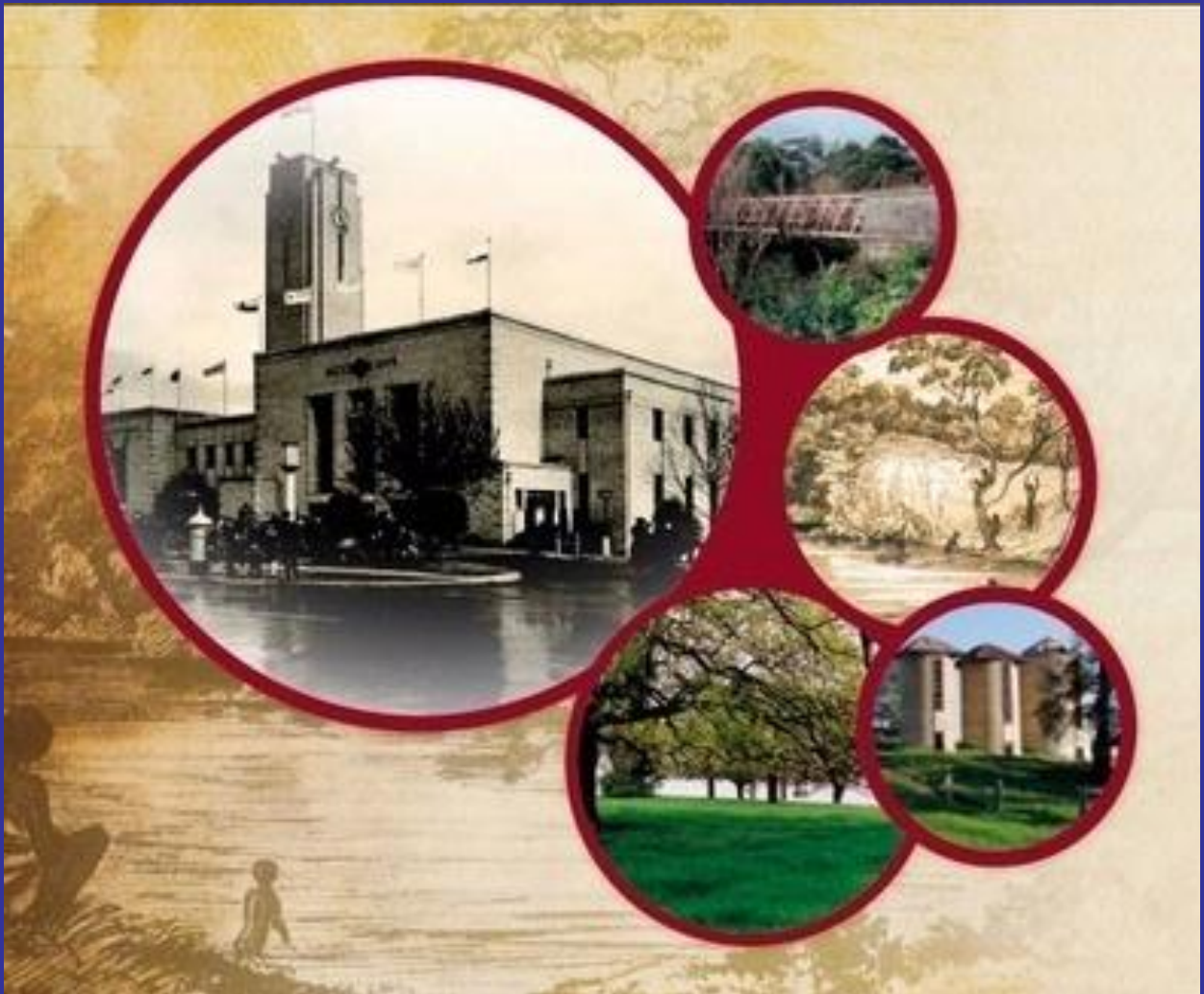


# Heritage Strategy

Banyule City Council

Final, Adopted 18 February 2013



Version 5

## Executive Summary

### Purpose

To give strategic direction for improved understanding, protection and promotion of Banyule's heritage through the Banyule Planning Scheme. This will be done by:

- Giving a vision and objectives for a strategic direction to inform the Banyule Planning Scheme's Municipal Strategic Statement.
- Identifying and prioritising key actions to implement the objectives.

### The Heritage objectives are to:

- Protect, conserve and enhance places and precincts that contribute to Banyule's cultural heritage.
- Protect Aboriginal sites, places and objects and enhance the broader Aboriginal cultural heritage values associated with a site, place or object.
- Support the sustainable use and improved environmental performance of heritage places and precincts.
- Separately from objectives in the Banyule Planning Scheme, to assist land owners, users and applicants by explaining, interpreting and providing for an improved understanding and appreciation of Banyule's heritage.

### Strategy Structure

This Strategy has two parts:

1. **Context:** To describe the wider policy framework for this Strategy.
2. **Policy Direction:** To describe Banyule's vision, identify key issues and to give objectives and key actions that make up this Strategy.

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# 1. Context

## 1.1 Banyule in Context

Banyule is between seven and 21 kilometres north-east of central Melbourne and is made up of 21 suburbs. It:

