

Heritage Overlay Fact Sheet

The City of Boroondara has a rich and diverse history which helps define the character of the City and provide an important insight into who we are as a community. This history is expressed in a range of historic buildings, parks and other features. These features are protected through the application of a Heritage Overlay. This Fact Sheet has been prepared to help the community understand the application of Heritage Overlays in the City of Boroondara.

What is a Heritage Overlay?

A Heritage Overlay is a town planning control contained within the Boroondara Planning Scheme (Clause 43.01). The control is applied to either individual heritage places or heritage precincts. The purpose of the Heritage Overlay is to conserve and enhance heritage places and to ensure that any development does not adversely affect the significance of a heritage place.

How are Heritage Places listed in a Heritage Overlay?

Heritage places in the Heritage Overlay are either listed individually or listed as part of a heritage precinct. Heritage places in a heritage precinct are graded either 'significant', 'contributory' or 'non-contributory'.

'Significant heritage places': are places of State, municipal or local cultural heritage significance that are individually important in their own right.

'Contributory heritage places': are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important however when combined with other heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

'Non-contributory heritage places': are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.



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

If your property is in a Heritage Overlay you may need to apply to Council for a planning permit to undertake development on the property. In a Heritage Overlay a planning permit is required from Council to (but not limited to):

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works including: domestic services, a fence, domestic swimming pool or spa, pergola or verandah.
- Construct or display a sign.
- Externally paint an unpainted surface.
- Internally alter a building but only where internal alteration controls apply to the heritage place.
- Carry out works, repairs and routine maintenance which change the appearance of the heritage place or which are not undertaken to the same, details, specifications and materials.

How will proposals in a Heritage Overlay be assessed?

An application for a planning permit in a heritage overlay will be assessed against:

- Council's Heritage Policy (Clause 22.03 of the Boroondara Planning Scheme)
- The Heritage Overlay decision guidelines (Clause 43.01 of the Boroondara Planning Scheme)

The assessment will take into account:

- The statement of significance and/or heritage citation for the site or precinct included in Council's Heritage Policy (Clause 22.03) or the adopted heritage study.
- The property's heritage grading ('significant', 'contributory' or 'non-contributory') as shown on the *Schedule of Gradings Map*.

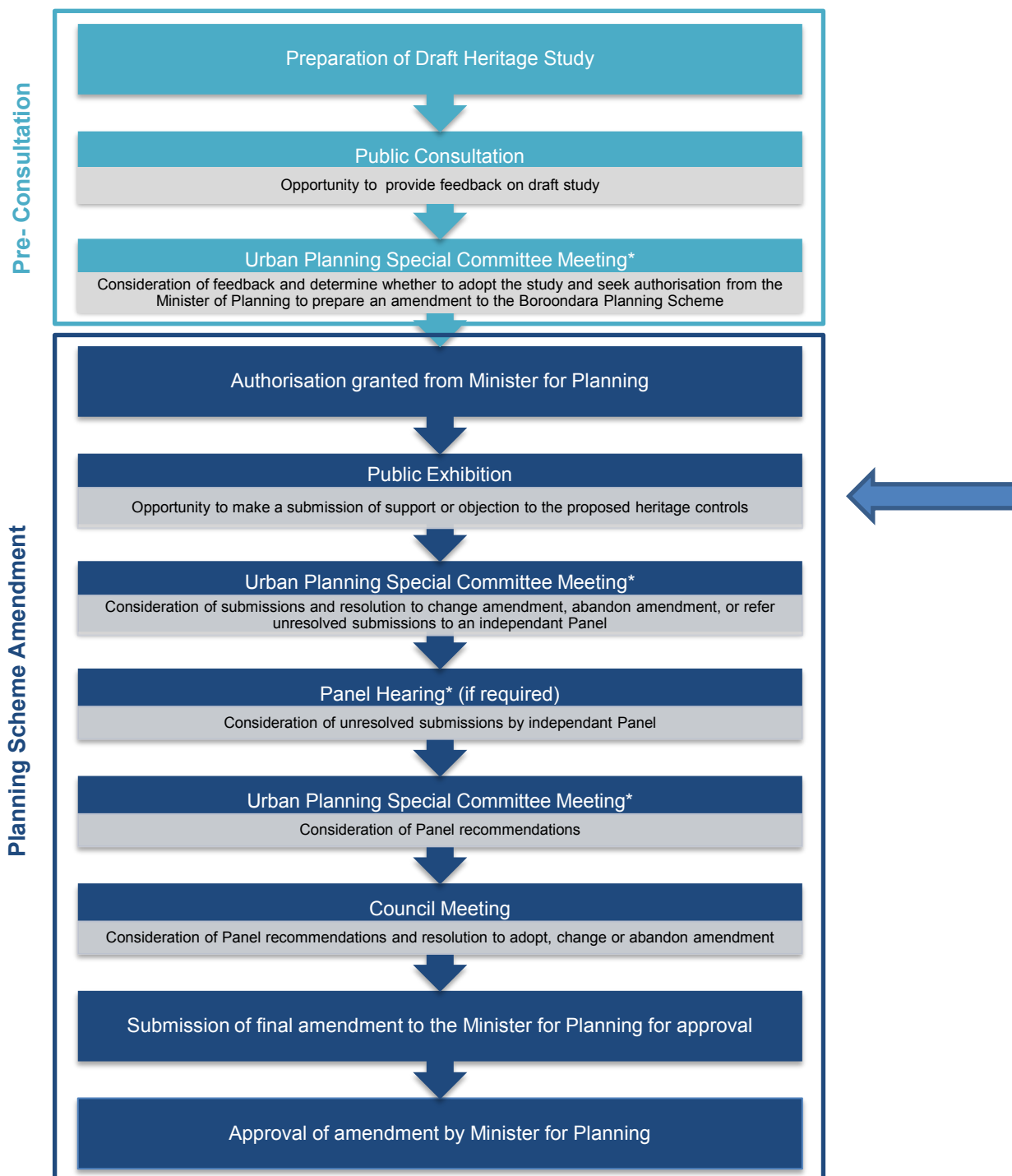
Where can I find further information?

- Strategic Planning Department:
Telephone: 9278 4815
Email: strategic.planning@boroondara.vic.gov.au
- *Schedule of Gradings Map*, heritage projects, studies and citations:
<https://www.boroondara.vic.gov.au/planning-building/heritage>



Heritage Overlay Process

In order to introduce a Heritage Overlay over a property or precinct, a heritage study is required to be adopted by Council and a formal amendment made to the Boroondara Planning Scheme. However, prior to embarking on the formal amendment process, Council's Strategic Planning Department prefers to proactively engage with affected and abutting property owners/occupiers, as well as, identified stakeholders such as heritage organisations. This process is outlined below.



**Opportunity to speak to the Committee or Panel in support of your submission*