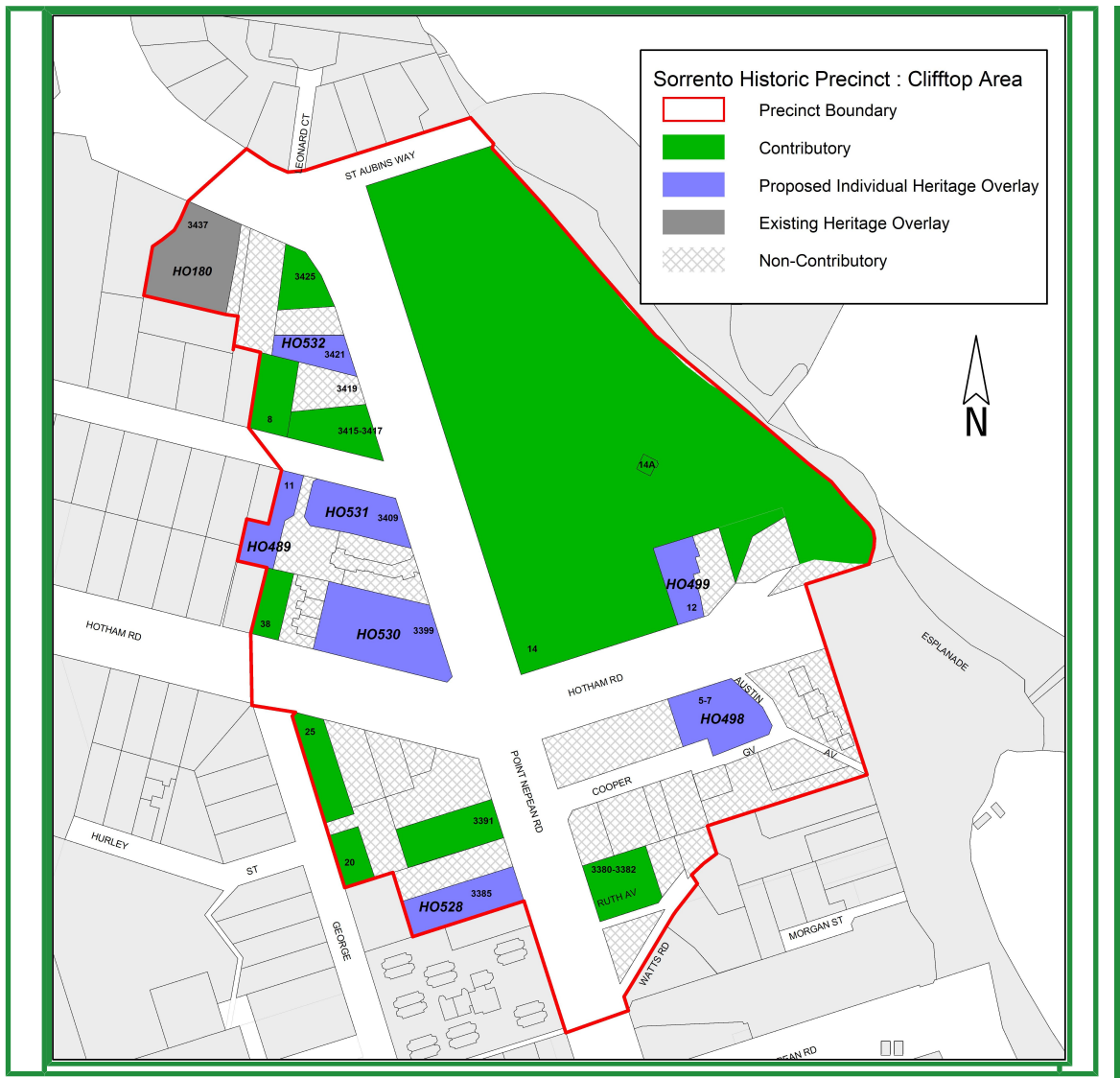
- ~~ensure that car parking does not intrude into the foreshore reserve;~~
ensure that car parking does not intrude into the foreshore reserve;
- ~~retain public access to the whole Pier, the Bandstand, the Tea Room Jetty and the foreshore reserve;~~
retain public access to the whole Pier, the Bandstand, the Tea Room Jetty and the foreshore reserve;
- ~~retain pedestrian access to the former Tramway platform and provide interpretative information;~~
retain pedestrian access to the former Tramway platform and provide interpretative information;
- ~~encourage the retention of the existing landscape of open lawn areas with pine plantings and shade/screen trees and encourage, where necessary, new plantings of indigenous species;~~
encourage the retention of the existing landscape of open lawn areas with pine plantings and shade/screen trees and encourage, where necessary, new plantings of indigenous species;
- ~~require new development to respect the historical character of the Pier, the Bandstand, the War Memorial, the Tea Room Jetty and Tearooms;~~
require new development to respect the historical character of the Pier, the Bandstand, the War Memorial, the Tea Room Jetty and Tearooms;
- ~~require new development to respect the historic values of the sub-precinct, while at the same time recognising the historic intensive land use pattern in some parts of the area;~~
require new development to respect the historic values of the sub-precinct, while at the same time recognising the historic intensive land use pattern in some parts of the area;
- ~~encourage the erection of buildings to be used for residential purposes which have a roof pitch of not less than 22 degrees;~~
- ~~ensure that the frontage setback of new residential buildings is consistent with existing setbacks close to the road;~~
- ~~give priority to pedestrian movement over vehicular traffic;~~
- ~~encourage the retention of vegetation on the side of the road;~~
- ~~encourage low fencing in front of properties; and~~
- ~~ensure the preservation of views to and from the foreshore.~~