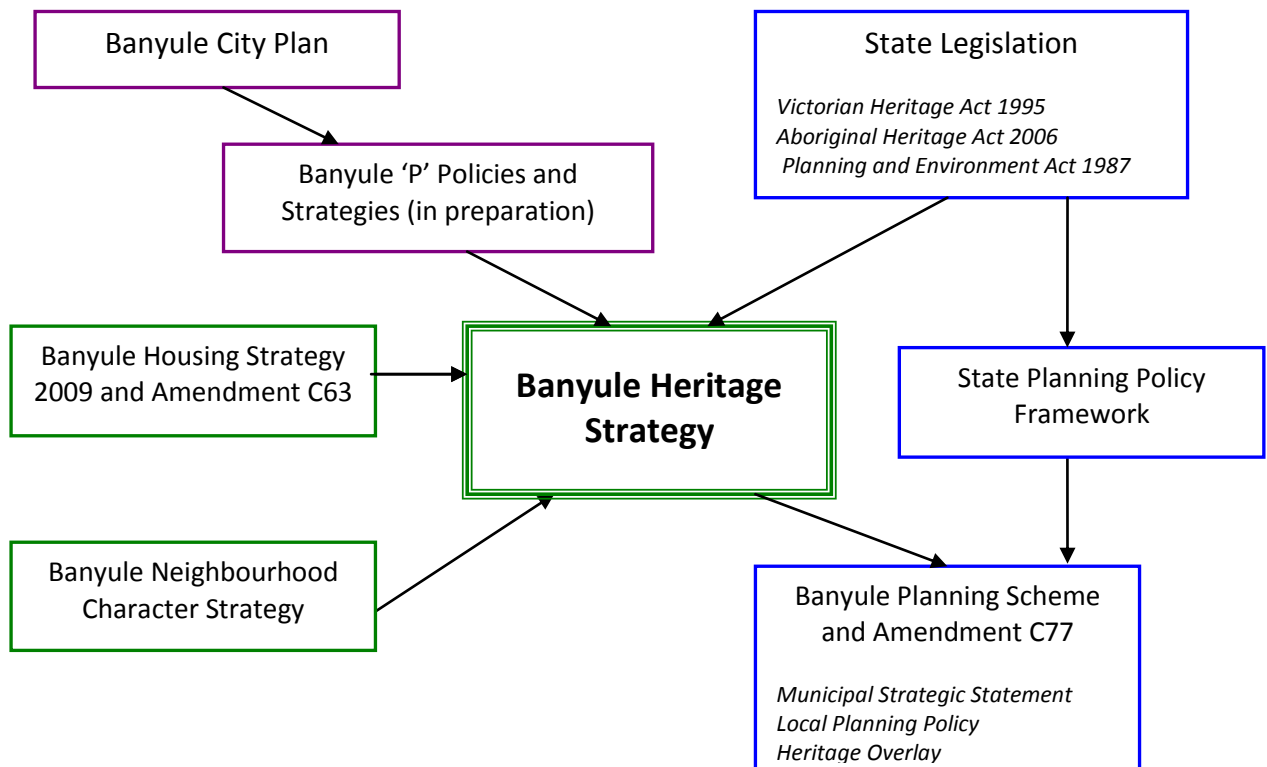
- has an area of approximately 63 square kilometres.
- is bordered in the south by the Yarra River and in the west by the Darebin Creek.
- is primarily residential with extensive areas of open space, which form a network along the Darebin Creek and the Yarra and Plenty River Valleys.

## 1.2 What is Banyule’s heritage?

Banyule’s heritage comes from the natural, cultural, economic, conditions and historical processes that have shaped the City and are of value to current and future generations. Banyule’s heritage includes buildings, bridges, railways, streetscapes, trees, parks and gardens, cultural landscapes, arts heritage, archaeological sites and Aboriginal cultural heritage. Underpinning these physical elements are the social, cultural and spiritual connections and values that give meaning to our local area and enrich our lives.

## 1.3 Policy Framework

This Strategy sits within the following policy framework.



The State Planning Policy Framework is included in the Banyule Planning Scheme. It sets out the State's policy direction for land use and development, including heritage and cultural identity.

The Banyule City Plan 2009 – 2013 includes five key themes: People, Planet, Place, Prosperity and Participation. The themes 'People' and 'Place' are relevant to this Strategy. The objective under 'People' is to "Honour and celebrate Banyule's cultural heritage and identity". The objective under 'Place' is to "Create meaningful housing and residential neighbourhoods". This objective gives direction for heritage in a land use context.

Other work that has shaped this Strategy is the Banyule Housing Strategy and draft Neighbourhood Character Strategy. These establish a local policy framework to provide an approach for housing growth and neighbourhood character across the Municipality<sup>1</sup>.

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<sup>1</sup> Further information on the State and Local Policy Framework can be found in Appendix 1.

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## 2. POLICY DIRECTION

### 2.1 Vision Statement

*“The City of Banyule recognises, protects and celebrates its rich and diverse heritage, proactively conserving this legacy for the benefit of the community now and into the future”..*

### 2.2 Key Issues

The key heritage issues are:

- Protecting and conserving Banyule’s cultural heritage which is distinctive to the municipality.
- Cultural heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects require improved understanding, protection and conservation.
- Managing the impacts of new development in heritage precincts.
- Promoting the contribution that conservation of heritage places makes to environmental, economic and social sustainability which includes the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.
- Supporting and encouraging opportunities to improve the environmental performance of heritage buildings.

### 2.3 Heritage Objectives

- To protect, conserve and enhance places and precincts that contribute to Banyule’s cultural heritage.
- Protect Aboriginal sites, places and objects and enhance the broader Aboriginal cultural heritage values associated with a site, place or object.
- To support the sustainable use and improved environmental performance of heritage places and precincts.
- Separately from objectives in the Banyule Planning Scheme, to assist land owners, users and applicants by explaining, interpreting and providing for an improved understanding and appreciation of Banyule’s heritage.

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## 2.4 Human Rights Charter– Statement of Compatibility

The Banyule Heritage Strategy has been reviewed against the Victorian Charter of Human Rights and Responsibilities and found to be compatible. The subject matter does not raise any human rights issues.

## 2.5 Implementation Plan

The following actions are listed with a timeframe. Progress on any of these actions will depend on outcomes from Council's annual planning and budgeting.

Actions are listed as:

- **'Short term'** where there is a budget available and work is progressing in 2012/13.
- **'Ongoing'** where there is a budget available. Future annual budget allocation would enable ongoing annual progress.
- **'Medium term'** where a future budget would be needed to enable progress within 5 years after Council adopts this Heritage Strategy.
- **'Long term'** where a future budget would be needed to enable progress within 6 to 10 years after Council adopts this Heritage Strategy.

Protect, conserve and enhance places and precincts that contribute to Banyule's cultural heritage

Key Actions	Resourcing	Timeframe	Progress & Comments
1. Complete the current Heritage Review to identify, research and assess additional heritage places and precincts.	State / Council	Short term	Banyule Heritage Review completed on 13 March 2012.
2. Improve the Banyule Planning Scheme to include a revised MSS and new local policy through Amendment C77, and an expanded Heritage Overlay through Amendment C64.	Council	Short term	C64 completed and gazetted on 6 Sept 2012. C77 is expected to be completed in 2013.
3. As part of a Planning Scheme Amendment to introduce any new local policy into the planning scheme, ensure: <ul style="list-style-type: none"> <li>i. Heritage Victoria's input to any version that is prepared for public exhibition</li> <li>ii. Expert Witness input to consider any submissions for the exhibited local policy and reviewing the policy to uncover any other opportunities for improvement</li> </ul>	Council	Short term	C77 was prepared with Heritage Victoria input. Expert Witness input was used to consider submissions and review the policy at a Planning Panel in November 2012.
4. Continue the heritage advisory service to support Council and the community in instances where town planning applications are received for a property	Council	Ongoing	State Government funding currently supports this service.

