Project Brief

Review of heritage buildings in West Melbourne

Project Owner
David Mayes

Project Manager
Victoria Evans

Date Updated
30/03/2015
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1 PURPOSE

The purpose of the Review is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme. The Review will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected. It will also inform the preparation of the West Melbourne Structure Plan which will be undertaken in parallel.

The Review study area is the entire West Melbourne residential area. This mixed use area is bounded by Launens, Victoria, Peel, William, La Trobe, Adderley and Dudley Streets and Railway Place (refer to Map at Attachment 1) and has approximately 1172 buildings. The area has 3744 residents and 11,360 workers (CLUE, 2013).

The Municipal Strategic Statement (MSS) identifies West Melbourne as an ‘other local area’ of incremental growth. The area is situated between the high growth areas of the central city (Hoddle grid, City North and Docklands), E-Gate and Arden-Macaulay and the North Melbourne stable area.

2 PROJECT DEFINITION

2.1 Project Requirements

Consultants should provide a fee proposal for the following:

2.1.1 The Review

Undertake a heritage review of the study area (Map at Attachment 1). This includes the following tasks (in accordance with the DTPLI Planning Practice Note ‘Applying the Heritage Overlay September 2012’):

1. Review all buildings within the study area of which there are approximately 1172 (map at Attachment 1);

2. Make a recommendation for each building in the study area detailing whether the building should be retained in, removed from, or added to, a heritage overlay as either an individually significant building or a contributory building within a precinct. Grading is to be consistent with those currently used outside the Capital City Zone. In addition, each building should be graded significant, contributory or non contributory.

3. Prepare Statements of Significance for all proposed precincts, and for all individually significant places.

4. Prepare a Statement of Significance for buildings proposed to be graded A, B or C;

5. The City of Melbourne is currently doing a Local Heritage Planning Policy Review. As part of this, a Statement of Significance for HO3 (North and West Melbourne Precinct) is being prepared along with the six other precincts outside the Capital City Zone that don’t have these. Therefore this Review does not need to prepare a statement of significance for HO3.
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This information is to be presented in a report clearly detailing the reason. The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (revised September 2012).

The successful consultant will be required to present at Planning Panels at a later stage, to be costed separately.

2.1.2 Heritage Places Database
Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory. This should be in a format compatible with I Heritage.

2.2 Background

2.2.1 Previous heritage reviews
This Review will build on previous City of Melbourne heritage reviews including:
- North and West Melbourne Conservation Study, Graeme Butler 1985 and 1993; and
- Allom Lovell and Associates 1999/2000 City of Melbourne Heritage Review

2.2.2 Plan Melbourne
Local government has a responsibility for implementing Plan Melbourne Direction 4.7 Respect our heritage as we build for the future. Plan Melbourne aims to protect the city’s heritage, and improve heritage management processes within the Victorian planning system. Initiative 4.7.1 Value heritage when managing growth and change, aims to work with local governments to enhance and improve heritage planning and assessment, including closer engagement with affected landowners.

2.2.3 VPP Practice Note Applying the Heritage Overlay (September 2012)
This practice note should be used in the preparation of a Planning Scheme Amendment.

2.2.4 The City of Melbourne Heritage Strategy 2013
The Heritage Strategy 2013 provides Council’s priorities for the strategic protection and management of heritage within the municipality. Action 2.2 is to ‘progressively undertake a review of heritage in high growth areas’. West Melbourne is currently experiencing significant levels of residential development.

2.2.5 Thematic History – A History of the City of Melbourne’s Urban Environment, 2012 Context.
The Thematic Environmental History was adopted by Council in 2012 and sets out the key themes that have influenced the historical development of Melbourne. It helps to ensure that the places that reflect and represent the historical development of the municipality are recognised.
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2.2.6 Review of Local Heritage Planning Policies in the Melbourne Planning Scheme

This Review is being done concurrently by the City of Melbourne. It includes a review of Melbourne Planning Scheme clauses 22.04 and 22.05 planning scheme heritage policies, which are used to make decisions on planning permit applications and the drafting of new statements of significance of the existing heritage precincts in the following suburbs:

- Carlton
- East Melbourne and Jolimont
- North and West Melbourne
- Parkville
- Southbank
- South Yarra
- Kensington

2.2.7 Other recent City of Melbourne Heritage Reviews

Council has recently reviewed buildings in the Central City, Kensington, the Arden Macaulay Structure Plan area and the City North Structure Plan area to determine which warrant heritage protection.

2.3 Current Policy

Current policies within the Melbourne Planning Scheme that apply to the study area include:

- Clause 15.03 Heritage
- Clause 22.05 Heritage Places outside the Capital City Zone
- Schedule to Clause 43.01 Heritage Overlay
- Heritage Places Inventory, July 2008 (Incorporated Document)

3 PROJECT METHODOLOGY

The Review must be in accordance with the DTPLI 'Applying the Heritage Overlay' practice note and with 'Protecting Local Heritage Places: A national guide for Local Government and the Community.'

The Review process needs to clearly justify the significance of the place.

The Review will include a holistic assessment of significance in terms of place types, periods and heritage values. The Review will build upon the previous work carried out by Council. It must refer to Thematic Environmental History when identifying historical significance.