- encourage the erection of buildings to be used for residential purposes which have a roof pitch of not less than 22 degrees;
- ensure that the frontage setback of new residential buildings is consistent with existing setbacks close to the road;
- give priority to pedestrian movement over vehicular traffic;
- encourage the retention of vegetation on the side of the road;
- encourage low fencing in front of properties; and
- ensure the preservation of views to and from the foreshore.

Darling Road/Bowen Road HO1C Sorrento Historic Precinct: Cliff Top Area

This sub-policy applies to all land ~~described as Darling Road/Bowen Road Area in this policy~~ located within the Sorrento Historic Precinct: Cliff Top Area shown as HO1C in the Heritage Overlay.



Policy basis

The Cliff Top Area extends generally from Watts Road to St Aubins Way. At the southern end there is the Sorrento Hotel with its landmark qualities. On the northern end of Hotham Road there is the former Sorrento police station, a good example of federation architecture, and Sorrento Park with its established planting of indigenous species, oaks and conifers, including a tree grown from seed collected at Lone Pine, Gallipoli. It is also the location of the emergency helicopter landing site for use by the Southern Peninsula Rescue Service. The importance of the Area lies in its collection of significant buildings and landscape quality.

The DarlingHotham Road/Bowen Road Area extends from the rear of the Point Nepean Road Area is historically significant for its associations with the earliest limeburning practices in the area and with early commercial services. Key heritage elements in the area include the rural character of the low lying land between Ocean Beach Road properties southerly towards St Pauls Road.. The sub-precinct is of heritage significance mainly due to the aesthetic qualities of its houses, gardens and streetscapes which have been inherited from generations of town residents and holiday makers. In comparison with other sub-precincts the cliff top residences are more substantial and more diverse stylistically and have historical and social value due to their associations with well known Melbourne families, including many prominent politicians. In addition, the sub-precinct is significant as it includes the residences facing the main approach from the south along and Hotham Road, the cluster of limestone buildings in Melbourne Road and Boroondara Road and the role of the Boroondara Road/Point Nepean Road area in the early development of Sorrento. The historical

low rise character of this latter area remains in evidence today and the heritage significance of the area is enhanced by the landscaped setting of this section of Point Nepean Road ~~to the Sorrento township~~.

Objectives

Landscape and heritage character

- To ensure the retention of the heritage character of the Point Nepean Road frontage.
- To retain the landscape character of Sorrento Park.

Landscape, vistas and views

- To protect the rural character of the low lying land in the areas between and adjacent to Ocean Beach Road and Hotham Road.
- To protect and enhance the low rise and landscape character of the Point Nepean Road/Hotham Road/Boroondara Road/Sorrento Park area.
- To retain the existing vistas both to and from MacFarlan Reserve.