Key Actions		Resourcing	Timeframe	Progress & Comments
affected by the Heritage Overlay.				
5. Establish, coordinate and resource a process to enable nominations for additional heritage places to be received for expert assessment in the future. <i>Future assessments should use the list in Appendix 4 as a starting point.</i>		Council	Long term	Final timing will be influenced by external funding sources.
6. Engage a heritage expert to establish priorities for assessing nominated places and precincts, particularly for the older residential areas of Banyule, such as Eaglemont and Ivanhoe. Any place found to have good potential for heritage significance will have higher priority than others with lesser potential.		Council	Short term	Progress with Action 5. Final timing will be influenced by external funding sources.
7. Establish a file for capturing and storing information about nominations		Council	Short term	File BS16/015/008 has been established
8. Coordinate the periodic review of the Banyule Planning Scheme's Heritage Overlay, to update with additional heritage places and precincts arising from expert heritage assessment of nominated places. <i>* A priority place may include Saxam Homestead.</i>		Council	Ongoing	To be initiated after progress is made on Actions 5 and 6. Priority will be for any newly identified Eaglemont or Ivanhoe heritage precincts that emerge from Actions 5 and 6.
9. Establish a process to update heritage citations for heritage places as needed. <i>The list of places in table 2 at appendix 4 should be used as a starting point.</i>		Council	Long term	To be initiated after progress is made on Actions 5, 6 and 8
10. Review and update the nomination form used to capture places and precincts for expert heritage assessment. Ensure any reviewed form is supported by a guide that is prepared by a heritage expert to help nominators complete and submit their nomination.		Council	Medium term	This is the priority sub-action to enable progress on Action 5.
11. Periodically update the Banyule Significant Tree Register. Amend the Banyule Planning Scheme to reflect the updated Banyule Significant Tree Register.		Council	Long Term	Final timing and staging will be influenced by external funding sources.
12. Make progress on Activity Centre structure planning and master planning that responds appropriately to known heritage significance. As a priority, progress the Ivanhoe Structure Plan and Civic Precinct Master Plan that considers the history of the Ivanhoe Library and the		State/ Council	Short tem	Council adopted an Ivanhoe Structure Plan on 17 December 2012. The Plan illustrates an opportunity for additional heritage overlays. Civic Precinct master planning
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Key Actions	Resourcing	Timeframe	Progress & Comments	
known State Significance of the Former Heidelberg Town Hall.			will be progress into 2013/14.	
13. Identify the heritage significance of Banyule Flats and Warringal Parklands and give recommendations for protection and conservation, with respect to infrastructure or other works by authorities that may have potential to affect these places.	Council	Short term	Expert heritage advice is being obtained for this place.	
14. Use specialist heritage advice to update a Thematic Environmental History for Banyule, using the background in the Banyule Heritage Review as a starting point. In particular: <ul style="list-style-type: none"> <li>i. Update the Urban History to include reference to Victoria's Framework of Historic Themes, to integrate Aboriginal and natural themes, and post war development.</li> <li>ii. Further investigation of the theme of 'health and hospitals' given the large land use in Banyule given over for this purpose.</li> <li>iii. Further investigate the war, economic, vegetation, pastoral, garden, art and cultural history of Banyule under the relevant themes. See table 3 in appendix 4.</li> </ul>	State/ Council	Long term	Council's 2012 Heritage Review has recommended a review of Banyule's thematic history. Final timing for a review will be influenced by external funding sources.	
15. Assist the conservation and enhancement of heritage places and precincts by: <ul style="list-style-type: none"> <li>i. Including the existing residential precinct guidelines as Reference Documents in the Banyule Planning Scheme.</li> <li>ii. Reviewing the existing residential precinct guidelines.</li> <li>iii. Preparing commercial precinct guidelines.</li> <li>iv. Preparing guidelines to assist developers to respect heritage places.</li> <li>v. Progressively prepare management guidelines or conservation management plans for major Council owned, operated and managed heritage places.</li> </ul>	State / Council	<ul style="list-style-type: none"> <li>i. Short term</li> <li>ii. Long term</li> <li>iii. Long term</li> <li>iv. Long term</li> <li>v. Long term</li> </ul>	<ul style="list-style-type: none"> <li>i. Included in the C77 Proposal that is being finalised in 2012/13.</li> <li>ii to v. Final timing and staging for reviewing and preparing guidelines will be influenced by external funding sources and progress on other priorities.</li> </ul>	
16. Explore funding opportunities to assist with ongoing conservation management	State/		External funding sources are primarily managed	
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Key Actions	Resourcing	Timeframe	Progress & Comments
of heritage places and parks. This includes access to resources to support restoration and interpretation projects. Funding opportunities could include suggestions from the community.	Council	Long term	through State Government Departments and Authorities.

**Protect Aboriginal sites, places and objects in the Municipality and protect and enhance the broader Aboriginal cultural heritage values associated with a site, place or object.**

Key Actions	Resourcing	Timeframe	Progress and Comments
17. Work in partnership with the Traditional Custodians of Banyule, the Wurundjeri willam, to protect and celebrate Wurundjeri cultural heritage.	Council	Ongoing	Underway. Setup of an Advisory Committee is progressing.
18. Prepare internal guidelines on statutory requirements of the Aboriginal Heritage Act 2006.	Council	Long term	In-house guidelines to be prepared.
19. Develop an ongoing partnership with the Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc. and Aboriginal Affairs Victoria to support the continued conservation and management of Wurundjeri cultural heritage in Banyule.	Council	Ongoing	Underway. Setup of an Advisory Committee is progressing.
20. Review and implement the <i>Aboriginal Heritage Interpretation Project, 2000</i> . This will include updated guidelines for interpretative signage and an Indigenous naming policy.	Council	Long term	Various Councils are giving input to this State Government project with timeframes dependent on the State's progress.

**To support the sustainable use and improved environmental performance of heritage places and precincts.**

Key Actions	Resourcing	Timeframe	Progress and Comments
21. For town planning applications for land affected by a Heritage Overlay, encourage the adaptable reuse of heritage buildings if the original use and development is no longer viable	Council	Ongoing	Enabled through the Heritage Advisory Service. See Action 4.
22. For town planning applications for land affected by a Heritage Overlay, promote a raised awareness of the sustainability benefits afforded by the retention of	Council	Ongoing	Enabled through the Heritage Advisory Service. See Action 4.