The Review process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.
4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Victoria Evans

The project manager, Victoria Evans (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

4.2 Project Deliverables

The required outputs are:

4.2.1 The Review

A report which details the findings of the Review and contains:

1. An individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance; and a grading from A to D if appropriate). This report must clearly detail the reasons for any change;

2. Statements of Significance for all precincts and individually significant places (excluding Heritage Overlay 3 which is being prepared as part of a separate piece of work).

3. A master map locating the above precincts and individually significant places with a corresponding legend in a format compatible with City of Melbourne GIS system.

4.2.2 Heritage Places Database

The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

4.2.3 Information Formatting

The completed Review, recommendations and the Statements of Significance must be produced as separate documents so the statements can be easily incorporated into the planning scheme.

The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (September 2012) and based on the heritage criteria contained therein. In addition a location map and photograph of the building should also be included.
Project Brief

All sources of information written or oral shall be fully documented. For source material privately held, the name and address of the owner should be given, with the owners consent.

All reports are to be submitted in Adobe PDF format and Microsoft Word format as required.

Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne’s systems.

The consultant will provide at least one photograph in JPEG format compatible with CoMPASS (ArcGis)) clearly depicting each building.

The City of Melbourne’s accessibility standards for publishing documents on our websites conform with the federal legislation and international Web Content Accessibility Guidelines (WCAG 2.0 Level AA).

All documents must be prepared in a template to be provided by the City of Melbourne.

4.3 Preparation of Project Management Plan

Before commencing the Review the consultant shall produce a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.4 Research, assessment, and data-entry

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria1 are to be used to identify the significance of the place:

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Importance in exhibiting particular aesthetic characteristics.
Project Brief

- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- through the Statement of Significance;
- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

4.5 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include the information for each place and arranged in alphabetical order by address and locality.

4.5.1 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay, September 2012.

4.5.2 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

4.5.3 Materials & Database

The consultant shall supply the City of Melbourne with:

Planning Scheme base map(s) showing the location of all places,(marked with a polygon) which are recommended for statutory protection.

A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation, with photos and place maps.
- The draft Schedule to the Heritage Overlay.
Project Brief

- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance.
- The study brief.

All terminology shall be consistent with Council’s policy Clause 22.05 Heritage Places outside the Capital City Zone.

5 SUBMISSION

5.1 Submission requirements

Written quotes are required which will include the following:

1. Total fee for completion of the Review (inclusive of disbursements). The fee (including disbursements), cannot be exceeded without prior written authority from Council. The fee proposals should include a breakdown of the fees for the respective tasks that are indicated in the brief;
2. A separate cost and fee proposal to complete the Electronic Database;
3. A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
4. Details of the consultants’ relevant experience and qualifications;
5. Hourly rates for each person to be involved in the project;
6. Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and
7. The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers’ liability and workers or employers compensation.
8. The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

The draft Heritage Review is to be completed by end July 2015 with a final by the end of August 2015. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager. This task does not include the delivery of an electronic database.

It will be necessary that the consultant meet with relevant Council officers at an inception meeting in the early stages of the engagement to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times. It will also be required that the consultant present and discuss the findings of the review to the project team at the City of Melbourne.
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Responses to this brief should include a separate plan indicating the proposed timing to complete the Electronic Database.

5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

The electronic database should be costed separately.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Friday 17 April 2015. Submissions can be sent to:

Post:
Victoria Evans
Strategic Planner-City plans and policy
Strategic Planning Branch
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Email:

victoria.evans@melbourne.vic.gov.au

Phone enquiries: 03 9658 9905

6 ATTACHMENTS

Attachment 1

Study Area Map
City of Melbourne
Project Brief

Project Brief

Review of heritage buildings in Kensington

Project Owner
David Mayes

Project Manager
Jill Cairnes

Date Updated
Friday, 10 August 2018
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1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme. This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected.

2 PROJECT DEFINITION

2.1 Project Requirements

There are two separate options for this project and consultants should provide a fee proposal for each.

Option 1

Task 1

Undertake the following tasks:

- review all buildings within the core study area (map at Attachment 1);
- make a recommendation for each building in the study area detailing whether the building should be retained in, removed from or added to a heritage overlay as either an individually significant building or a contributory building within a precinct. Gradings are to be consistent with those currently used outside the Capital City Zone. In addition each building should also be graded significant, contributory or non contributory.
- produce a Statement of Significance for buildings proposed to be graded A, B or C;
- produce a Statement of Significance for all proposed precincts and for the existing HO8 (Kensington Precinct).

This information is to be presented in a report clearly detailing the reason. The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (September 2012).

Task 2

Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory.
Option 2

Task 1

 Undertake a review of the extended study area (Map at Attachment 2).

 Undertake the following tasks:

- review all buildings within the extended study area (map at Attachment 1);
- make a recommendation for each building in the study area detailing whether the building should be retained in, removed from or added to a heritage overlay as either an individually significant building or a contributory building within a precinct. Gratings are to be consistent with those currently used outside the Capital City Zone. In addition, each building should also be graded significant, contributory or non-contributory.
- produce a Statement of Significance for buildings proposed to be graded A, B or C;
- produce a Statement of Significance for all proposed precincts and for the existing HO9 (Kensington Precinct).

Task 2

Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory.

