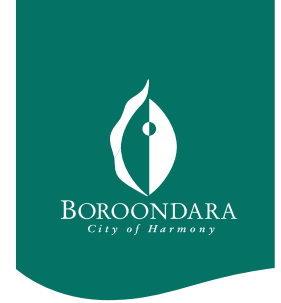


Heritage Overlays in Boroondara



The City of Boroondara has a rich and diverse history which has defined the character of the city and provides important insights into our community. This history can be seen in the City's historic properties and precincts, churches and parks that contribute to a high quality public realm. Council is committed to protecting the City's heritage assets through the Heritage Overlay. This information sheet answers some of the key questions you may have about the Heritage Overlay.

What is a Heritage Overlay?

The Heritage Overlay is a planning control that can be applied to properties that are determined to have heritage significance.

What is the purpose of a Heritage Overlay?

The purpose of the Heritage Overlay is to protect places of aesthetic, social or historical importance. The inclusion of properties in the Heritage Overlay helps to make sure that new development does not negatively impact on the heritage significance of the place or precinct.

To ensure heritage properties are protected, planning permission is required from Council to demolish, construct, alter or extend buildings and/or structures in the Heritage Overlay.

How is a Heritage Overlay introduced?

Before Council can introduce a Heritage Overlay, a heritage assessment or study needs to be prepared by a qualified heritage expert to identify properties that are of heritage significance.

Once this assessment has been completed, Council needs to make a change to its planning scheme to introduce the Heritage Overlay. This process is called a planning scheme amendment and involves consultation with affected property owners, occupiers, neighbours and stakeholders. For additional information on this process, visit:

www.boroondara.vic.gov.au/PSAprocess

How are heritage places graded?

Properties affected by the Heritage Overlay are listed individually or as part of a heritage precinct.

A heritage precinct is an area containing a number of heritage places that are historically related or share common characteristics. They are commonly a group of houses or shopping strips.

Heritage places in a heritage precinct are graded 'significant', 'contributory' or 'non-contributory'.

- Significant heritage places are of state, municipal or local cultural heritage significance that are individually important.
- Contributory heritage places contribute to the cultural heritage significance of a precinct. They are not considered to be individually significant, however, when combined with other heritage places they play an integral role in demonstrating the heritage significance of a precinct.
- Non-contributory heritage places have no identifiable cultural heritage significance, but exist within a wider heritage precinct. These properties are included in a Heritage Overlay to control the impact future development may have on the heritage significance of an area.

What does it mean if your property is in a Heritage Overlay?

If your property is included in the Heritage Overlay, you will require a planning permit for (but not limited to):

- Demolition
- Construction or extension of buildings
- Subdivision or consolidation of land
- Advertising signage
- Tree removal (if specified)
- Construction of a fence.

Different requirements may apply to your property depending on its heritage grading.

Council will assess the appropriateness of any proposed changes in the context of the heritage significance of the place or precinct.

For further information about what requires planning approval in the Heritage Overlay, visit: www.boroondara.vic.gov.au/when-do-i-need-a-planning-permit/heritage

How will Council assess proposals in the Heritage Overlay?

Council officers will assess a planning application against Council's Local Heritage Policy (Clause 22.05) and the Heritage Overlay (Clause 43.01) of the Boroondara Planning Scheme. In addition, Council officers will consider the following:

- The Statement of Significance and/or Heritage Citation for the site or precinct and/or the adopted heritage study.
- The heritage grading of the property (significant, contributory or non-contributory).

Council strongly encourages land owners and permit applicants to discuss your proposal with Council's Statutory Planning Department prior to committing to a project. For additional information on the planning permit application process, visit:

www.boroondara.vic.gov.au/planning

Is a planning permit always required in the Heritage Overlay?

Under the Heritage Overlay, a planning permit is not required to carry out routine maintenance and repairs which do not change the external appearance of the heritage place. For example, a weathered tile roof could be replaced with a new tile roof without the need for a planning permit. However, if the roof were to be replaced with a different material (e.g. metal) then a planning permit is required.

Other planning permit exemptions are set out at Clause 43.01 (Heritage Overlay) of the Boroondara Planning Scheme.

How do you apply for a planning permit?

For information about applying for a planning permit including the planning application form, visit: www.boroondara.vic.gov.au/making-a-planning-permit-application

Is property value considered when applying a Heritage Overlay?

The general experience with heritage controls is that the special qualities of identified heritage areas, when preserved over time through planning controls, are enhanced. Heritage areas often become highly sought after locations by people who value historical character and by people who know this character is protected

by planning scheme controls. However, there may be some circumstances where future development of a heritage site may be limited. This may affect a person's decision to purchase a property. The introduction of heritage controls will help ensure that the rate of change in an area is consistent with heritage values, reducing the likelihood of unsuitable development.

Property values may be influenced by the increased certainty a Heritage Overlay provides to a place or precinct, or conversely, a property's development potential. Applying the Heritage Overlay is principally about the identification and protection of heritage places and not impacts on property value.

Can buildings that are not in the Heritage Overlay be demolished?

Council has identified a large number of properties that may have heritage significance but are yet to be included in the Heritage Overlay. This includes places that:

- Were identified in previous heritage studies but for which no detailed heritage assessment has been undertaken to date.
- Are currently in the process of having the Heritage Overlay applied.
- Have been nominated by members of the community.

Council may not support an application to demolish (full or partial) a place that has been identified for heritage protection.

Please contact Council's Strategic Planning Department to find out whether your property is affected and what this means.

Where can I find further information?

Visit: www.boroondara.vic.gov.au

Speak to a Strategic Planning Officer about heritage assessments on **9278 4815**.

Speak to a Statutory Planning Officer about the planning application process on **9278 4888**.

For more information in your preferred language, call **9278 4444**.

National Relay Service (NRS):

Voice: **1800 555 660**

TTY: **1800 555 630**

Email: helpdesk@relayservice.com.au