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Key Actions	Resourcing	Timeframe	Progress and Comments
heritage buildings, such as embodied energy.			
23. For town planning applications for land affected by a Heritage Overlay, encourage the incorporation of energy efficient design solutions and infrastructure into heritage buildings. <i>After investigation, this could include using the Heritage Advisory service to give advice to heritage property owners on ways to reuse or recycle existing materials.</i>	Council	Short term	Being progressed as part of Council's progress on Action 26 for an improved Banyule Planning Scheme.
24. Explore and implement opportunities to upgrade public realm facilities in heritage precincts to improve stormwater management, waste management and energy use.	Federal/ State/ Council	Long term	Timing will be influenced by future budget allocation for upgrades to public realm facilities.
25. Encourage the disposal of exotic weed clippings from private gardens in heritage parks and reserves.	Council	Long term	Timing will be influenced by future budget allocation.
26. Continue to seek State Government feedback on a proposed Planning Scheme Amendment which is seeking to introduce an Environmental Sustainable Development (ESD) Local Planning Policy into the Banyule Planning Scheme.	Council	Short term	Work is underway, with other Councils, to achieve public exhibition of a local policy in 2012/13, with further progress into 2013/14.

Explain, interpret and provide for an improved understanding and appreciation of Banyule's heritage.

Key Actions	Resourcing	Timeframe	Progress and Comments
27. Support the local Greensborough and Heidelberg Historical Societies, local groups and residents that actively support heritage.	Council	Ongoing	Timing of requests from societies, groups and residents will influence progress and scope of support.
28. Investigate for a Heritage Award program to give recognition to people who have made a positive contribution to Banyule's heritage.	Council	Long term	Investigation to be done only after progress is made on other priorities, particularly those that support continued improvement to the Heritage Overlay in the Banyule Planning Scheme.

Key Actions	Resourcing	Timeframe	Progress and Comments	
<p>29. Improve public access to heritage information on Council's website by:</p> <ul style="list-style-type: none"> <li>i. Having all heritage studies and reports electronically available</li> <li>ii. Establishing an online heritage database and increasing awareness to it</li> <li>iii. Provide links to other resources and agencies</li> </ul>	Council	Short term	<ul style="list-style-type: none"> <li>i. Progress underway.</li> <li>ii. Database established.</li> <li>iii. Progress underway.</li> </ul>	
<p>30. Communicate positive heritage messages to the community:</p> <ul style="list-style-type: none"> <li>i. In line with any relevant statutory requirements, continue to give clear and accurate information to those involved in the sale and purchase of land that is affected by a Heritage Overlay in the Banyule Planning Scheme</li> <li>ii. Explore avenues for improved awareness of Banyule's heritage in local schools</li> <li>iii. Give practical support to people leading community heritage initiatives</li> <li>iv. Leading by example for projects being managed by Council.</li> </ul>	Council	<ul style="list-style-type: none"> <li>i. Short term</li> <li>ii. Long term</li> <li>iii. Long term</li> <li>iv. Long term</li> </ul>	<ul style="list-style-type: none"> <li>i. Council's statutory requirements are for property data that is accessed by sellers, when they preparation Sec 32 Statements. It is the responsibility of the purchaser to be aware of this information.</li> <li>ii to iv. Timing will be informed by future budgets, external funding opportunities and timing of received enquiries.</li> </ul>	
<p>31. Explore and implement opportunities for improved heritage interpretation such as:</p> <ul style="list-style-type: none"> <li>i. Heritage walks/ trails, promotional material</li> <li>ii. Heritage events</li> <li>iii. Further developing the Heidelberg Artists' trail and links to an Impressionist Gallery</li> </ul>	State / Council	Long term	Timing will be informed by future budgets and external funding opportunities.	
<p>32. Consider any Expressions of Interest proposals from the community for heritage listed land for future capital works projects.</p> <p><i>An example of location for possible heritage initiatives is the Ivanhoe Golf Club</i></p>	Council	Ongoing	Timing of consideration will be based on budgets and timeframes for future capital works projects.	
<p>33. Investigate the benefits, resourcing requirements and interest in the formation of a Heritage Consultative Committee comprising members of the Banyule Community and historical</p>	Council	Long term	Timing will be informed by future budgets and external funding opportunities.	
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Key Actions	Resourcing	Timeframe	Progress and Comments
groups			
34. Explore opportunities to work with University students who have an interest in Banyule's history	Council	Long term	Timing will be informed by future budgets and external funding opportunities.
35. Future updates or reviews of any Council arts strategies are done to explore opportunities for links with heritage projects.	Council	Long term	Timing will be informed by future budgets and external funding opportunities.

# Appendix 1 - State and Local Framework

## State Framework

The primary legislation for managing local heritage is the *Planning and Environment Act, 1987*. The objectives of the Act include:

*“to conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”.*  
[Section 4(1)(d) – *Planning and Environment Act 1987*]

The State Planning Policy Framework gives a framework for understanding the State’s policy direction for land use and development. It includes the following obligation to:

*“Planning and responsible authorities should identify, conserve and protect places of natural and cultural value from inappropriate development”.*  
[Clause 15.11-2 – State Planning Policy Framework]

More information can be found at [www.dpcd.vic.gov.au/planning](http://www.dpcd.vic.gov.au/planning).

The *Victorian Heritage Act 1995* is administered by Heritage Victoria and is the Victorian Government’s key piece of cultural heritage legislation. The Act identifies and protects heritage places and objects that are of significance to the State of Victoria.

More information can be found at [www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)

The *Aboriginal Heritage Act 2006* aims to recognise, protect and conserve Aboriginal cultural heritage in Victoria. The Act and its regulations provide for effective protection for Aboriginal cultural heritage and broadens Aboriginal community involvement in decision-making. The Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc. is the Registered Aboriginal Party for Banyule. Registered Aboriginal Parties have responsibilities relating to the management of Aboriginal cultural heritage under the Aboriginal Heritage Act.

More information can be found at [www.aboriginalaffairs.vic.gov.au](http://www.aboriginalaffairs.vic.gov.au)

## Local Framework

The Banyule City Plan 2009 – 2013 includes five key themes:

- People
- Planet
- Place
- Prosperity
- Participation.