2.2 Background

2.2.1 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- Flemington and Kensington Conservation Study, Graeme Butler 1983; and
- Allom Lovell and Associates 1999 City of Melbourne Heritage Review

2.2.2 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne’s historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.3 Municipal Strategic Statement Review

- Include statements from new and existing MSS.
Project Brief

Other City of Melbourne Heritage Projects

Council has developed a thematic environmental history and is currently consulting on a heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage projects in the City.

Council has recently reviewed buildings in the Central City, the Arden Macaulay structure plan area and the City North structure plan area to determine which warrant heritage protection.

2.2.4 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay (revised September 2012)

This practice note should be used in the preparation of a Planning Scheme Amendment.

2.3 Current Policy

Current policies within the Melbourne Planning Scheme that apply to the study area include:

- Clause 15.03 Heritage
- Clause 22.05 Heritage Places outside the Capital City Zone
- Schedule to Clause 43.01 Heritage Overlay
- Heritage Places Inventory, July 2008 (Incorporated Document)

3 PROJECT METHODOLOGY

The process needs to clearly justify the significance of the place

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Jill Cairnes

The project manager, Jill Cairnes (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.
4.2 Project Deliverables

The anticipated outputs are:

Option 1

Task 1
- A report which details the findings of Task 1. This report will contain:
  - an individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance). This report must clearly detail the reasons for any change;
  - a Statement of Significance where required.

Task 2
- The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

Option 2

Task 1
- A report which details the findings of Task 1. This report will contain:
  - an individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance). This report must clearly detail the reasons for any change;
  - a Statement of Significance where required.

Task 2
- The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

General
- The completed study (review and recommendations) and the Statements of Significance must be produced as separate documents as this format allows the statements to be easily incorporated into the planning scheme.
4.3 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.4 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task is to do the research, assessment, data entry and creation of statements of significance for those places identified to be of potential cultural significance and considered worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria¹ are to be used to identify the significance of the place:
Project Brief

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Importance in exhibiting particular aesthetic characteristics.
- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- through the Statement of Significance;
- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

4.5 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include the information for each place and arranged in alphabetical order by address and locality:

4.6 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay, September 2012.

4.7 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.
4.8 Materials & Database

The consultant shall supply the City of Melbourne with:

Planning Scheme base map(s) showing the location of all places, (marked with a polygon) which are recommended for statutory protection.

A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation, with photos and place maps.
- The draft Schedule to the Heritage Overlay
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance.
- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

5 SUBMISSION

5.1 Submission requirements

Written quotes are required which will include the following:

- Separate total fees for completion of Task 1 of Option 1 and Option 2 (inclusive of disbursements). The fee (including disbursements), cannot be exceeded without prior written authority from Council. The fee proposals should include a breakdown of the fees for the respective tasks that are indicated in the brief for each option;
- A separate cost and fee proposal to complete Task 2 (electronic database) of Option 1 and Option 2;
- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
- Details of the consultants relevant experience and qualifications;
- Hourly rates for each person to be involved in the project;
- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and
Project Brief

- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers’ liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

Option 1 (Core study area)

Task 1 of this project is to be completed by 1 March 2013. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager. This task does not include the delivery of an electronic database.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times. It will also be required that the consultant present and discuss the findings of the review to the project team at the City of Melbourne.

Task 2

Responses to this brief should include a separate plan indicating the proposed timing to complete this task.

Option 2 (Extended study area)

Responses to the brief should include a plan indicating the proposed timing of the required tasks.

5.3 Project budget

Options 1 and 2

A lump sum price (inclusive of all costs (including disbursements) excluding GST) for each/either option should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

Task 2 (electronic database) in both options should be costed separately.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Friday 14 December 2012. Submissions can be sent to:

Post:

Jill Cairnes
Senior Policy Planner-Local Policy
Strategic Planning Branch
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001
Project Brief

Email:
Jill.cairnes@melbourne.vic.gov.au

Phone enquiries: 03 9658 8843

6 ATTACHMENTS

Attachment 1
Core Study Area Map

Attachment 2
Extended Study Area Map (Kensington)
Project Brief

Review of heritage buildings in the Arden Macaulay Structure Plan Area

Project Owner
David Mayes

Project Manager
Debbie Payne

Date Updated
Friday, 10 August 2018
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1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the Arden Macaulay Structure Plan area warrant heritage protection under the Melbourne Planning Scheme.

The draft Municipal Strategic Statement (MSS) identifies the Arden Macaulay area as one of a number of urban renewal areas to accommodate municipal growth and the ongoing expansion of the central city. The vision is for a vibrant, active precinct with a diverse mix of users. There will be an increase in density and changes of use and this future growth and development must respect the heritage of the precinct. The City of Melbourne is currently undertaking a Structure Plan for this area.

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that buildings with heritage significance are protected during a time of growth and change.

2 PROJECT DEFINITION

2.1 Project Objective(s)

To review the current heritage grading of, or to determine a heritage grading for, all buildings on the attached list (attachment 1).

- To determine which buildings and precincts warrant heritage protection.
- Where the building is within an individual building overlay, recommend whether the building still warrants heritage protection; and
- Where the overlay covers more than one building, recommend whether the boundary of the precinct should be amended, i.e. whether protection of all the buildings as a precinct is warranted and/or whether other buildings should be included in the precinct.
- To determine the heritage significance (if any) of the Moonee Ponds Creek.

