21.03 VISION

Community vision

Moonee Valley Next Generation 2035 Community Vision is the community’s shared aspirations and values about the city where they want to live, work or play into the future.

The community vision for Moonee Valley is:

In 2035 Moonee Valley will be a city of clean, green and beautiful, vibrant, diverse and sustainable communities that people will experience as friendly and safe to live in.

21.03-2 Strategic planning vision

Moonee Valley is a City in transition. As such we need to ensure that planning for the future takes into account:

- Significant population growth and demographic change
- Linking transport to employment, housing and education
- Climate change, environmental sustainability and liveability
- Equity and access for all members of the community

The strategic planning vision that is to be delivered through the Municipal Strategic Statement (MSS) is set out under the seven themes of the MSS.

Sustainable Environment

The vision for sustainable environment is for:

A thriving urban ecology, providing habitat, food and shelter for flora and fauna while improving liveability and wellness for our community.

A connected City that meets the daily needs of the community within walking distance, and for homes and workplaces to be low impact, adaptable and healthy places.

A conscious city that makes the best use of valuable resources, prevents pollution and adapts to climate change.

Housing

The vision for housing is for:

An inclusive, sustainable and liveable community where all residents will enjoy a good quality of life.

A diverse range of housing that anticipates the needs of existing and future residents, that is built in appropriate locations and that supports and improves community health and well-being.

New development will enhance the existing areas unique character or cultural heritage significance.

Built Environment

The vision for the built environment is:

For architecture and building design to respond to the environment, local character heritage, and context of the area. To have development that is designed and managed in an environmentally sustainable manner, where public safety and health and wellbeing are prioritised, and that activates the public realm.
Activity Centres

The vision for activity centres is:

To develop economically, environmentally and socially sustainable community places that provide for a range of goods, services, facilities, and diverse housing and transport options to meet the needs of the community now and into the future.

For each activity centre to be a vibrant community place, with commercial, civic, cultural and community value, whilst retaining its own unique identity and character.

Economic Development

The vision for economic development is for:

A City that is a vibrant, diverse and attractive, that meets the needs of the growing population to live, work, invest and prosper, and supports growing and emerging business opportunities.

Transport

The vision for transport and access is:

To have a range of choices for how people move within and to and from Moonee Valley, and improved transport amenity and safety. This will be based on sustainable transport principles.

Infrastructure

The vision for social and physical infrastructure is for:

A linked, sustainable and accessible system of quality open spaces and community facilities valued and well used by the community.

Road and stormwater infrastructure and facilities that meet the needs of a growing and changing population, responds to extreme weather conditions and improves the quality of the environment and local waterways.
MOONEE VALLEY PLANNING SCHEME

21.06 BUILT ENVIRONMENT

21.06-1 Neighbourhood Character

Council recognises that residents are attracted to Moonee Valley because of an appreciation of the aesthetics of the area and aims to provide high quality residential neighbourhoods for future generations. Council supports urban consolidation within Moonee Valley. However, it is recognised that increased residential density is often contentious among residents where building design bears no relation to the established streetscape and street interfaces are poor.

Council acknowledges that all streetscapes within the city possess unique qualities that deserve recognition and careful design responses such as architectural styles, dwelling setbacks, pattern of built form, building materials and landscaping. Council has prepared ‘Neighbourhood Character Precinct Profiles’ for each Neighbourhood Character Area which will be used in the assessment of all applications.

Moonee Valley’s residential neighbourhoods include a number of areas that have been identified for their highly consistent and valued character. These areas of significant neighbourhood character may be valued for a range of reasons such as showing a particularly consistent building form, scale or siting; as an example of a rare or exemplary form of residential development; displaying a high number of intact buildings from a particular era of the City’s development; or their particular subdivision quality.

Objective 1

- To ensure new development is in accordance with the preferred character of each residential precinct as outlined in the Neighbourhood Character Precinct Profiles 2012.

Strategy

- Maintain and enhance residential streetscape quality and character.
- To ensure that new development makes a positive contribution to the appearance and amenity of the streetscape.
- Ensure new residential development considers the design objectives as outlined in the Neighbourhood Character Precinct Profiles 2012 as appropriate.
- Ensure the siting of new development contributes to the preferred character of the neighbourhood.
- Ensure that the distinct neighbourhood character attributes within identified significant neighbourhood character areas within the municipality are retained and enhanced.

21.06-2 Heritage

The Moonee Valley Heritage Strategy 2011 acknowledges the importance of Moonee Valley’s heritage places to the built and natural environment. Moonee Valley has extensive areas and numerous individual places of heritage importance significance and the protection and conservation of these heritage assets is required.