Policy

Exercising discretion

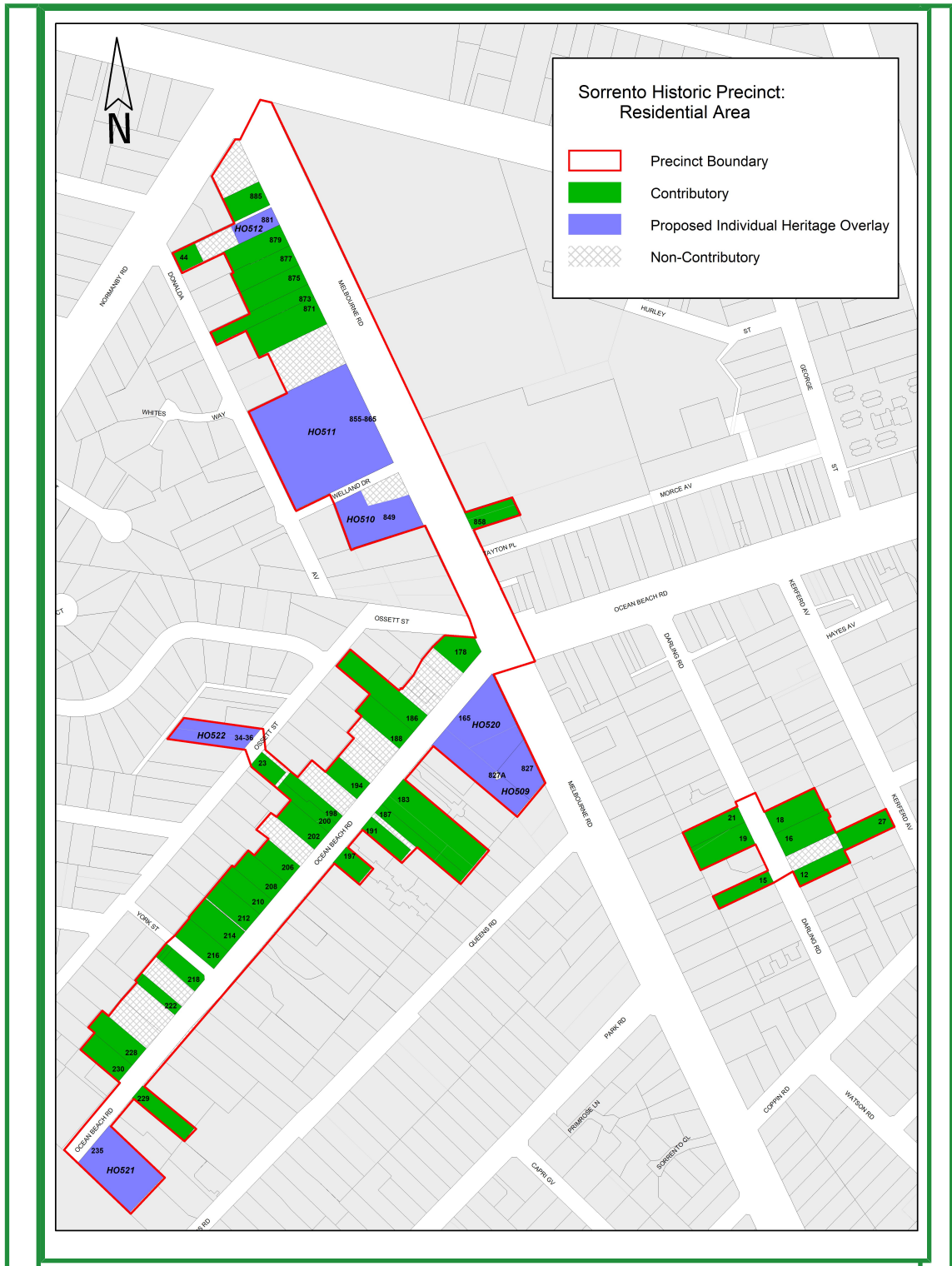
Where a permit is required for the use or development of land, it is policy to:

~~In terms of the heritage elements of the Darling Road/Bowen Road Area the following are significant heritage places:~~

- preserve the heritage character of Point Nepean Road by retaining boundary planting on properties and existing roadside plantings;
- preserve the landscape character of Sorrento Park by retaining historic plantings, the passive recreational use of the Park and limiting building development and clearing for car parks;
- ensure that new development does not have an adverse impact on existing vistas, views and landmarks, in particular at the southern section of the Area;
- encourage the erection of buildings to be used for residential purposes which have a roof pitch of not less than 22 degrees; and
- encourage the retention of existing vegetation.
- encourage new development to respect the rural character of the low lying area in the vicinity of Ocean Beach Road and Hotham Road;
- encourage new development to be complementary to the cultural significance of the area and to individual heritage buildings
- encourage new development to respect the low rise and landscape character of Point Nepean Road, generally in the vicinity of Hotham Road and Boroondara Road;
- encourage the erection of buildings to be used for residential purposes which do not exceed six metres in height;
- ensure that new development does not have an adverse impact on the views both to and from MacFarlan Reserve;
- encourage low fencing between and in front of properties; and
- ensure that new development, including garages and carports, does not alter the relationship between the houses and the streetscape.