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A key objective under 'People' is to "Honour and celebrate Banyule's cultural heritage and identity". The main direction relevant to the Heritage Strategy is to "Further identify, strengthen and grow Banyule's cultural heritage, in order to celebrate and preserve its inherent value for the benefit of our community now and into the future". Specifically this will mean:

- Developing a partnership based on ongoing recognition, respect and celebration with Banyule's Traditional owners, the Wurundjeri willam people.
- Supporting art and cultural activities that give meaning to people's lives, strengthen connection to place and community, and strengthen local creative industries.
- Planning, protection and enhancement of the diverse range of heritage aspects found throughout Banyule.
- Directing future housing and development to areas close to public transport, shops, business and community facilities, with good connections to other local services and facilities.

Another key objective is under 'Place'. 'Place' is about ensuring that the buildings, infrastructure, places and spaces in which we live, shop, work and play enhance our sense of wellbeing and belonging. A key objective under 'Place' is to "Create meaningful housing and residential neighbourhoods". The main priority relevant to the Heritage Strategy is "Reviewing and implementing an improved Planning Scheme, with a framework to enhance Council's heritage register".

The emerging Banyule Place Policy includes the following goal relevant to the Heritage Strategy:

*"The liveability of a city is increased by protecting, preserving and celebrating its cultural heritage".*

### **Banyule Housing Strategy and Neighbourhood Character Strategy 2012**

Banyule's Housing Strategy and Neighbourhood Character Strategy establish a local policy framework to provide an approach for housing growth and neighbourhood character across the municipality. This work gives input into the Banyule Heritage Strategy. Planning Scheme Amendment C63 is being progressed to implement the Housing Strategy through an updated Municipal Strategic Strategy (MSS).

**Further information on Housing and Neighbourhood Character can be found at**

[www.banyule.vic.gov.au/housingstrategy](http://www.banyule.vic.gov.au/housingstrategy)

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## Appendix 2 - Council's Heritage Planning Achievements

Council has made significant progress to identify and protect our local cultural heritage. This includes:

- 180 places and 12 precincts are affected by a Heritage Overlay in the Banyule Planning Scheme. Of these, 20 places are included on the Victorian Heritage Register and, 22 places are on the Victorian Heritage Inventory.
- Various heritage studies or surveys have been done, these include:
  - 'Heidelberg Conservation Study, Part 1- Heidelberg Historical Buildings and Areas Assessment' 1985, Heidelberg City Council, by Graeme Butler.
  - 'Heidelberg Conservation Study, Part 2 - Historic Riverland Landscape Assessment' 1985, Heidelberg City Council, by Loder, Bayley & McBriar.
  - 'Shire of Eltham Heritage Study' 1992, Eltham Shire Council, by Bick & Kellaway
  - 'Landscape Heritage Study, Mt Eagle and Glenard Subdivisions, Eaglemont' 1995, Banyule City Council, by Dobbie & Jackson.
  - 'Heidelberg Repatriation Hospital Heritage Assessment' 1998, Banyule City Council, by Allom Lovell & Associates
  - 'Banyule Heritage Places Study' 1999, Banyule City Council, by Allom Lovell & Associates
    - Vol. 1 'An Urban History'
    - Vol. 2 'Building Citations'
    - Vol. 3 'Landscape Citations'
    - Vol. 4 'Heritage Areas'
    - Vol. 5 'Summary of Recommendations and Heritage Overlay Schedule'
  - 'Aboriginal Heritage Study' 1999, Banyule City Council, by Brendan Marshall.
  - 'Banyule Heritage Review' 2012, Context P/L.
- Residential Precincts Heritage Guidelines, prepared to assist property owners and guide decision-making on development applications in the following heritage precincts:
  - Beaumont Estate, Ivanhoe
  - Beauview Estate, Ivanhoe East
  - Glenard Estate, Eaglemont
  - Ivanhoe Views Estate, Eaglemont
  - Mount Eagle Estate, Eaglemont
  - Sherwood Grove/Thoresby Avenue, Ivanhoe
  - Warringal Village, Heidelberg

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- Better public access to local heritage information from Council’s website. The Banyule Heritage Database gives important information about post-contact heritage places and precincts. This includes statements of significance, physical descriptions, history, photographs and relevant planning control information. The database is a user-friendly interface that displays information collected from Banyule’s various heritage studies and that are held on the State Government’s central heritage management system, known as HERMES.
  
- Support for local heritage initiatives by residents and community organisations, through Council’s annual grants program, advice and sharing of information.
  
- A Heritage Advisory service, for assessing town planning applications. This free service has been in place since 1990 and is funded with State Government support.



## Appendix 3 - Glossary

### *Cultural Heritage Terms* <sup>2</sup>

<b>Aboriginal Cultural Heritage</b>	Aboriginal cultural heritage means Aboriginal places, Aboriginal objects and Aboriginal human remains <sup>3</sup>
<b>Adaptation</b>	Adaption means modifying a place to suit the existing use or a proposed use.
<b>Additions</b>	Additions are new works including detached and attached structures.
<b>Alterations</b>	Alterations are works that change the existing building fabric.
<b>Building Fabric</b>	Building fabric is all the physical material of the place, including finishes and fixtures.
<b>Conservation</b>	Conservation means all the processes of looking after a place so as to retain its Cultural Heritage Significance
<b>Conservation Management Plan</b>	A detailed plan of the methods by which the Cultural Heritage Significance of a Heritage Place will be conserved and enhanced, including maintenance, use, changes and any alterations.
<b>Contributory</b>	The word Contributory identifies an element that contributes to the significance of a heritage place, and may be a building, part of a building or some other feature of a heritage places, Contributory elements should be identified in the statement of significance or other heritage assessment document (refer to References at the end of this policy).
<b>Cultural Heritage Significance</b>	Cultural Heritage Significance means aesthetic, historic, scientific, spiritual or social value or other special value for the present community and future generations of Australians.
<b>Fabric</b>	Fabric means all physical material of a place including components, fixtures, contents and objects. ( <i>Burra Charter</i> ).

<sup>2</sup> The following heritage terms are from Heritage Victoria's 'The Heritage Overlay Guidelines – Glossary of Terms' or from the ICOMOS Burra Charter where indicated.

<sup>3</sup> The definition for Aboriginal Cultural Heritage is that given in the *Aboriginal Heritage Act* 2006 sect 4(1) a.

