



Boroondara Heritage Action Plan

Adopted by Council: 2 May 2016

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1. Introduction

Historic buildings, places and objects contribute to the community's sense of pride and identify. They enrich the character of the City and provide a tangible link to the past. Council is committed to celebrating the City's history and ensuring historic places are protected for future generations.

The purpose of this Heritage Action Plan is to guide Council's heritage work program, particularly as it relates to the identification, protection, management and promotion of the City's heritage assets.

The Action Plan has been developed in accordance with Heritage Victoria's *Local Government Heritage Strategies Information Guide, 12 March 2010* which recommends using the following four themes to help identify issues and opportunities for heritage planning in the City:

- **Knowing** - identification, assessment and documentation of heritage place
- **Protecting** - statutory protection, policy development, appropriate management
- **Supporting** - assistance, advice and incentives to help conserve heritage places
- **Communicating and Promoting** - measures to raise awareness and appropriate of the heritage of the area

Key recommendations of the Action Plan include:

- **Suburb-wide heritage studies** - Complete and implement heritage reviews and gap studies for all of Boroondara's suburbs in order to close the gaps in the City's heritage overlays
- **Assessment of individual properties** - Develop a program of proactive heritage assessments of potentially individually significant properties while the suburb-wide studies and associated planning scheme amendments are in progress
- **Heritage interpretation** - Prepare a *Heritage Interpretation and Communications Strategy* to guide Council's program of interpretive signs, plaques, walks and other promotional activities
- **Design guidelines** - Prepare a consolidated set of heritage design guidelines to assist planning permit applicants
- **Staff training** - Implement internal training about heritage conservation and the City's Indigenous and European history
- **Heritage grants** - Develop a trial heritage grants program for minor restoration works to commercial heritage properties
- **Access to heritage information** - Improve access to information about the City's history and heritage places via Council's website and, potentially, through mobile technologies

2. Policy Context

This Heritage Action Plan has been informed by the following Commonwealth, State and Local policies and strategies:

Victorian State Government

- *Victorian Heritage Act 1995*
- *Aboriginal Heritage Act 2006*
- *Planning and Environment Act 1987*

Boroondara City Council

- *Out Boroondara - Our City, Our Future*
- *"Vision into Reality" Council Plan 2010-2015*
- *Bluestone Policy - Kerbs, Channels and Laneways 2010*
- *Recognising Indigenous Culture and Heritage Policy 2009 - 2013*
- *Arts and Culture Strategy 2008 - 2013*
- *Town Hall Gallery Acquisition Policy 2007*
- *Plaques Policy 2008*
- *Library Collection Development Policy 2008*
- *Boroondara Open Space Strategy 2013*

Boroondara Planning Scheme

- *State Planning Policy Framework, particularly Clause 15 - Built Environment and Heritage*
- *Municipal Strategic Statement, particularly Clause 21.05 - Heritage, Landscapes and Urban Character*
- *Local Planning Policy Framework, particularly Clause 22.05 - Heritage Policy*

3. Methodology

The scope and format of this Action Plan was informed by Heritage Victoria's *Local Government Heritage Strategies Information Guide*, 12 March 2010.

The following activities were undertaken to identify issues and opportunities:

- Audit of previous Council heritage studies in terms of scope and level of implementation
- Review of relevant State Government (Heritage Victoria) and National Trust heritage studies
- Review of the *Boroondara Thematic Environmental History*
- Investigation of previous and current heritage communication and interpretive projects
- Involvement of relevant Council staff through informal discussion and review of the draft Action Plan

4. Purpose of the Heritage Action Plan

The purpose of the *Boroondara Heritage Action Plan* is to:

- Identify positive heritage measures already employed by the organisation
- Identify opportunities to improve the protection, management and promotion of the City's heritage assets (including public and private buildings, parks, gardens, public spaces, objects and other features)
- Identify and prioritise the organisation's future heritage work program

5. Aims of the Heritage Action Plan

The *Boroondara Heritage Action Plan* aims to:

- Ensure the identification, protection and management of the City's heritage assets re-enforces the identity of the City and community and reflects the municipality's history and pattern of development
- Increase community knowledge and appreciation of the City's history, historic buildings, places and objects
- Support community members and community groups to conserve and promote the City's history and heritage places and objects
- Increase community awareness and adoption of best practice heritage conservation techniques

6. Achievements and Challenges

6.1. Achievements

The City of Boroondara has completed a range of heritage studies and history projects since the organisation was created out of the former Cities of Kew, Hawthorn and Camberwell. Achievements to date include:

Knowing

- Completion of **area based heritage studies and reviews** by the City's of Kew, Camberwell, Hawthorn and Boroondara
- Completion of a number of **heritage assessments of parks and gardens** to inform future master planning
- Completion of numerous **individual heritage assessments**
- Completion of the ***Boroondara Thematic Environmental History***
- Completion of an ***Indigenous Heritage Study***
- Development and implementation **standard criteria for assessing places of cultural heritage significance**, as adopted by the Heritage Council on 7 August 2008 but modified for the local context.

Protection

- Inclusion of properties in a **heritage overlay**
- Inclusion of a **local Heritage Policy** in the Boroondara Planning Scheme which provides a strong basis for decision making
- **Standardisation** of the previous **heritage grading** systems from the former Cities of Kew, Hawthorn and Camberwell into "significant", "contributory" and "non-contributory"
- Development and use of a **Heritage Information Sheet** for planning permit applicants
- Identification and protection of **historic and culturally significant trees** through Local Law 1F and the implementation of the *City of Boroondara Significant Tree Study 2001*
- Maintenance of **Local Government History Collections** containing objects relating to the history of the municipality and the council (i.e. the City of Boroondara and the former Cities of Kew, Camberwell and Hawthorn)
- Conservation and **restoration** of the **Kew Court House** and the **Camberwell Town Hall**
- Preparation and implementation of the ***Bluestone Policy - Kerbs, Channels and Laneways 2010*** which sets out standards and requirements for the protection of bluestone infrastructure as a part of public road works
- Implementation of an **internal Section 29A referral process** to ensure places of possible heritage value are assessed prior to issuing report and consents for demolition.

Supporting

- Provision of a free **Heritage Advisory Service** through employment of a heritage advisor 1 day a week who provides advice to the Statutory Planning Department, planning permit applicants, prospective applicants and the general community.

- Provision of **assistance to various historical societies** with the digitisation and conservation of historic documents and objects

Communicating and Promoting

- Provision of heritage property information via the online **Boroondara Heritage Property Database**
- Entry of the majority of the City's heritage studies into Heritage Victoria's Heritage Management Electronic System (**HERMES**)
- Provision of **access to historic photographs online** via Council's library catalogue and other external websites - e.g. PictureAustralia
- Maintenance of the **Town Hall Gallery Database** which provides information about the historic objects in Council's collections
- Translation of Council's ***Schedule of Gradings in Heritage Precincts (2006)*** text based document into the ***Schedule of Gradings Map*** and associated Geographic Information Systems (GIS) layer to improve internal access to the correct grading of properties in heritage precincts
- Inclusion of **Heritage Walks** within Council's "Walking Brochure" and on Council's website
- Exhibition of **historic objects** relating to the history of Boroondara City Council in Council's public buildings
- Administration of regular **exhibitions** at the **Hawthorn Town Hall Gallery** related to the history of the City
- Provision of information on **Council's website** about the history of Boroondara, local history resources, current heritage studies and amendments and planning permit application guidelines
- Installation of heritage plaques on buildings and footpaths throughout the City which are linked to an online **Local History Wiki** website
- Implementation of a **Plaques Policy** to guide decision making about the installation of new historic markers
- Progressive installation of **interpretive signs** in the City's **historic parks and gardens**
- Provision of **talks and information sessions** about the history of Boroondara and family history research techniques
- Publication of a variety of **local histories** about different themes
- Maintenance of a library of **oral histories** on tape
- Inclusion of a "**heritage conservation**" category in Council's **Urban Design Awards**
- Provision of **assistance to the Hawthorn Historical Society - Friends of Wurundjeri Gardens** with the ongoing maintenance and promotion of the indigenous plant and food garden.