HO1D Sorrento Historic Precinct: Residential Area

This sub-policy applies to all land located within the Sorrento Historic Precinct: Residential Area shown as HO1D in the Heritage Overlay.



Policy basis

- 36-38 Darling Road, Sorrento
- 41-43 Kerferd Road, Sorrento
- 3245 Point Nepean Road, Sorrento
- 3251 Point Nepean Road, Sorrento
- 3273 Point Nepean Road, Sorrento

To the west of Melbourne Road the character of Ocean Beach Road is substantially residential, with many relatively prestigious residences dating from the 1870's. There are generally uniform lot sizes along the street, with variations in building styles and periods.

Objectives

Landscape, views and vistas

- To protect and enhance vistas, views and the landmark heritage places in the sub-precinct.
~~To protect and enhance vistas, views and the landmark heritage places in the sub-precinct.~~
- To ensure the retention of the visual links between the Mechanics Institute, the Memorial Garden and Watts Cottage.

The built environment

- To retain the original pattern, lot configuration and size of individual properties within the sub-precinct.
~~To retain the original pattern, lot configuration and size of individual properties within the sub-precinct.~~
- To retain the residential character of the sub-precinct.
~~To retain the residential character of the sub-precinct.~~
- ~~To retain the scale and intensity of development in the area between Point Nepean Road, Coppin Road and Constitution Hill Road.~~
To ensure that the section west of Melbourne Road retains its substantially residential character in terms of scale, form and setback and building height, in particular when viewed from the street.
- To ensure that new buildings are compatible with existing development in terms of height, scale, bulk and siting.
- To ensure the retention of the cluster of limestone buildings on the west side of Melbourne Road as an historically significant and intact group of buildings with a traditional relationship to the streetscape.
- To ensure the retention of the existing streetscape character of the area.
- To encourage the retention of the existing allotment configuration.