<b>Heritage Overlay</b>	A Heritage Overlay (HO) is applied to a Heritage Place or Heritage Precinct to conserve its cultural heritage values. The Heritage Overlay provisions are found at Clause 43.01 of planning schemes. The Guidelines assume that a Statement of Significance for a Heritage Place or Heritage Precinct (or another assessment such as a Heritage Study) has defined or identified the relevant Contributory Elements.
<b>Heritage Place</b>	A heritage place includes a site, building or structure, area or group of buildings (also referred to as a 'heritage precinct'), archaeological site, tree, garden, geological formation, fossil site, habitat or other place of identified natural or cultural significance and its associated land (refer to References at the end of this policy).
<b>Heritage Precinct</b>	A Heritage Precinct is a collection of sites that contribute to the Cultural Heritage Significance of an area. The Statement of Significance or other heritage assessment should identify its Contributory Elements.
<b>Heritage Study (or Review)</b>	A Heritage Study is a research and survey based document prepared by a suitable qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.
<b>Individual Heritage Overlay</b>	An individual Heritage Overlay is a single Heritage Place that has Cultural Heritage Significance independent of its content. Some places covered by an Individual Heritage Overlay also make a contribution to the significance of a Precinct Heritage Overlay. There should be Statement of Significance for every Individual Heritage Overlay.
<b>Maintenance</b>	Maintenance is the continuous protective care of the Building Fabric and Setting of a Heritage Place, and is to be distinguished from repair. Repair involves Restoration or Reconstruction.
<b>Non-contributory</b>	A non-contributory element does not make a contribution to the significance of a heritage place. In some instances, an individually significant place may be considered Non-contributory within a heritage precinct, for example, an important Modernist house within a Victorian era precinct.
<b>Reconstruction</b>	Reconstruction means returning the existing Fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material. ( <i>Burra Charter</i> )
<b>Statement of Significance</b>	A guide to understanding the Cultural Heritage Significance of a place.

## General Terms

<b>Activity Centres</b>	Provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live. Usually well-served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and major regional malls.
<b>Banyule Planning Scheme</b>	Statutory planning document setting out the state wide and local policies and controls for land use and development within a municipality, containing the ordinance (text component) and maps. The planning scheme will indicate if a planning permit is required to change the use of land, or to construct a building or make other changes to the land.
<b>Environmentally Sustainable Design/Development</b>	Means including building design features, layouts and practices that for example: <ul style="list-style-type: none"> <li>• promote the efficient use of energy</li> <li>• promote the efficient use of water</li> <li>• reduce the impact of storm water</li> <li>• minimise car dependency</li> <li>• minimise construction waste</li> <li>• minimise the environment impacts of building materials</li> </ul>
<b>Housing Framework Map</b>	Shows the broad location of each of the areas given in the <i>Residential Areas Framework</i> . The <i>Housing Framework Map</i> is for illustrative purposes only and should not be used to determine the exact location of the residential area.
<b>Municipal Strategic Statement</b>	Part of the Local Planning Policy Framework of the Planning Scheme, this contains the strategic planning land use and development objectives of the planning authority, the strategies for achieving these objectives and the relationship to controls over the use and development of land in the planning scheme.
<b>Neighbourhood Character</b>	The way in which buildings, vegetation and the topography, in both the private and public ownership, relate to each other. It's what makes one place different from another.

<b>Overlay</b>	The planning scheme map may show that a piece of land has an overlay as well as a zone affecting it. Not all land has an overlay. Some land may be affected by more than one overlay. If an overlay applies, the land will have some special feature such as a heritage building, significant vegetation or flood risk. The overlay information will indicate if a planning permit is required for the construction of a building or other changes to the land.
<b>Planning Scheme Amendment</b>	The process of making a change to the Planning Scheme. The amendment process is set out in legislation (Planning and Environment Act 1987). It can take a number of months to complete an amendment.
<b>Setback</b>	The minimum distance from any allotment boundary to a building. Includes street setback, rear setback and side setback.
<b>Significant Trees</b>	The Banyule Significant Tree and Vegetation Register includes a list of trees and areas of vegetation that are <i>significant</i> within the City of Banyule. The trees are significant because of their size, age, rarity, form or historical and cultural associations. Each tree or group of trees has been assessed by Council's Arborist and Environmental Officer. Significant trees are protected through the Banyule Planning Scheme.
<b>Victoria in Future</b>	Victoria in Future is the State Government's current population and household projections for Victoria.
<b>Zone</b>	The planning scheme zones land for particular uses, for example, residential, industrial, business or other. The zones are listed in the planning scheme and each zone has a purpose and set of requirements. This information will describe if a planning permit is required, and the matters that the council must consider before deciding to grant a permit.

## Appendix 4 – Opportunities for Further Review

The following tables provide a preliminary list of additional work which should be used as a starting point for any future heritage review for places or precincts.

Table 1 includes a list of places that were identified either by heritage experts Context P/L as part of the *Banyule Heritage Review 2012*, or nominated by the community during the exhibition of planning scheme amendment C64.

Additions to this list will be made over time for any further nominations that are received. A final list will need to identify priorities before further work is done so that the best opportunities are explored for possible heritage significance and an improved Heritage Overlay in the Planning Scheme. Supporting information submitted by the community during the exhibition of Planning Scheme Amendment C64 should also be considered. This information will be stored on Council's file BS16/015/008.

Final priorities for future assessment will involve expert heritage advice to initially review nominations and recommend on those places and precincts that are most likely to have significance. Places most likely to have heritage significance will be given the highest priority for assessment. Council's future annual budget planning will determine budgets to incrementally progress further work. Future funding opportunities will also influence staging and timeframes for progress.

Heritage assessments are done by experts in line with Heritage Victoria's requirements. An assessed place can be found to have 'local heritage interest', rather than any significance (State or Local) which warrants the preparation of a citation.

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**Table 1: Additional Places for Review**

	<b>Place name</b>	<b>Address</b>	<b>Nomination</b>	<b>Timeframe</b>
1	Residential Precinct	Alfred, James and Edwin Streets, Heidelberg West	<i>Banyule Heritage Review 2012</i>	Yet to be determined
2	Heidelberg Repatriation Hospital	145 Studley Road, Heidelberg	<i>Banyule Heritage Review 2012</i>	Yet to be determined
3	Simpson Army Barracks	Greensborough Road, Yallambie	<i>Banyule Heritage Review 2012</i>	Yet to be determined
4	Bell Street Mall	Bell Street, Heidelberg West	<i>Banyule Heritage Review 2012</i>	To be progressed as part of Council's Bell Street Mall Master Planning
5	Greenhills Estate	Greenhill Road, Greensborough	<i>Banyule Heritage Review 2012</i>	Yet to be determined
6	Residential Buildings	Various buildings that require a rigorous assessment of aesthetic and architectural values (outside the scope of the <i>Banyule Heritage Review 2011</i> )	<i>Banyule Heritage Review 2012</i>	Yet to be determined
7	Parks, gardens and cultural landscapes	Those associated with Yarra Plenty Rivers and Darebin Creek	<i>Banyule Heritage Review 2012</i>	Yet to be determined
8	VC Estate	Cherry Street, McNamara Street, Ruthven Street, Waiora Road, Joynt Street, Grieve Street, Grieve Street, Dwyer Street, Jacka Street, Dunstan Street and Macleod Parade, Macleod.	Community nomination	Short term*
9	Saxam Homestead	108 Diamond Creek Road, St Helena	Community nomination	Short term*
10	House	111 Brown Street, Heidelberg	Community nomination	Yet to be determined
11	House	113 Brown Street, Heidelberg	Community nomination	Yet to be determined
12	House	117 Brown Street, Heidelberg	Community nomination	Yet to be determined
13	House	18 Magnolia Road, Ivanhoe	Community nomination	Yet to be determined
14	House	12 Elphin Street, Ivanhoe	Community nomination	Short term*