The information collated should be:
- Documented in a report detailing the (revised) gradings, listings and precinct details;
- Entered into a new database – format to be provided by the City of Melbourne; and
- Incorporate all necessary information, including Statements of Significance for all individual buildings and precincts, and photographs of the recommended places.
2.2 Background

2.2.1 Study Area

The study area comprises of the Arden Macaulay Precinct, as identified in the Arden Macaulay Structure Plan. See figure 2, below.

![Figure 1: The Arden Macaulay Precinct study area](image)

2.2.2 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- Heritage Assessment, Arden Macaulay Structure Plan Area, Meredith Gould Architects 2010;
Project Brief

- Flemington and Kensington Conservation Study, Graeme Butler 1983;
- North and West Melbourne Conservation Study, Graeme Butler 1983; and
- City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004.

2.2.3 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne's historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.4 Municipal Strategic Statement Review

Council's Planning Scheme audit in 2009 identified gaps in Council's heritage provisions including the need to review:

- the local policies on heritage, especially in light of the need for higher densities and the re-use of existing stock integrating ESD principles; and,
- planning protection for currently unprotected buildings that should be included in the heritage overlay.

In response to the first point, Council is developing a thematic environmental history and associated heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage protection provisions in the City.

In relation to the second point, this project will make recommendations for heritage protection for buildings in the Arden Macaulay precinct. In addition, Council has recently undertaken a similar process in reviewing unprotected heritage graded buildings in the Central City Heritage Review.

2.2.5 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay

This practice note should be used in the preparation of a Planning Scheme Amendment. This guide is included in Attachment 2.

2.3 Current Policy

Council policy has increasingly placed emphasis on the need for integration between economic, social and environmental aspects of development to deliver sustainable development.
Project Brief

The built environment from specific historical periods is a finite asset. Council has a key role in ensuring the conservation and continued active use of built heritage so that it may be enjoyed by future generations. Avoiding neglect and loss of built heritage and promoting the efficient use and re-use of land and buildings, are two ways in which the planning system can contribute towards sustainable development.

2.4 Project Scope

Tasks required to complete this project include:

- Inspect research and review the listed properties and make recommendations for protection under the Heritage Overlay. When undertaking field work should the consultant become aware of any building or public infrastructure item, of potential significance that is not on the list, such building should with the agreement of the Project Manager, be included in the Study.
- Make recommendations as to whether the property should be included in an existing heritage overlay precinct or a new precinct and/or if it is significant in its own right and provide a statement of significance accordingly. Include a photograph of all properties recommended for protection.
- Inspect, research and review the Moonee Ponds Creek and make recommendations for protection or interpretation.

All sources of information written or oral shall be fully documented including sources of information. For source material privately held, the name and address of the owner should be given, with the owner’s consent.

3 PROJECT METHODOLOGY

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Debbie Payne

The project manager, Debbie Payne (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.
Project Brief

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

**Project Owner:** David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

### 4.2 Project Deliverables

The anticipated outputs are:

- A report on which buildings should be included in the Heritage Overlay (precinct or individual) and why they should be included along with a statement of significance for each heritage place or precinct. In addition, justification must be provided for revised building gradings.
- A database which includes all the listed buildings and which can be used by the Council for future studies.

All reports should be in a format compatible with Microsoft Word. Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne’s systems.

The consultant will provide at least one photograph in digital format (e.g. JPEG compatible with CoMPASS (ArcGis)) clearly depicting each building.

#### 4.2.1 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

#### 4.2.2 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task is to do the research, assessment, data entry and creation of statements of significance for those places identified to be of potential cultural significance and considered worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

#### 4.2.2.1 Assessment of cultural significance

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment
Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

Gradings are to be consistent with those currently used outside the Capital City Zone.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria\(^1\) are to be used to identify the significance of the place:

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Importance in exhibiting particular aesthetic characteristics.
- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- through the Statement of Significance;
- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

4.2.2.2 Heritage Places Database
The documentation for all identified places shall be entered into an electronic database – format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented.

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\(^1\) HERCON criteria taken from the Heritage Victoria Model Consultants Brief for Heritage Studies (January 2010)
4.2.2.3 Mapping
All identified places of cultural significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client in a compatible format to the City of Melbourne’s systems.

4.2.3 Recommendations for Statutory Controls
The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include:

The information for each place in accordance with the table below arranged in alphabetical order by address and locality:

<table>
<thead>
<tr>
<th>NAME OF HERITAGE PLACE &amp; LOCATION</th>
<th>RECOMMENDED FOR VICTORIAN HERITAGE REGISTER</th>
<th>RECOMMENDED FOR HERITAGE INVENTORY</th>
<th>RECOMMENDED FOR PLANNING SCHEME</th>
<th>OTHER RECOMMENDATION</th>
</tr>
</thead>
</table>

4.2.4 Draft Schedule to the Heritage Overlay
For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay.

4.2.5 Draft Statements of Significance
Each building identified as individually significant shall have a Statement of Significance.