6.2. Challenges

In preparing this Action Plan, a number of issues were identified which impact on Council's capacity to achieve its heritage objectives. These challenges include:

Knowing

- **Closing the gaps** in Council's knowledge of the City's heritage places, especially for post-WWII buildings, features and structures
- Managing Council's response to **ad-hoc community requests** for heritage assessments of individual properties and places, including parks, gardens and the public realm
- **Documenting the City's Indigenous history**, including pre and post-settlement stories
- Enhancing **organisational knowledge** about the history of the municipality and the conservation and management of City's heritage places and objects

Protecting

- **Closing the gaps** in the City's **heritage overlays**, particularly in relation to post-WWII places and heritage properties and precincts identified for protection in previous heritage studies and in the *Boroondara Thematic Environmental History*
- Ensuring significant **public and private gardens** are identified and protected where relevant
- **Protecting** potentially significant heritage buildings currently outside a heritage overlay **from demolition**
- **Correcting errors** in the City's existing heritage overlays and *Schedule of Gradings Map*
- **Removing unnecessary permit requirements** where appropriate
- Ensuring heritage planning permit assessments are informed by **up to date, accurate and comprehensive information** about the heritage significance of the place
- Ensuring public works **conserve and enhance the City's heritage assets**
- Ensuring Council complies with the requirements of the **Aboriginal Heritage Act 2006**
- **Managing the relationship** between heritage conservation and other Council and State Government objectives such as ecologically sustainable design principles, public infrastructure provision, Disability Discrimination Act 1992 compliance and open space, ecologically sustainable design and activity centre policies and principles
- Protecting Council's collection of **historic architectural drawings and plans**

Supporting

- **Assisting historical societies, "friends of" groups, museums and other heritage related organisations** to remain sustainable and relevant in terms of membership and activities and community consultation
- Assisting community members to fulfil their interest in **researching the history of their house and family**
- Supporting developers and land owners to achieve **appropriate restoration and conservation outcomes** to heritage places

- Ensuring Council's **Heritage Advisory Service keeps up with demand** as additional properties and precincts are included in the heritage overlay
- Ensuring **Council staff** have access to **training** relating to indigenous cultural heritage places, post-contact heritage architecture and heritage assessment and restoration processes

Communicating and Promoting

- Enhancing **access to information** about the City's history, heritage places and historical resources, especially online and via new mobile technology
- Enhancing **community awareness of best practice conservation techniques**
- Increasing **community awareness of the City's history**, especially the City's indigenous history
- Increasing **community awareness** about the requirements of the ***Aboriginal Heritage Act 2006***
- Developing a consistent and strategic approach to the implementation of **interpretive programs** such as the installation of plaques and signs and the development of heritage brochures
- Increasing **community awareness** of existing **funding opportunities** for conservation works and promotional projects
- Ensuring important aspects of the City's history are **documented and promoted** for the benefit of future generations
- Ensuring heritage databases used by Council are kept up to date, including Heritage Victoria's Heritage Management Electronic System (**HERMES**)

7. Implementation

Productive partnerships are critical to ensuring the City's heritage places continue to be valued and protected. Council works with a range of stakeholders such as Heritage Victoria, the National Trust, historical societies, community groups, land owners and residents to identify, protect, manage and promote the City's history and historic buildings and features.

Within Council, a number of different departments are involved in delivering Council's heritage commitments. Figure 1 below sets out which departments are responsible for different heritage functions and projects.