	Place name	Address	Nomination	Timeframe	
15	Ivanhoe Library	275 Upper Heidelberg Road, Ivanhoe	Community nomination	To be progressed as part of Council's Ivanhoe Civic Precinct Master Planning	
16	House	81 Darebin Street, Heidelberg	Community nomination	Short term*	
17	House	163 Cape Street, Heidelberg	Community nomination	Yet to be determined	
18	Trees	Mount Street "double-decker" road design and palm trees, as well as other "double-decker" streets in Eaglemont.	Community nomination	Short term*	
19	Swift House	5 Crown Road, Ivanhoe	Community nomination. Previously nominated but not assessed in <i>Banyule Heritage Review 2012</i> due to lack of address.	Short term*	
20	Precinct	Latham Street, Ivanhoe	Community nomination	Short term*	
23	Ivanhoe Train Station and Sea Scout Hall Precinct	Ivanhoe Train Station, the Sea Scout Hall and vegetation at 2-40 Norman Street Ivanhoe. Residential properties on the northern side of Norman Street, such as 43 Norman Street, Ivanhoe may also be included.	Community nomination	Short term*	
22	Precinct	Elphin Street and Fairy Street, Ivanhoe.	Community nomination	Short term*	
24	Fairy Hills Precinct	Bound by Darebin Creek, the Hurstbridge Railway Line, Lower Heidelberg Road, The Boulevard and The Yarra River.	Community nomination	Short term*	
25	Precinct 1 within Fairy Hills	Bound by Heidelberg Road, Lower Heidelberg Road, Ivanhoe Grammar	Community nomination	Short term*	
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	Place name	Address	Nomination	Timeframe
		at 41 The Ridgeway, Ivanhoe, Wilsons Reserve and the Yarra River.		
26	Precinct 2 within Fairy Hills	Bound by Heidelberg Road, Lower Heidelberg Road, The Boulevard, Wilsons Reserve, the Yarra River and Sparks Reserve.	Community nomination	Short term*
27	Rose Street Precinct	South east part of Rose Street, Ivanhoe, east of Waterdale Road including residential buildings and the Sherwood House at Ivanhoe Grammar 41 The Ridgeway, Ivanhoe.	Community nomination	Short term*
28	Seddon Street Precinct	South west side of Seddon Street, Ivanhoe including the Ivanhoe Uniting Church complex and the car park.	Community nomination	Short term*
29	Hardy Terrace Precinct	South west side of Hardy Terrace, Ivanhoe	Community nomination	Short term*
30	Pastoral Precinct (Early Pastoral Homesteads such as Sherwood and Ravenswood)	Ravenswood at 40 Beauview Parade, Ivanhoe East and Sherwood House at the Ivanhoe Grammar School The Ridgeway, Ivanhoe.	Community nomination	Short term*
31	Ivanhoe Croquet Club Precinct	132 Lower Heidelberg Road, Ivanhoe, including parkland surrounds and residential properties opposite on the northern side of Lower Heidelberg Road.	Community nomination	Short term*
32	Residential Precinct (Modern 1960s homes)	Along the Yarra including: The Boulevard, Fairy Hills to East Ivanhoe; Hardy Terrace, Ivanhoe; and Crown Road Ivanhoe.	Community nomination	Short term*
33	House	38 Quinn Street, Heidelberg	Community nomination	Yet to be determined
34	House	100 Old Eltham Road, Lower Plenty	Community nomination	Yet to be determined
35	House	9 Hughes Street, Montmorency	Community nomination	Yet to be determined
36	House	33 King Street, Ivanhoe East	Community nomination	Yet to be determined



	Place name	Address	Nomination	Timeframe
37	House	6 Eaglemont Crescent, Eaglemont	Community nomination	Yet to be determined
38	Office	37 Were Street, Montmorency	Community nomination	Yet to be determined
39	House	190 Elder Street, Greensborough	Community nomination	Yet to be determined
40	Royd	61-63 Mount Street, Eaglemont	Community nomination	Yet to be determined
41	Heidelberg Road	The original route of Heidelberg Road, including Turnpike Road, through Sparks Reserve and the bridge over Darebin Creek.	Community nomination	Short term*
42	Heidelberg Road / Sparks Reserve Precinct	The original route of Heidelberg Road including the bluestone bridge under the current Heidelberg Road bridge, the Darebin Bridge Hotel, Darebin Creek and its route to Turnpike Road that joins the The Boulevard at the intersection with the current Heidelberg Road.	Community nomination	Short term*
43	House	45 Outlook Drive, Eaglemont	Community nomination - identified in the booklet 'Heidelberg Rambles: 12 Walks in the City of Heidelberg' Produced by the City of Heidelberg.	Short term*
44	House	87 The Boulevard, Ivanhoe	As above	Short term*
45	House	56 Glenard Drive, Eaglemont	As above	Short term*
46	House	40 Glenard Drive, Eaglemont	As above	Short term*
47	Ivanhoe Park	132 Lower Heidelberg Road, Ivanhoe	As above	Short term*
48	House	20 Beauview Parade, Ivanhoe	As above	Short term*
49	Roman Lodge	28 Maltravers Road, Ivanhoe	As above	Short term*

	Place name	Address	Nomination	Timeframe
50	Woodrow	21 Maltravers Road, Ivanhoe	As above	Short term*
51	Heidelberg Court House	15 Jika Street, Heidelberg	As above	Yet to be determined
52	Old Gate	Plymouth Street, Viewbank (Banyule Flats)	As above	Yet to be determined
53	Other heritage buildings and landscapes identified in the booklet 'Heidelberg Rambles – 12 Walks in the City of Heidelberg'.	Other places or landscapes identified in future research.	Community nomination	Yet to be determined

\* These places emerged as priorities after the Banyule Heritage Review 2012 and the exhibited C64 proposal. Further priority places will be identified.