4.2.6 Materials & Database
The consultant shall supply the City of Melbourne with: -

4.2.6.1 A report which includes:
- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation.
- The table of places recommended for statutory protection as per attachment 1 of the brief.
- The draft Schedule to the Heritage Overlay as per 4.2.3.2 of the brief.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance as identified in 4.2.3.4 above.
Project Brief

- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

4.2.6.2 Planning Scheme base map(s) showing the location of all places of cultural significance (marked with a polygon) which are recommended for statutory protection

4.2.6.3 The Heritage Places Database (HPD) populated with data as per the requirements of 4.2 above.

5 SUBMISSION REQUIREMENTS & PROJECT BUDGET

5.1 Submission requirements

Written quotes are required which will include the following:

- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;

- Details of the consultants relevant experience and qualifications;

- Hourly rates for each person to be involved in the project;

- Total fee for completion of the project (inclusive of disbursements). The fee proposal should include a breakdown of the fees for the respective tasks that are indicated in the brief. The fee (including disbursements), cannot be exceeded without prior written authority from Council;

- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and

- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers’ liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

This project is to be completed by Wednesday 21 December 2011. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times.
5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) will be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Wednesday 28 September 2011. Submissions can be sent to:

Robyn Hellman
Coordinator - Local Policy Team
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

robyn.hellman@melbourne.vic.gov.au
Phone: 03 9658 8696

ATTACHMENT 1
Arden Macaulay Precinct Properties List

ATTACHMENT 2
Victoria Planning Provisions Practice Note – Applying the Heritage Overlay
The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's Register of the National Estate.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the National Trust Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the Register of the National Estate (except Commonwealth places) or on the National Trust Register of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- **Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- **Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- **Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- **Criterion D:** its importance in demonstrating the principal characteristics of:
  - (i) a class of Australia's natural or cultural places; or
  - (ii) a class of Australia's natural or cultural environments
- **Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- **Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- **Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- **Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.
Drafting the heritage overlay schedule
The example of a Heritage Overlay schedule, shows how the schedule is used.

**WHAT IS A HERITAGE PLACE?**
A heritage place 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. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

**WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?**
In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

**STREET NUMBERS AND LOCATION DESCRIPTIONS**
Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

**HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?**
There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

**APPLYING EXTERNAL PAINTING CONTROLS**
Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a ‘yes’ in the External Paint Controls Apply? column.

**APPLYING INTERNAL ALTERATIONS CONTROLS**
The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a ‘yes’ in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

**APPLYING TREE CONTROLS**
The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a ‘yes’ in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note Vegetation Protection in Urban Areas for alternative methods of vegetation protection.

**How should places on the Victorian Heritage Register be treated in the schedule?**
Under Clause 43.01-3, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the Victorian Heritage Register should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven (‘Included on the Victorian Heritage Register …’) the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

The Government Buildings Register was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the Victorian Heritage Register. If there is any uncertainty about which places were transferred to the Victorian Heritage Register, contact Heritage Victoria. A new register number will also apply to these places.

**Allowing a prohibited use of a heritage place**
Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a ‘yes’ in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.
Aboriginal heritage places
Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the Archaeological and Aboriginal Relics Preservation Act 1972 and the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984 also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?
Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?
As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?
The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment). However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places
All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the Victorian Heritage Register. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.
Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

<table>
<thead>
<tr>
<th>PS Map Ref</th>
<th>Heritage Place</th>
<th>External Paint Controls Apply?</th>
<th>Internal Alteration Controls Apply?</th>
<th>Tree Controls Apply?</th>
<th>Are there outbuildings or fences which are not exempt under Clause 43.01-4?</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 1995?</th>
<th>Prohibited uses may be permitted?</th>
<th>Name of Incorporated Plan under Clause 43.01-2</th>
<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO1</td>
<td>House</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td></td>
<td>1 Albert Street, Belmont</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>HO2</td>
<td>Athol House</td>
<td></td>
<td>no</td>
<td>no</td>
<td>yes Ref No H456</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td></td>
<td>57 Albert Street, Belmont</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HO3</td>
<td>Jones Foundry</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td></td>
<td>4 William Street, Breakwater</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>HO4</td>
<td>Moreton Bay Fig Tree</td>
<td>no</td>
<td>no</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
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<tr>
<td></td>
<td>26 Bryant Street, Ceres</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.</td>
<td></td>
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<tr>
<td>HO5</td>
<td>House</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>yes front fence</td>
<td>no</td>
<td>no</td>
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<td>no</td>
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<td>13 Albert Street, Geelong</td>
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<td></td>
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<td></td>
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<tr>
<td>HO6</td>
<td>Bay Villa</td>
<td>yes</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td></td>
<td>122 Middle Street, Geelong</td>
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<td></td>
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</tr>
<tr>
<td>HO7</td>
<td>Barwon River Bridge</td>
<td></td>
<td>no</td>
<td>no</td>
<td>yes Ref No H789</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
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<td></td>
<td>Station Street, Geelong</td>
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<tr>
<td>HO8</td>
<td>William Street Precinct</td>
<td></td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
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<td>William Street, Geelong</td>
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<tr>
<td>HO 9</td>
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135 - 137 Racecourse Road KENSINGTON VIC 3031
43 Bruce Street KENSINGTON VIC 3031
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2 Boundary Road NORTH MELBOURNE VIC 3051
329 Arden Street NORTH MELBOURNE VIC 3051
2, 50 Elizabeth Street KENSINGTON VIC 3031
52 - 112 Elizabeth Street KENSINGTON VIC 3031

Block bounded by Munster Terrace, Miller Street, Queensberry Street and Laurens Street
Project Brief

Review of heritage graded buildings in the City North Precinct

Project Owner
David Mayes

Project Manager
Melanie Hearne

Date Updated
Friday, 10 August 2018
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1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the City North Structure Plan area warrant heritage protection under the Melbourne Planning Scheme.