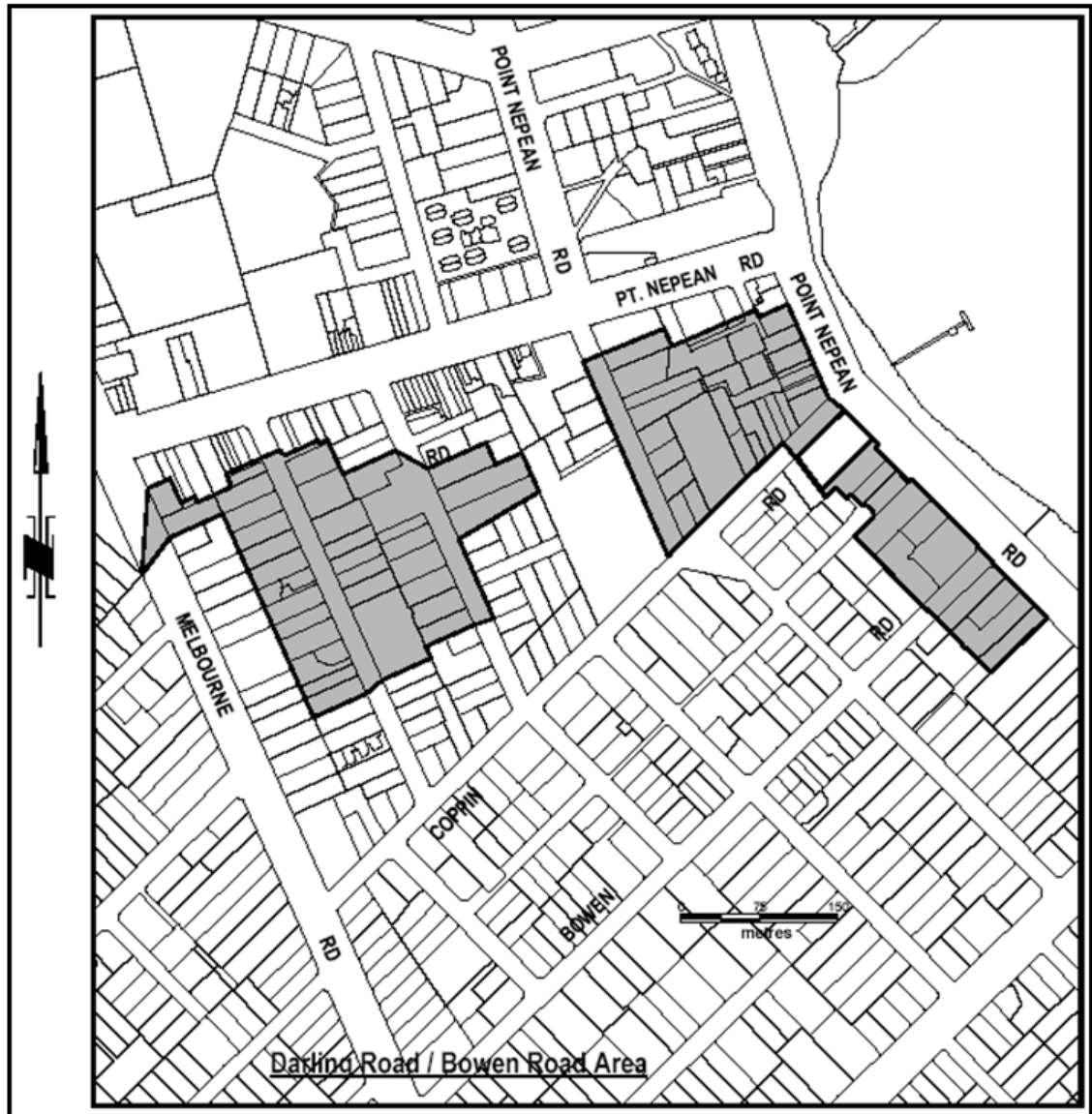
Policy

Exercising discretion

Where a permit is required for the use or development of land, it is policy to:

- ~~discourage new non-residential development in the sub-precinct;~~
discourage new non-residential development in the sub-precinct;
- ~~encourage new development to recognise the scale and siting of neighbouring properties;~~
encourage new development to recognise the scale and siting of neighbouring properties;
- ~~encourage new development that opens up new vistas and does not inhibit existing views;~~
encourage new development that opens up new vistas and does not inhibit existing views;
- ~~ensure that new development in the area generally east of Constitution Hill Road and Newton Avenue is designed to a high level of sensitivity and in recognition of the existing residential character of the area;~~
- encourage the erection of buildings which do not exceed six metres in height and which have a roof pitch of not less than 22 degrees;
~~encourage the erection of buildings which do not exceed six metres in height and which have a roof pitch of not less than 22 degrees;~~

- encourage the retention of existing vegetation, including nature strip vegetation planting; and
~~encourage the retention of existing vegetation, including nature strip vegetation planting; and~~
- encourage low fencing in front of properties.
~~encourage low fencing in front of properties.~~
- ▣ encourage new development to be complementary to the cultural significance of the area and to individual heritage buildings;
- ▣ require new development in the area west of Melbourne Road to be constructed behind existing significant buildings on the very deep parcels of land;
- ▣ ensure that new development does not have an adverse impact on the vistas in the area of the Mechanics Institute, Watts Cottage and the Memorial Garden;
- ▣ ensure that the uniformity of subdivision as viewed from Ocean Beach Road west of Melbourne Road is retained;
- ▣ require new development in the area west of Melbourne Road to retain the scale, form, height and setback of the dominant building stock as viewed from the street;
- ▣ discourage the spread of commercial development into the residential areas west of Melbourne Road;
- ▣ discourage the erection of buildings that exceed eight metres in height;
- ▣ to ensure that new development requires the retention of the Melbourne Road streetscape in terms of scale and siting of the new development
- ▣ encourage the erection of buildings to be used for residential purposes which do not exceed six metres in height;
- ▣ encourage low fencing between and in front of properties; and
- ▣ ensure that new development, including garages and carports, does not alter the relationship between the houses and the streetscape.



References Mornington Peninsula Shire Heritage Review, Area 3 Volume 1 – Key Findings and Recommendations (Heritage Alliance, July 2019)
 Mornington Peninsula Shire Heritage Review, Area 3 Volume 2 - Citations (Heritage Alliance, July 2019)

Mornington Peninsula Shire Heritage Review, Area 3 Volume 3 – Statements of Significance (Heritage Alliance, 2019)

Shire of Flinders Heritage Study History and Heritage (Context Pty Ltd; Kellaway C & Lardner H 1992)

Shire of Flinders Heritage Study Caring for our Heritage (Context Pty Ltd; Kellaway C & Lardner H 1992)

Shire of Flinders Heritage Study Inventory of Significant Places (Context Pty Ltd; Kellaway C & Lardner H 1992)

Sorrento Streetscape Guidelines (Jacobs Lewis Vines 1981)

Sorrento Townscape Study (Centre for Environmental Studies – University of Melbourne/Shire of Flinders 1979)