Figure 1 - Council Departmental Responsibilities

Theme	Implementation Task	Strategic Planning	Statutory Planning	Env & Sust Living	Parks & Gardens	Projects & Strategy	Library Services	Arts & Culture	Traffic & Eng.	Asset Manag.
Knowing	Heritage studies and assessments	✓								
Protecting	New heritage overlays	✓								
	Heritage Policy and Schedule of Gradings Map	✓	✓							
	Conservation Management Plans			✓	✓	✓				
	Implementation of <i>Aboriginal Heritage Act 2006</i>		✓	✓	✓	✓				✓
	Conservation works to Council owned buildings and places			✓	✓	✓			✓	✓
	Incorporated Plans	✓	✓	✓	✓	✓				
	Historically significant trees	✓	✓	✓	✓	✓				
Supporting	Heritage Advisory Service		✓							
	Heritage Librarian Services						✓			
	Support historical societies, museums and other heritage related organisations	✓					✓	✓		
Communicating & Promoting	Boroondara Heritage Property Database	✓								
	Website content	✓					✓			
	Heritage brochures and guidelines	✓	✓				✓			
	Heritage Walks						✓	✓	✓	
	Interpretive Signs & Plaques	✓		✓	✓	✓	✓	✓		
	Historic collections, exhibitions and displays						✓	✓		

8. Action Plan

The Action Plan identifies initiatives to address the challenges listed in Section 6.2. The Action Plan identifies the Council department responsible for implementing the initiative and allocates a priority grading to each action.

To help allocate resources, projects have been prioritised on scale of "very high", "high" and "ongoing/as required". While the timing and implementation of all projects will be subject to Council's normal budget processes, the following timeframes provide a guide for how the Action Plan could be delivered:

- **Very High** - commence project **within 1 year** of adoption of the Heritage Action Plan
- **High** - commence project **within 2 years** of adoption of the Heritage Action Plan

9. Monitoring and Review

The Action Plan will be monitored every 2 years through preparation of a "Progress Report". This report should provide an overview of the actions completed to date and make recommended adjustments as required.

A full review of the Action Plan will be completed 5 years after its original adoption.

Very High

#	Action	Theme	Responsible Department
VH1	Complete the second stage of the <i>Surrey Hills and Canterbury Hill Estate Heritage Study</i> currently underway - i.e. assessment of places of potential individual heritage significance and additional heritage precincts south of Canterbury Road.	Knowing / Protecting	Strategic Planning
VH2	Prepare and implement a heritage study of Camberwell as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
VH3	Prepare and implement a heritage study of Canterbury as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
VH4	Prepare and implement a heritage study of Hawthorn as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
VH5	Prepare and implement a heritage study of Kew as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning

High

#	Action	Theme	Responsible Department
H1	Prepare and implement a heritage study of Kew East as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
H2	Prepare and implement a heritage study of Hawthorn East as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
H3	Prepare and implement a heritage study of Glen Iris as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
H4	Prepare and implement a heritage study of Ashburton as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning
H5	Prepare and implement a heritage study of Mont Albert as part of the municipal wide heritage	Knowing / Protecting	Strategic Planning

Ongoing / As Required

#	Action	Theme	Responsible Department
OAR1	Continue to use the "significant", "contributory", "non-contributory" grading system for properties within identified heritage precincts	Protecting	Strategic Planning
OAR2	Continue to implement a referral process to ensure sites of possible heritage significance are assessed by a heritage consultant prior to issuing report and consent to demolition under Section 29A of the <i>Building Act 1993</i>	Protecting	Strategic Planning / Building Services
OAR3	Continue to input heritage place information into Heritage Victoria's Heritage Management Electronic System (HERMES), particularly when heritage studies and citations are completed	Knowing	Strategic Planning
OAR4	Continue to provide public access to the Boroondara Heritage Property Database via Council's website	Knowing	Strategic Planning
OAR5	Take into account previous Council and State Government heritage studies as well as the Register of the National Trust when conducting heritage assessments or reviews	Knowing	Strategic Planning
OAR6	Consider the heritage significance of unmade and bluestone roads and laneways as a part of future area based heritage studies and update Council's <i>Bluestone Policy - Kerbs, Channels and Laneways 2010</i> if required.	Knowing	Strategic Planning / Infrastructure Services
OAR7	Continue to use the localised version of the Heritage Council of Victoria criteria dated 7 August 2008 when assessing heritage places for protection	Knowing	Strategic Planning
OAR8	Ensure Heritage Citations and Statements of Significance clearly identify the significant elements of the heritage place as well as the non-significant / non-contributory elements where appropriate	Protecting	Strategic Planning
OAR9	Undertake annual correctional planning scheme amendments that remove anomalies or errors in the heritage overlay	Protecting	Strategic Planning