The aim of the City North Structure Plan is to create a prosperous and liveable central city precinct which integrates the research, medical and educational institutions. The vision is for a vibrant, active precinct with a diverse mix of users. There will be an increase in density and changes of use and this future growth and development must respect the heritage of the precinct.

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that buildings with heritage significance are protected during a time of growth and change.

2 PROJECT DEFINITION

2.1 Project Objective(s)

To review the current heritage grading of, or to determine a heritage grading for, all buildings on the attached list (attachment 1).

- To determine which buildings and precincts warrant heritage protection.
- Where the building is within an individual building precinct, recommend whether the building still warrants heritage protection; and
- Where the precinct includes more than one building, recommend whether the boundary of the precinct should be amended, ie whether protection of all the buildings as a precinct is warranted and/ or whether other buildings should be included in the precinct.

The information collated should be:
- Documented in a report detailing the (revised) gradings, listings and precinct details;
- Entered into a new database – format to be provided by the City of Melbourne; and
- Incorporate all necessary information, including Statements of Significance for all individual buildings and precincts, and photographs of the recommended places.

2.2 Background

2.2.1 Council/municipality

The City of Melbourne covers 36.6 square kilometres (refer to figure 1).
2.2.2 Study Area

The study area comprises of the City North Precinct, which is the area of the City North Structure Plan. See figure 2, below.

Figure 2: The City North Precinct study area
Project Brief

2.2.3 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- North and West Melbourne Conservation Study, Graeme Butler 1983;
- Carlton, North Carlton, and Princes Hill Conservation Study Nigel Lewis and Associates 1984;
- North and West Melbourne Heritage Review, Allom Lovell 2002; and

2.2.4 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne's historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.5 Municipal Strategic Statement Review

Council's Planning Scheme audit in 2009 identified gaps in Council's heritage provisions including the need to review:

- the local policies on heritage, especially in light of the need for higher densities and the re-use of existing stock integrating ESD principles; and,
- planning protection for currently unprotected buildings that should be included in the heritage overlay.

In response to the first point, Council is developing a thematic environmental history and associated heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage protection provisions in the City.

In relation to the second point, this project will make recommendations for heritage protection for buildings in the City North precinct. In addition, Council has recently undertaken a similar process in reviewing unprotected heritage graded buildings in the Central City Heritage Review.

2.2.6 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay

This practice note should be used in the preparation of a Planning Scheme Amendment. This guide is included in Attachment 2.
2.3 Current Policy

Council policy has increasingly placed emphasis on the need for integration between economic, social and environmental aspects of development to deliver sustainable development.

The built environment from specific historical periods is a finite asset. Council has a key role in ensuring the conservation and continued active use of built heritage so that it may be enjoyed by future generations. Avoiding neglect and loss of built heritage and promoting the efficient use and re-use of land and buildings, are two ways in which the planning system can contribute towards sustainable development.

2.4 Project Scope

Tasks required to complete this project include:

- Inspect, research and review the listed properties and make recommendations for protection under the Heritage Overlay. When undertaking field work should the consultant become aware of any building of potential significance that is not on the list, such building should with the agreement of the Project Manager, be included in the Study.
- Make recommendations as to whether the property should be included in an existing heritage overlay precinct or a new precinct and/or if it is significant in its own right and provide a statement of significance accordingly. Include a photograph of all properties recommended for protection.

All sources of information written or oral shall be fully documented including sources of information. For source material privately held, the name and address of the owner should be given, with the owner’s consent.

3 PROJECT METHODOLOGY

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.
4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Melanie Hearne

The project manager, Melanie Hearne (Strategic Planner) will provide day-to-

day supervision and support to the consultant and consultant team. The

consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to

the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable

for its overall success.

4.2 Project Deliverables

The anticipated outputs are:

• A report on which buildings should be included in the Heritage Overlay

  (precinct or individual) and why they should be included along with a

  statement of significance for each heritage place or precinct. In addition,

  justification must be provided for revised building gradings.

• A database which includes all the listed buildings and which can be used by

  the Council for future studies.

All reports should be in a format compatible with Microsoft Word. Photographs,

maps and drawings shall be of a suitable quality to enable reproduction. One

hard copy final report is to be supplied and one electronic copy. All statements

of significance, photographs and other data shall be provided in a compatible

format to the City of Melbourne’s systems.

The consultant will provide at least one photograph in digital format (eg JPEG

compatible with CoMPASS (ArcGis)) clearly depicting each building.

4.2.1 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the

client. This Plan shall set out an agreed timetable and payment schedule with

related milestones.

4.2.2 Research, assessment, and data-entry for places of Post-Contact

cultural significance

This task is to do the research, assessment, data entry and creation of

statements of significance for those places identified to be of potential cultural

significance and considered worthy of future conservation.
If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

4.2.2.1 Assessment of cultural significance
Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

Gradings are to be consistent with those currently used in the Capital City Zone.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria are to be used to identify the significance of the place:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation on the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style
- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- through the Statement of Significance;
- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

4.2.2.2 Heritage Places Database
The documentation for all identified places shall be entered into an electronic database – format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented.
Project Brief

4.2.2.3 Mapping
All identified places of cultural significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client in a compatible format to the City of Melbourne’s systems.