In conserving areas of heritage significance there is also a need to provide for adaptive reuse and change of buildings.

In addition to protecting existing heritage places, Council is committed to continually undertake and implement heritage studies to assess places and precincts for their heritage significance.
Objective 1

- To protect and conserve the historic fabric and quality of places of cultural heritage significance including buildings, streetscapes, gardens and archaeological sites.

Strategies

- Ensure all heritage places in Moonee Valley are identified, assessed and documented.
- Ensure all heritage places in Moonee Valley are identified, assessed and documented.
- Provide protection for all designated heritage areas, places and objects of natural and cultural significance by inclusion in the appropriate overlays.
- Promote the identification, protection and management of Aboriginal cultural heritage.
- Promote the identification, protection and management of Aboriginal cultural heritage.
- Reveal and enhance the significance of heritage places by:
  - Encouraging the maintenance and repair rather than replacement, and accurate restoration and reconstruction of existing heritage places significant fabric.
  - Discouraging inappropriate additions and alterations and demolition.
- Ensure the significance of heritage precincts is not diminished by:
  - New development that is inappropriate due its scale, siting or design.
  - Incremental loss of buildings and other features including in the public realm that contribute to its significance.
- Consider the cumulative effect of incremental changes to heritage places over time.
- Discourage the use of replica architectural styles.
- Facilitate the adaptive reuse of buildings which acknowledge the importance of identified heritage places within a current day context.
- Ensure that heritage places are used and occupied.
- Working with Heritage Victoria to ensure protection of archaeological remains.

Implementation

- Apply the Heritage Policy (22.01) to the assessment of applications under the heritage overlay.
- Ensure that heritage applications are considered in accordance with the “Policy Guidelines” at Clause 21.06.
- Promote the use of the Moonee Valley Heritage Guidelines 2016.
- Objective 2
- To ensure that new development is sympathetic and integrates with the surrounding buildings.
- Strategies
- Encourage setbacks that result in new additions and works that are not visible when viewed from the street frontage.
- Encourage a façade height that conforms to the same height as the adjacent building frontages in the street.
- Encourage roof forms to be sympathetic to the predominant roof form of the streetscape particularly in heritage overlay precincts.
- Encourage ancillary site services that support sustainability of heritage fabric and reduce the operational environmental impact of the existing building (such as solar panels).
water tanks, solar hot water systems etc.) to be sensitively integrated into the design of the heritage place. These services may be visible if there is no reasonable alternative location.

Policy Guidelines (exercise of discretion)

The demolition of a heritage place is discouraged unless:

- The heritage place has no heritage value.
- The heritage place has been changed beyond recognition of its original or subsequent contributory architectural character and:
  - It has been identified as a non-contributory building; and
  - It does not form part of a group of similar buildings, historic streetscape or collection of historic buildings; and
- The proposed replacement building generally meets the provisions of this policy.
- The derelict state of a heritage place will not be a reason for permitting demolition.

Additions and new works to heritage places are encouraged that:

- Do not obscure principal viewlines to heritage buildings or their features, such as verandahs, towers or porticos.
- Do not obscure principal viewlines to existing significant signage.
- Respect the context of an adjacent contributory heritage building.

New upper storey additions are encouraged where:

- The higher section is hidden from the street, such as behind an existing parapet wall or where impractical located to minimise the impact on the streetscape.
- The higher section is setback at least the depth of two rooms from the front wall of the dwelling to ensure the preservation of the existing historic ridge line and chimney, if the existing building is a terrace style or attached house.

Buildings and works are encouraged to respect historic trees and historic garden layouts by locating proposed new development at a distance that ensures...
21.06-3 Safety, Health and Wellbeing

Council recognises that the design of the built environment can influence the incidence of crime and feelings of safety within a city. It also acknowledges that aspects of the natural and built environment can promote, or be a barrier to public health and wellbeing.

People should feel safe getting around Moonee Valley, whether crossing the road, on public transport, walking about the streets or accessing facilities. In addition to being safe, public and private spaces should also be accessible and promote activity and interaction.

Council supports active planning and design principles that promote opportunities for formal and informal leisure and recreation activities, accessible transport and social connection.

Council recognises that a safe and healthy city must support the varying needs of people at different stages in the life course, including creating a child-friendly and age-friendly municipality.

Council supports the establishment of urban agriculture and localised food supplies to contribute to food security and to the liveability of the municipality.

Objective 1

- To ensure new developments create safe environments.

Strategies

- Encourage the Complete Street principles to design safe, attractive and multipurpose streets.
- Encourage the design of buildings, subdivisions, car parks and public open space that maximises natural surveillance to provide for safe neighbourhoods.
- Encourage building design with active street frontages.
- Discourage designs that provide opportunities for concealment and entrapment along paths and in community spaces.