#	Action	Theme	Responsible Department
OAR10	Continue to maintain the "Proposed Heritage Areas" Geographical Information System (GIS) layer which identifies properties proposed for inclusion in a heritage overlay.	Protecting	Strategic Planning
OAR11	Continue to request that the Minister for Planning apply interim Heritage Overlays to places under imminent threat of demolition in accordance with Council's internal process	Protecting	Strategic Planning
OAR12	Include publicly owned buildings and features, including historic parks, in a heritage overlays in accordance with the recommendations of Council's heritage studies	Protecting	Strategic Planning
OAR13	Continue to offer heritage advice about development proposals to the community members free of charge through Council's Heritage Advisory Service	Supporting	Statutory Planning
OAR14	Actively promote the Boroondara Heritage Property Database - e.g. in brochures, on Council's website and through the media	Communicating and Promoting	Strategic Planning
OAR15	Continue to collect, manage and exhibit the City's historic documents and objects, including Council's collection of historic architectural drawings and plans, as a part of Council's annual exhibition program	Communicating and Promoting	Arts and Culture / Library Services
OAR16	Undertake regular information sessions / training with relevant Council staff about the requirements of the <i>Aboriginal Heritage Act 2006</i>	Supporting	Strategic Planning
OAR17	Expand Council's Heritage Advisory Service beyond 1 day a week if required commensurate with any increase in planning permit applications in a heritage overlay	Supporting	Statutory Planning
OAR18	Undertake heritage assessments of the following buildings as a part of any future master planning for the associated parks or prior to commencing any buildings works on the site: <ul style="list-style-type: none"> • Canterbury Gardens Support Services - 2B Kendall Street, Canterbury • Canterbury Maternal and Child Health Care Centre - 2A Kendall Street, Canterbury • Cara Armstrong Kindergarten - 169 Rathmines Road, Hawthorn East 	Protecting	Parks and Gardens / Projects and Strategy
OAR19	Review the need to prepare Conservation Management Plans for Council buildings and facilities of historic significance prior to undertaking redevelopment or renovation works	Protecting	Projects and Strategy
OAR20	Prepare Incorporated Plans for public and privately owned heritage places as need arises	Protecting	Strategic Planning

#	Action	Theme	Responsible Department
OAR21	Actively promote funding opportunities for restoration, conservation or interpretation works to historical societies and owners and managers of heritage places	Supporting	Strategic Planning
OAR22	Implement a pro-active program of heritage assessments and Conservation Management Plans for historic parks and gardens in accordance with the priorities identified in the <i>Boroondara Open Space Strategy (BOSS)</i>	Protecting	Strategic Planning / Parks and Gardens / Environment and Sustainable Living
OAR23	Assess the heritage values of the public realm / open space and prepare heritage advice and / or Conservation Management Plans if required prior to commencing the master planning process	Protecting	Environment and Sustainable Living
OAR24	Continue to assist historical societies and history groups which operate in Boroondara with, amongst other things, identifying premises, developing and maintaining an online presence, accessing grants and funding and attracting and retaining volunteers	Supporting	Library Services / Strategic Planning
OAR25	Ensure heritage conservation is considered when Council policies and plans are produced	Protecting	All Departments
OAR26	Prepare and implement heritage controls to properties identified as 'individually significant' in the <i>Balwyn, Balwyn North and Deepdene Heritage Study</i>	Knowing/Protecting	Strategic Planning
OAR27	Explore opportunities to work with adjoining municipalities to deliver regular training to Council staff about the City's Indigenous culture and heritage, the management of places of Indigenous heritage significance and the requirements of the <i>Aboriginal Heritage Act 2006</i>	Protecting	Learning and Development
OAR28	Develop a <i>Heritage Interpretation And Communications Strategy</i> that, amongst other things: <ul style="list-style-type: none"> • Establishes design standards for plaques and other interpretive signs • Establishes a prioritised program of interpretive signs, walking tours and other activities aimed at promoting the City's history and heritage places • Reviews Council's existing Plaques Policy • Establishes a direction for the inclusion of plaques and interpretive signs as a part of Council's capital works projects • Identifies opportunities to capture and promote the community's 	Communicating and Promoting	Strategic Planning