4.2.3 Recommendations for Statutory Controls
The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include:

The information for each place in accordance with the table below arranged in alphabetical order by address and locality:

<table>
<thead>
<tr>
<th>NAME OF HERITAGE PLACE &amp; LOCATION</th>
<th>RECOMMENDED FOR VICTORIAN HERITAGE REGISTER</th>
<th>RECOMMENDED FOR HERITAGE INVENTORY</th>
<th>RECOMMENDED FOR PLANNING SCHEME</th>
<th>OTHER RECOMMENDATION</th>
</tr>
</thead>
</table>

4.2.4 Draft Schedule to the Heritage Overlay
For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay.

4.2.5 Draft Statements of Significance
Each building identified as individually significant shall have a Statement of Significance.

4.2.6 Materials & Database
The consultant shall supply the City of Melbourne with:

4.2.6.1 A report which includes:
- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation.
- The table of places recommended for statutory protection as per attachment 1 of the brief.
- The draft Schedule to the Heritage Overlay as per 4.2.3.2 of the brief.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance as identified in 4.2.3.4 above.
Project Brief

- The study brief.

All terminology shall be consistent with Council’s policy Clause 22.05 Heritage Places outside the Capital City Zone.

4.2.6.2 Planning Scheme base map(s) showing the location of all places of cultural significance (marked with a polygon) which are recommended for statutory protection.

4.2.6.3 The Heritage Places Database (HPD) populated with data as per the requirements of 4.2 above.

5 SUBMISSION REQUIREMENTS & PROJECT BUDGET

5.1 Submission requirements

Written quotes are required which will include the following:

- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;

- Details of the consultants relevant experience and qualifications;

- Hourly rates for each person to be involved in the project;

- Total fee for completion of the project (inclusive of disbursements). The fee proposal should include a breakdown of the fees for the respective tasks that are indicated in the brief. The fee (including disbursements), cannot be exceeded without prior written authority from Council;

- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and

- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers’ liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

This project is to be completed by 30 June 2011. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times.

M CITY OF MELBOURNE
Project Brief

5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) will be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Thursday 7 April 2011. Submissions can be sent to:

Melanie Hearne
Local Policy Team
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Melanie.hearne@melbourne.vic.gov.au
Phone: 03 9658 9072

ATTACHMENT 1
City North Precinct Graded Properties List

ATTACHMENT 2
Victoria Planning Provisions Practice Note – Applying the Heritage Overlay
The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission’s Register of the National Estate.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the National Trust Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values. Places listed on the Register of the National Estate (except Commonwealth places) or on the National Trust Register of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission’s assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission’s eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A: its importance in the course, or pattern, of Australia’s natural or cultural history
- Criterion B: its possession of uncommon, rare or endangered aspects of Australia’s natural or cultural history
- Criterion C: its potential to yield information that will contribute to an understanding of Australia’s natural or cultural history
- Criterion D: its importance in demonstrating the principal characteristics of:
  (i) a class of Australia’s natural or cultural places; or
  (ii) a class of Australia’s natural or cultural environments
- Criterion E: its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F: its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G: its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H: its special association with the life or works of a person, or group of persons, of importance in Australia’s natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure’s 1991 publication, Local Government Heritage Guidelines. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.
Drafting the heritage overlay schedule
The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?
A heritage place 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. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?
In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

STREET NUMBERS AND LOCATION DESCRIPTIONS
Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obsecure location descriptions if possible.

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?
There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS
Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS
The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

APPLYING TREE CONTROLS
The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note Vegetation Protection in Urban Areas for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?
Under Clause 43.01-3, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the Victorian Heritage Register should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the Victorian Heritage Register...') the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

The Government Buildings Register was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the Victorian Heritage Register. If there is any uncertainty about which places were transferred to the Victorian Heritage Register, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place
Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.
Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the Archaeological and Aboriginal Relics Preservation Act 1972 and the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984 also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control.

(See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the Victorian Heritage Register. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

