

Heritage Design Guidelines: Sorrento Historic Precinct

January 2022

This document expires on 30 June 2024.

Heritage Place: Sorrento Historic Precinct	Planning Scheme Reference: HO501, HO502, HO503, HO504
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Policy application

This policy applies to land in the Sorrento Historic Precinct which comprises four areas as shown on the map in Section 7 of this document.

1 SORRENTO HISTORIC PRECINCT

1.1 OBJECTIVES

To protect and enhance vistas of both natural and man-made historical significance, particularly the dunes at the back beach, the sea at the front beach along Ocean Beach Road and landmarks.

To conserve and enhance the streetscapes, particularly Ocean Beach Road.

1.2 HERITAGE DESIGN GUIDELINES

New development should complement the existing streetscape.

New development should avoid adverse impacts on existing vistas, views and landmarks.

New development should respond positively to the location, height, mass, materials and external appearance of existing development.

In residential areas, new buildings should be developed:

- at least than 10 metres from the street.
- further away from the street than existing buildings.

Demolition of a significant heritage place should be avoided unless:

- the place is structurally unsound or cannot be feasibly reused; and
- any replacement building and/or works will display design excellence that clearly and positively supports the ongoing heritage significance of the area.

2 COMMERCIAL HERITAGE PRECINCT

2.1 OBJECTIVES

To conserve the historical integrity of the Continental Hotel and Stringers Stores as landmark features at the entry to the main commercial area.

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

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 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 conserve and enhance the character and ambience 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 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.

2.2 HERITAGE DESIGN GUIDELINES

Commercial development should be restricted to the section of Ocean Beach Road east of Melbourne Road.

New development, particularly in the area between Ocean Beach Road and the Morce Avenue extension, should relate to the form, scale, setback and materials of the existing built form.

Pedestrian linkages should be provided between Ocean Beach Road and the Morce Avenue extension.

New development should reinforce the promenade and streetscape character of the commercial area.

New buildings should not exceed eight metres in height.

Development should incorporate the following design characteristics:

- typical form and elements of a Victorian or Edwardian shopfront.
- original Victorian and Edwardian shopfronts.
- reinforcement of the existing built form.
- restorative alterations to significant heritage places.
- roof pitch of at least 22 degrees.

Development at the corner of Point Nepean Road and Esplanade should:

- reflect the special significance of the corner as an entrance to Sorrento's main street.
- 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.

3 SORRENTO CLIFF TOP AREA

3.1 OBJECTIVES

To retain the heritage character of the Point Nepean Road frontage.

To retain the landscape character of Sorrento Park.

3.2 HERITAGE DESIGN GUIDELINES

The heritage character of Point Nepean Road should be conserved by retaining boundary planting on properties and existing roadside plantings.

The landscape character of Sorrento Park should be conserved by retaining historic plantings, the passive recreational use of the Park and limiting building development and clearing for car parks.

New development should not have an adverse impact on existing vistas, views and landmarks, particularly at the southern section of the area.

New residential buildings should have a roof pitch of at least 22 degrees.

Existing vegetation should be retained.

4 SORRENTO FORESHORE AREA

4.1 OBJECTIVES

To retain the 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.

4.2 HERITAGE DESIGN GUIDELINES

Car parking should not intrude into the foreshore reserve.

Public access to the Sorrento Pier, Bandstand, Tea Room Jetty and foreshore reserve should be retained.

Pedestrian access to the former Tramway platform should be retained and interpretative information should be provided at the platform.

The existing landscape of open lawn areas should be maintained with pine plantings, shade or screen trees, and, where necessary, new plantings of indigenous species.

New development should respect the historical character of the Sorrento Pier, Bandstand, War Memorial, Tea Room Jetty and Tearooms.

New development should respect the historic values and historic intensive land use pattern of the area.

New residential buildings should have a roof pitch of at least 22 degrees.

The frontage setbacks of new residential buildings should be consistent with existing setbacks close to the road.

Pedestrian movement should be prioritised over vehicular traffic.

Vegetation on the side of the road should be retained.

Fencing in front of properties should be of a low height.

Views to and from the foreshore should be preserved.

5 SORRENTO RESIDENTIAL AREA

5.1 OBJECTIVES

To retain the visual links between the Mechanics Institute, the Memorial Garden and Watts Cottage

To ensure the section west of Melbourne Road retains its substantially residential character in terms of scale, form, setback and building height, particularly when viewed from the street.

To support the retention of the cluster of limestone buildings on the west side of Melbourne Road as a historically significant and intact group of buildings with a traditional relationship to the streetscape.

To ensure new development is compatible with the existing built-form in terms of height, scale, bulk and siting.

To ensure the existing streetscape character of the area is retained.

To encourage the retention of the existing allotment configuration.

To protect and enhance vistas, views and the landmark heritage places.