Objective 2

- To ensure that the design of the public and private environment supports accessibility, wellbeing and healthy living.

Strategies

- Encourage the application of universal design principles that improve accessibility to all aspects of the built environment, including the maintenance and retrofitting of existing building stock, roadways, pedestrian and bicycle paths, and public transport infrastructure.
- Encourage major urban development projects to incorporate landscaped pedestrian and bicycle paths as links to open space where possible.
- Encourage opportunities for social interaction at interfaces between public and private areas, spaces and facilities within multi-storey residential and mixed use development.
- Encourage the provision of public art in new development.
Objective 3

- To provide food friendly neighbourhoods and increase resident and community participation in food production.

Strategies

- Design subdivisions and new buildings to provide for private and, where suitable, shared garden space for food production.
- Prioritise passive solar design principles for garden design to maximise their food growing potential.
- Encourage roof top and vertical gardens to provide opportunity for food growing.

Objective 4

- Ensure that access to healthy food choices is supported by the built environment.

Strategies

- Encourage adequate provision and location of food retail outlets across the municipality.
- Encourage development around activity nodes and good public transport options which will enhance access to food premises.
- Support the establishment of farmers markets and the operation of food carts/vans.
- Support the establishment of community gardens.

Urban Design

The community's increasingly demanding high quality architectural and urban design outcomes for built form and open spaces. The appearance of residential, commercial and industrial areas is considered important in maintaining a strong level of civic pride.

The siting and design of buildings can have a critical impact on visual appearance within urban streetscapes. Council is keen to ensure that sustainability principles strongly influence the design, siting and servicing of all buildings.

Objective 1

- To achieve contemporary development that is innovative, legible and designed in a manner that responds to its location and context.

Strategies

- Encourage development that provides an appropriate degree of visual interest and design articulation and a high standard of amenity for residents.
- Enhance and create visual and physical links to adjoining streets, public transport and/or key community facilities when developing large or consolidated sites.
- Ensure the siting (including setbacks and site coverage) of new development responds to the opportunities, constraints and features of the site.
- Ensure development minimises off-site amenity impacts.
• Ensure new development presents integrated building forms that have a sense of
design.
• Encourage new development to apply design techniques (including façade variation,
contrast/repetition, colour, texture and detail) that will integrate a building with its
surroundings and create attractive and interesting forms.
• Ensure that new development highlights key corners or intersections through the use of
design projections, detailing and massing that presents to its surroundings and street
frontages.
• Encourage new developments up to but not exceeding preferred heights as outlined in
relevant design guidelines, overlays or plans. In cases where a development seeks to
exceed preferred maximum building heights it must clearly demonstrate a net
community benefit to be delivered through this increased height, and an exemplary
urban design outcome.
• Where relevant all new development must be designed to protect flight safety by
recognising its proximity to Essendon Airport and the height restrictions within
airspace prescribed under the Airports Act 1996.

Objective 2

• To ensure that new development of five or more storeys is designed and located to
complement the surrounding neighbourhood, and is considerate of potential off site
impacts.

Strategies

• Ensure development is consistent with the Guidelines for Higher Density Residential
Development (Department of Sustainability and Environment 2004), and the City of
Moonee Valley Design Guidelines for Multi-storey Residential Buildings, December
2003.
• Ensure that taller built form is located within areas that have been identified for High to
Substantial Housing Intensification as defined at Clause 21.05-1.
• Ensure that all new development of five or more storeys makes a positive contribution
to an area’s character, protecting and contributing to its valued natural, built and
community qualities.
• Ensure that all new development of five or more storeys reinforces the character of the
area. Building height, scale and massing are to be derived from the local context, street
conditions and local character objectives.
• Ensure that all new development of five or more storeys provides an appropriate
relationship with adjoining buildings, separation between buildings to maximise light,
air and outlook.
• Encourage new development of five or more storeys to achieve the highest architectural
standards possible. Design should give careful consideration of building scale and form,
movement patterns, and external spaces and their interrelationships.
• Ensure that new development of five or more storeys contributes to the creation of
private and public open spaces that are accessible, attractive, safe and comfortable for
their users.

21.06-5  Signage

Council recognises that businesses have a right to advertising and well-designed signs that
provide information and create interest in the streetscape have an important role in the built
environment.
Within Moonee Valley there is a variety of industrial and commercial areas. The expectation for neighbouring residential areas is for a high level of amenity and privacy, with minimal intrusion from business use and signage which is not part of the character of these areas.