<table>
<thead>
<tr>
<th>PS Map Ref</th>
<th>Heritage Place</th>
<th>External Paint Controls Apply?</th>
<th>Internal Alteration Controls Apply?</th>
<th>Tree Controls Apply?</th>
<th>Are there outbuildings or fences which are not exempt under Clause 43.01-4?</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 1995?</th>
<th>Prohibited uses may be permitted?</th>
<th>Name of Incorporated Plan under Clause 43.01-2</th>
<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO1</td>
<td>House</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td></td>
<td>1 Albert Street, Belmont</td>
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<td></td>
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<tr>
<td>HO2</td>
<td>Athol House</td>
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<td>no</td>
<td>no</td>
<td>yes Ref No H456</td>
<td>yes</td>
<td>no</td>
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<td>no</td>
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<td></td>
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<td>HO3</td>
<td>Jones Foundry</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>yes</td>
<td>no</td>
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<tr>
<td></td>
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<td>HO4</td>
<td>Moreton Bay Fig Tree</td>
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<td>no</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
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<tr>
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<td>26 Bryant Street, Ceres</td>
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<tr>
<td></td>
<td>The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.</td>
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<td>HO5</td>
<td>House</td>
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<td>13 Albert Street, Geelong</td>
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<td>HO6</td>
<td>Bay Villa</td>
<td>yes</td>
<td>yes</td>
<td>no</td>
<td>no</td>
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<td>no</td>
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<td>HO9</td>
<td>Mount Rothwell Stone Arrangement</td>
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<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>Mount Rothwell Station</td>
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<tr>
<td></td>
<td>Little River-Ripley, Little River</td>
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<td>GRADING</td>
<td>STREETCAP</td>
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<td>100066 100-104 A'Beckett Street MELBOURNE VIC 3000</td>
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109842 Central Club Hotel, 240-248 Victoria Street, NORTH MELBOURNE VIC 3051  
2 HO27 51-65 Cardigan St, Carlton  
2 HO3 North & West Melbourne Precinct  
3 HO62 614-618 Elizabeth St, Carlton  
2 HO461 Residence, 62 Capel Street, West Melbourne  
2 HO3 North & West Melbourne Precinct  
2 HO461 Residence, 62 Capel Street, West Melbourne  
2 HO461 Residence, 62 Capel Street, West Melbourne  
3 HO291 56-64 Courtney St, North Melbourne  
3 HO116 Former No 3 Carlton Fire Station, 650-656 Swanston St, Carlton  
3 HO115 Former No 3 Carlton Fire Station, 650-656 Swanston St, Carlton  
3 HO44 656-658 Elizabeth St, Carlton  
3 HO3 North & West Melbourne Precinct  
2 HO461 Residence, 62 Capel Street, West Melbourne  
2 HO28 71 Cardigan St, Carlton  
1 HO496 Queen Victoria Market, Victoria St, Melbourne HO7  
2 HO3 North & West Melbourne Precinct  
3 HO115 Former No 3 Carlton Fire Station, 650-656 Swanston St, Carlton  
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3 HO54 708 Elizabeth St, Carlton  
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3 HO3 North & West Melbourne Precinct  
2 HO28 71 Cardigan St, Carlton  
3 HO36 722 Elizabeth St and 257 Grattan Street Carlton  
2 HO664 Currie and Richards Warehouse, 79-81 Franklin Street, Melb  
3 HO3 North & West Melbourne Precinct  
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109359 College Square on Swanston78-804 Swanston Street CARLTON VIC 3053
109359 College Square on Swanston78-804 Swanston Street CARLTON VIC 3053
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102942 Flagstaff Gardens309-311 William Street WEST MELBOURNE VIC 3003
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104103 Mac's Hotel34-38 Franklin Street MELBOURNE VIC 3000
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108118 Queen Victoria MarketPeel Street MELBOURNE VIC 3000
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108118 Queen Victoria MarketPeel Street MELBOURNE VIC 3000
108318 Redback Brewery Hotel75-79 Flemington Road NORTH MELBOURNE VIC 3051
103276 Royal Artillery Hotel85-861 Elizabeth Street MELBOURNE VIC 3000
108118 Shed AQueen Victoria MarketPeel Street MELBOURNE VIC 3000
108118 Shed BQueen Victoria MarketPeel Street MELBOURNE VIC 3000
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108118 Shed MQueen Victoria MarketPeel Street MELBOURNE VIC 3000
104095 Stargate Apartments114-122 Franklin Street MELBOURNE VIC 3000
108118 Substation 70-74 Therry Street MELBOURNE VIC 3000
108118 Substation 70-74 Therry Street MELBOURNE VIC 3000
545533 Toilet Opposite 286 Queensberry Street, MELBOURNE VIC 3000
111415 Toilet Opposite 475-511 Swanston Street MELBOURNE VIC 3000
104668 University of Melbourne156-292 Grattan Street PARKVILLE VIC 3010
104668 University of Melbourne156-292 Grattan Street PARKVILLE VIC 3010
109829 Victoria Hotel312-316 Victoria Street NORTH MELBOURNE VIC 3051

3 HO807 144-146 Queensberry St, Carlton
3 HO117 784-786 Swanston St, Carlton
2 HO117 784-786 Swanston St, Carlton
2 HO117 784-786 Swanston St, Carlton
1 HO793 Flagstaff Gardens, King St, Melbourne
0 HO793 Flagstaff Gardens, King St, Melbourne
0 HO793 Flagstaff Gardens, King St, Melbourne
0 HO793 Flagstaff Gardens, King St, Melbourne
0 HO97 128-140 Queensberry St, Carlton
0 HO663 Mac's Hotel, 34-36 Franklin Street, Melbourne
1 HO496 Queen Victoria Market, Victoria St, Melbourne H07
3 HO93 Former Primary School No. 2365 224 Queensberry St, Carlton
3 HO110 625-629 Swanston St, Carlton
3 HO110 625-629 Swanston St, Carlton
2 H01 Carlton Precinct.
1 HO496 Queen Victoria Market, Victoria St, Melbourne H07
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1 HO496 Queen Victoria Market, Victoria St, Melbourne H07
1 HO496 Queen Victoria Market, Victoria St, Melbourne H07
3 HO496 Queen Victoria Market, Victoria St, Melbourne H07
3 HO7 Queen Victoria Market, Victoria St, Melbourne H07
3 HO7 Flagstaff Gardens, King St, Melbourne
3 HO29 Cast Iron Urinal, Queensberry Street - North Side, East of Eli
0 HO911 Tramway Signal Cabin, Waiting Shelter & Convenience, Swan
2 HO323 Ormond College, The University of Melbourne, 29-35 College
1 HO323 Ormond College, The University of Melbourne, 29-35 College
2 HO299 Ornamental Tramway Overhead Poles, Peel St, North Melb.