To retain the original subdivision pattern, lot configuration and size of individual properties.

To retain the residential character.

5.2 HERITAGE DESIGN GUIDELINES

New development in the area west of Melbourne Road should:

- retain the scale, form, height and setback of the dominant building stock as viewed from the street.
- be constructed behind existing significant buildings on the very deep parcels of land.

New development should not have an adverse impact on the vistas of the Mechanics Institute, Watts Cottage and the Memorial Garden.

The uniformity of subdivision as viewed from Ocean Beach Road west of Melbourne Road should be retained.

Commercial development should not encroach on the residential areas west of Melbourne Road.

Non-residential development should be avoided.

New development should reflect the scale and siting of neighbouring properties.

New development should open up new vistas without inhibiting existing views.

New buildings should not exceed six metres in height and should have a roof pitch of at least 22 degrees.

Existing vegetation, including nature strip vegetation planting, should be retained.

Fencing in front of properties should be of a low height.

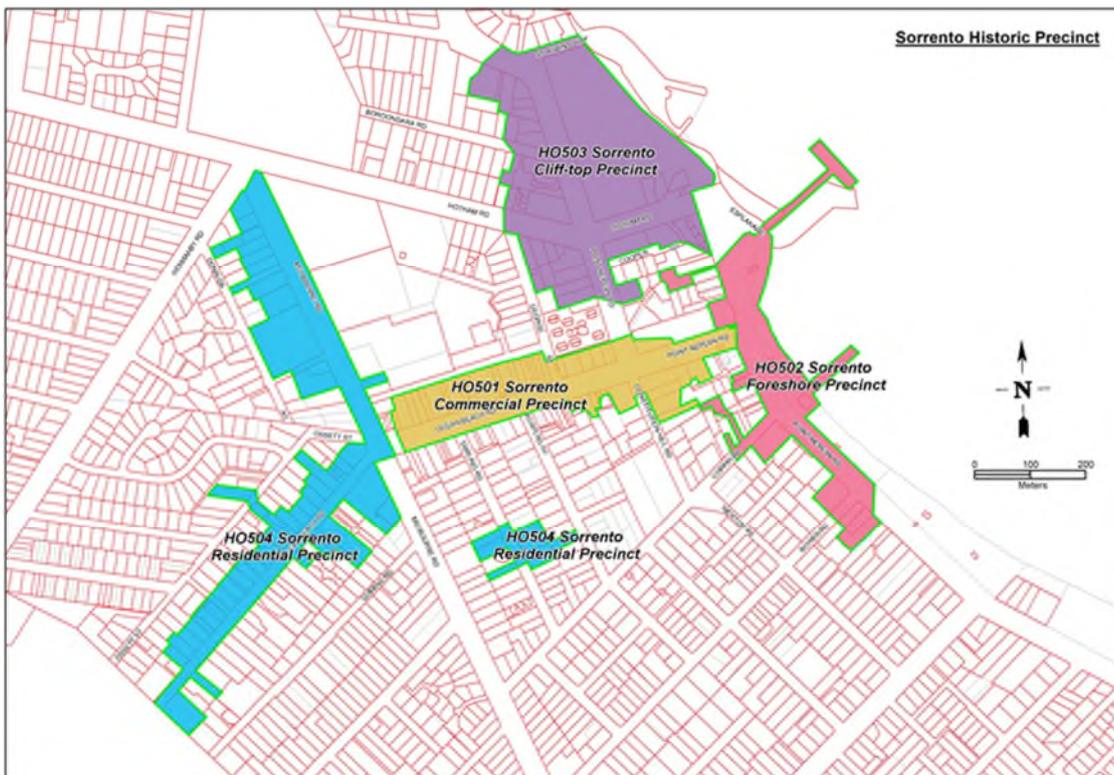
New development, including garages and carports, should not alter the relationship between the houses and the streetscape.

6 POLICY DOCUMENTS

Consider as relevant:

- Mornington Peninsula Shire Heritage Review, Area 3: Volume 1 - Key Findings and Recommendations (Heritage Alliance, July 2019, revised August 2021)
- Mornington Peninsula Shire Heritage Review, Area 3: Volume 2 - Citations (Heritage Alliance, July 2019, revised August 2021)
- *Shire of Flinders Heritage Study: Caring for our Heritage* (Context, Kellaway, C. & Lardner, H., 1992)
- *Shire of Flinders Heritage Study: History and Heritage* (Context, Kellaway, C. & Lardner, H., 1992)
- *Shire of Flinders Heritage Study: Inventory of Significant Places* (Context, Kellaway, C. & Lardner, H., 1992)
- *Sorrento Streetscape Guidelines* (Jacobs Lewis Vines, 1981)
- *Sorrento Townscape Study* (Centre for Environmental Studies – University of Melbourne, August 1979)

7 SORRENTO HISTORIC PRECINCT POLICY AREA



This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*