#	Action	Theme	Responsible Department
	<p>knowledge about the City's history and heritage places</p> <ul style="list-style-type: none"> • Explores opportunities to use new mobile technology, such as smart phone applications ("apps"), to increase access to local heritage information • Includes an Action Plan of prioritised projects identifying costs and resources required for implementation 		
OAR29	Update Council's website to provide information about the requirements of the <i>Aboriginal Heritage Act 2006</i>	Communicating and Promoting	Statutory Planning
OAR30	Conduct a comprehensive review of current heritage overlay mapping to identify inaccuracies. Correct any errors through the planning scheme amendment process.	Protecting	Strategic Planning
OAR31	Prepare a suite of consolidated design guidelines for different building eras or themes (e.g. "front fences", "verandas" etc) to assist planning permit applicants implement best practice conservation practices where development is proposed in a Heritage Overlay	Supporting	Statutory Planning
OAR32	Engage a heritage expert to deliver training for Council staff about Council's heritage assets, heritage architecture and the assessment of planning permit applications in a heritage overlay	Protecting	Strategic Planning / Statutory Planning
OAR33	Trial a local heritage grants program for minor restoration works to commercial heritage buildings. Consider expanding the program to other types of heritage places if successful.	Supporting	Strategic Planning
OAR34	Explore opportunities to connect the Boroondara Heritage Property Database to Council's Geographic Information System	Knowing	Strategic Planning, Information Technology
OAR35	Develop an Archival Conservation Strategy that establishes a prioritised program of conservation and archival initiatives for Council's historic documents and objects, including Council's historic architectural plans and drawings	Protecting	Arts and Culture / Library Services / Corporate Information
OAR36	Review the structure and content of Council's online history and heritage web pages with the aim of improving usability and increasing access to research materials and heritage information	Communicating and Promoting	Strategic Planning / Arts and Culture / Library Services
OAR37	Explore opportunities to organise on-site interpretive walks with members of Wurundjeri in key areas of Indigenous cultural heritage - e.g. along the Yarra River	Communicating and Promoting	Parks and Gardens / Arts and Culture / Library Services

#	Action	Theme	Responsible Department
OAR38	Prepare a thematic study of significant private gardens, trees and landscape features in the City, including a review of historic trees in the schedule to the <i>Significant Tree Study</i> . Implement the Study by adding newly identified historically significant trees to the <i>Significant Tree Study</i> schedule and / or applying the "tree controls" provision of the Schedule to the Heritage Overlay where relevant (e.g. to historic gardens and other landscape features)	Knowing / Protecting	Strategic Planning
OAR39	Complete and implement a thematic study of sporting and recreation infrastructure and facilities which were not assessed and protected through other area-based studies.	Knowing / Protecting	Strategic Planning
OAR40	Complete and implement thematic studies of schools, churches and other community facilities and public places which were not assessed and protected through other area-based studies	Knowing / Protecting	Strategic Planning
OAR41	Prepare Statements of Significance for "significant" graded properties within heritage precincts to ensure assessment of development proposals to these properties is informed by a full understanding of the heritage values of the property	Knowing / Protecting	Strategic Planning