Some industrial areas and open spaces along freeways and declared main road offer some limited opportunities for promotional high wall and sky signs in locations with long distance visibility. Generally, these signs are illuminated to maximise their visibility subject to consideration of the impact of such signage on the amenity of the surrounding area.

There is also a wide variety of shopping centres that vary in size, character and the role in which they serve the community. Council promotes a co-ordinated approach to advertising in terms of common themes, colours and building identification.

Objective 1

- To ensure that signage is compatible with the character of the area and its local streetscapes.

Strategies

- Ensure that signs do not cause loss of amenity or adversely affect the natural or built environment, or the safety of efficiency of a road.
- Ensure that advertising signage is considered in accordance with the “Policy Guidelines” at Clause 21.06-5.

Policy Guidelines (exercise of discretion)

For non-residential uses in residential areas, Council will consider:
- Business identification signage having regard to the need to avoid visual clutter.
- Illumination of these signs only where it can be shown that the impact from light spillage on adjoining residential areas is minimal.

In industrial areas, Council will consider:
- Business and identification signs which are necessary to identify the location of the premises and the use of the building.
- Business directory signs for buildings with multiple occupants/uses.
- Internally illuminated pole signs where the building is set back from the street frontage and for uses such as petrol filling stations and car sales.
- Architecturally innovative sign structures that demonstrate a regard to the building design, scale and presentation and to the surrounding area.
- Promotional signage but only where it can be demonstrated that the amenity of the area will not be detrimentally affected and the sign will not obscure existing signage.

Along or near freeways and main roads, Council will consider:
- Innovative and creative signage which positively contributes to the appearance of the area and enhances and adds interest to the locality
- Architecturally designed and innovative supportive structures.
- Large promotional panel or sky signs but only where they are located in industrial zones and where it can be demonstrated that the signs have been designed to minimise
intrusion on the skyline, not dominate the area of building walls and parapets and not
have a negative impact on traffic safety.

- Signs that contain no flashing or intermittent lighting.
- Signs that are designed to become an architectural feature.
- The illumination of promotional signs which have appropriate baffling to minimise
  light spillage onto adjoining land.

In commercial areas, Council will consider the use of:

- Suspended under-verandah sign, including internally illuminated signage.
- Ground and first floor window signs.
- Awning fascia and parapet signs and first floor wall face signs.
- A-frame signs.
- Above verandah signage at 90 degrees angle to the building, if it is appropriate to the
  scale of the building.
- Projecting above-awning parapet level signs.
- Free-standing pole signs of appropriate scale to the buildings with a front setback.
- Side wall, upper storey panel signs which are of appropriate scale to the building.

21.06-6 Implementation

- Apply the Heritage Overlay to identified heritage places.
- Implement updated heritage precinct citations.
- Apply the Neighbourhood Character Overlay to areas which have been identified as
  having a significant neighbourhood character.
- Apply the Design and Development Overlay to control built form outcomes based on
  adopted built form or urban design guidelines.
- Use the Heritage Overlay Guidelines (Heritage Victoria, 2007) when considering
  applications under the Heritage Overlay.

21.06-7 Further Strategic Work

- Review the Moonee Valley Neighbourhood Character Study prior to the next Planning
  Scheme Review in line with relevant VCAT decisions and any other analysis.
- Develop a consolidated permit exemptions policy for heritage precincts and ensure all
  precinct citations are revised to include identification of contributory and non-
  contributory buildings/structures.
- Develop Heritage Design Guidelines to better guide decision-making.
- Investigate the places of potential cultural significance recommended for further
  research in the Moonee Valley Thematic Environmental History.
- Undertake a municipal-wide Stage 1 Heritage Gap Study based on the findings of the
  Moonee Valley Thematic Environmental History.
- Undertake an Aboriginal Cultural Heritage Study.
- Prepare a Food Security Policy.
- Develop an overarching municipal-wide Urban Design Policy to guide built form
  outcomes.
MOONEE VALLEY PLANNING SCHEME

- Prepare Airport West Design and Development Guidelines.
- Consider the preparation of Design and Development Guidelines for industrial development.
- Develop a Laneway Development Policy.
- Update the Waste Management Guidelines to provide clearer guidance for waste management for multi-storey developments.