Table 2 below includes a list of suggestions for extra work on citations that could be done. These suggestions have been made during the exhibition of Amendment C64 and should be considered as part of any future work. Supporting information submitted by the community during the exhibition of Planning Scheme Amendment C64 should also be considered. This information will be stored on Council's file BS16/015/008.

**Table 2: Additional Work for Heritage Citations**

Place name	Address	Changes Suggested	Priority
Uniting Church	Seddon Street Uniting Church 1-19 Seddon Street	The citation needs more detail, particularly about the interior, and in particular the central mural and it's relevance to the art history of Banyule.	Yet to be determined
Sparks Reserve	10 The Boulevard, Ivanhoe	Extra work needs to be done into the history of this place including: the footbridge into the reserve; the Italian poplars and pines edging the reserve; the 1840s bluestone bridge; the relationship to the original Fairy Hills Estate boundary; possible artefacts including the gatehouse, driveway and plantings; and its use as a ford for cattle and turnpike. Ownership and access rights should be included in the citation.	Yet to be determined
Wilson Reserve	78-100 The Boulevard, Ivanhoe	The citation needs to be expanded to include past and present efforts to	Yet to be determined
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Place name	Address	Changes Suggested	Priority
		landscape the area and reclaim the bush from weeds. The work done by Ellis Stones, Skipper Wilson, The River Protection League and Chris Bailey should be researched. The Aboriginal heritage, and the hidden red gums (which are hundreds of years old) should also be investigated.	
Coles Store	117 Upper Heidelberg Road, Ivanhoe	The statement of significance is limited. Study of the Art Deco ceilings and other interior features that are still present, such as the monitor roof lighting should be done. Other features, including the terrazzo, marble and brass inlay, recessed dual doorways on the front of the building, and the metal window surrounds, should be added to the Statement of Significance. The building and it's interior should be assessed for State Significance.	Yet to be determined
House	6 Waterdale Road, Ivanhoe	The citation for this property should reference Harold Scarfes (original owner) relationship with Napier Waller, Christian Yandell and a possible connection to William Frater.	Yet to be determined
Chelsworth Park	18-28 Irvine Road, Ivanhoe	The importance of this place to: the natural history to the Yarra Floodplain; recreational history and pastoral history theme; history of the Botanic Gardens; and the Boulevard Scenic Tourist Route history.	Yet to be determined
Various places	Various	The statements of significance are too limited and should be expanded to include more features of significance.	Yet to be determined

Table 3 below includes a list of historical aspects of Banyule that have been suggested for future research by members of the community. This should be referred to by a heritage expert as part of the preparation of a Thematic Environmental History (TEM) for Banyule. Supporting information submitted by the community during the exhibition of Planning Scheme Amendment C64 should also be considered. This information will be stored on Council's file BS16/015/008.

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Priorities for future assessment are likely to require a heritage expert to do an initial review of the information provided. Council's future annual budget planning will determine budgets to incrementally progress further work.

**Table 3: Aspects of Banyule's Heritage**

Historical Aspect of Banyule	Suggested Considerations	Priority
War history	The use of Ivanhoe Grammar School grounds and the work of the official radio communications network nearby.	Yet to be determined
Garden history	<ul style="list-style-type: none"> <li>• Unusual species of vegetation as well as garden styles and key landscape styles associated with modern architecture and naturalistic landscape.</li> <li>• The evolution of styles from settlement to present day.</li> </ul>	Yet to be determined
Art history	<ul style="list-style-type: none"> <li>• Key painting spots of Heidelberg School of Artists such as 'Charterisville' and its landscapes.</li> <li>• The modernists schools/ collectives at the Darebin Bridge Hotel and their relationships to other artists nearby at Heide.</li> <li>• The connection of Sparks Reserve to artists Waller, MacGeorge, Frater, Lina Bryans and other artists at the original Darebin Bridge Hotel.</li> </ul>	Yet to be determined
Economic history	<ul style="list-style-type: none"> <li>• Early pastoral homesteads such as Sherwood and Ravenswood. The contribution of these places to the early economic history of Melbourne and Victoria as a pastoral, and horticultural precinct.</li> <li>• The banking and horticultural influence of this area on the early settlement and development of Melbourne.</li> <li>• Connections to the early history of the Royal Botanic Gardens Melbourne.</li> </ul>	Yet to be determined
Landscape history	<ul style="list-style-type: none"> <li>• Ivanhoe Croquet Club and its setting should be investigated as part of a larger heritage landscape. Nomination for the Victorian Heritage Register should be considered.</li> </ul>	Yet to be determined

Historical Aspect of Banyule	Suggested Considerations	Priority
	<ul style="list-style-type: none"> <li>The landscapes of Napier Waller House (9 Crown Road, Ivanhoe) and MacGeorge House (25 Riverside Road, Ivanhoe) and their relationship to the wider area should be considered.</li> </ul>	
Fashion and Innovation in Architecture	Various periods and styles in various parts of Fairy Hills. Early settlement to contemporary modern homes, due to slower development various eras occur in a small geographic area.	Yet to be determined
Recreation and Tourism	The Boulevard Scenic Tourist Route, including its planning and construction.	Yet to be determined
Civic history	<ul style="list-style-type: none"> <li>Construction of the first major outreach road in Melbourne.</li> <li>The early appreciation of heritage and architecture in Banyule.</li> <li>The history related to Chelsworth Park, Wilson Reserve, Sparks Reserve, Darebin Parklands and the Yarra Valley.</li> </ul>	Yet to be determined

<b>VERSION CONTROL</b>		
<b>Version</b>	<b>Date</b>	<b>Comment</b>
1	September 2010	Version prepared for community consultation and included in Council Report FPOC.132 on 13 September 2010.
2	December 2010	Version prepared in response to community consultation and included in Council Report FPOC. 144 on 13 December 2010.
3	August 2011	Updated Draft Version included in Council Report on 15 August 2011.
4	March 2012	Updated Draft Version prepared after exhibition of Planning Scheme Amendment C64 & C77 and included in Council Report, item 4.1 on 19 March 2012.
5	February 2013	Final draft prepared in response to the recommendations of the C77 Planning Panel report, 24 December 2012.
6	February 2013	Final Strategy adopted by Council on 18 February 2013.