21.06-8 Reference Documents

- Moonee Valley Neighbourhood Character Study, Planisphere, 2012
- Mt Alexander Road Corridor Urban Design Guidelines, 2010
- Essendon Conservation Study, Graeme Butler, 1985
- Individual data-sheets, City of Moonee Valley
- Moonee Valley Heritage Gap Study, Heritage Alliance, 2005
- Flemington and Kensington Conservation Study (Individual data-sheets, City of Moonee Valley), Graeme Butler, 1995
- Moonee Valley Heritage Gap Study, Heritage Alliance, 2005
- Moonee Valley Heritage Strategy, Moonee Valley City Council, 2011.
- Moonee Valley Thematic Places Heritage Study, Context Pty Ltd, 2012-14
- Heritage Overlay Review, David Helms Heritage Planning, 2014
- Moonee Valley Heritage Study, Context Pty Ltd, 2015
- Moonee Valley Heritage Guidelines, City of Moonee Valley 2016)
22.01 Heritage

This policy applies to all land included in the Heritage Overlay.

22.01-1 Policy basis

This policy:

- Implements the Vision for Moonee Valley in Clause 21.03, and builds on the MSS objectives and strategies for heritage in Clause 21.06, which identifies the use of local policies as one of the key tools to ensure that the cultural heritage of Moonee Valley is protected and conserved.
- Implements the recommendations of the Moonee Valley Heritage Strategy 2011 and various heritage studies for the City of Moonee Valley, and gives effect to the Moonee Valley Heritage Guidelines 2016.
- Is intended to assist with the consideration of permit applications or amendments sought under Clause 43.01.

22.01-2 Objectives

- To encourage conservation of heritage places in accordance with the principles and procedures set out in the Burra Charter.
- To ensure accurate restoration or reconstruction of heritage places.
- To maintain the integrity, intactness and significance of heritage places.
- To maintain the distinctive historic character and visual cohesion of streetscapes within heritage precincts.
- To ensure that alterations and additions and new buildings respect and complement the heritage place.
- To avoid alterations, additions or demolition that would result in the incremental or complete loss of significance of a heritage place.
- To maintain an appropriate setting for a heritage place including the historic public realm.
- To avoid inadvertent destruction of archaeological remains.

22.01-3 Policy General

It is policy to:

- Consider the most recent statement of significance if there is more than one statement of significance for a heritage place. If there is a statement of significance at both the individual and precinct level for a heritage place then both should be taken into account.
- Obtain expert heritage advice to identify the contributory elements of a heritage place, where the responsible authority determines that the relevant statement of significance does not clearly identify these.
- Encourage the maintenance, and repair, rather than replacement of original materials and details that contribute to the significance of a heritage place.
- Encourage the accurate restoration or reconstruction of colour schemes, materials and details to a known earlier state. This should be guided by the statement of significance and any additional supporting evidence.
- Conserve views of, vistas to, silhouettes and profiles of a heritage place or within a heritage precinct, where these views or vistas have been identified as contributing to the significance of the heritage place.
- Conserve the visual relationship between heritage places.
- Allow adaptive reuse if the new use supports the conservation of a heritage place.
- Ensure external materials, colours and finishes are appropriate for style and detailing of the heritage place.
- Discourage the painting of originally unpainted surfaces.
- Discourage paint removal methods (such as sandblasting, waterblasting), which may damage the heritage place.
- Discourage introducing vehicle crossovers at the frontage of heritage places, except where the statement of significance identifies crossovers as a contributory feature.

Demolition and relocation

It is policy to:
- Discourage the complete demolition of a Significant or Contributory heritage place unless:
  - The heritage place is structurally unsound and it is demonstrated to the satisfaction of the responsible authority that it cannot feasibly be repaired or adapted for reuse.
  - The heritage place is in poor condition and it is proposed to deconstruct and accurately rebuild it to the original condition.
  - As appropriate, a visual record of the building is provided prior to demolition commencing.
- Consider demolition of part of a Significant or Contributory heritage place when it can be demonstrated that the part demolition will not adversely affect the significance of the heritage place and, as appropriate:
  - It will assist in the long term conservation or maintenance of the heritage place, or
  - It will support the viability of the existing use of the heritage place, or will facilitate a new use that is compatible with the on-going conservation of the heritage place, or
  - It will remove non-contributory elements, such as alterations or additions, particularly where this would assist in revealing the significance of the heritage place.
- Allow complete or part demolition of Non-contributory buildings in a heritage precinct.
- Avoid the relocation of a heritage place unless:
  - It can be shown that the relocation is the only reasonable means of ensuring the continued existence of the heritage place, or
  - The heritage place has a history of relocation and/or is designed for relocation.
- If relocation is considered appropriate, then all of the following conditions should be met:
  - The heritage place can be relocated without damage, and
  - The heritage place is historically recorded on its current site prior to relocation, and
  - An appropriately qualified person oversees the relocation procedure and undertakes the historical recording.

Alterations and additions to heritage places

This policy applies to alterations and additions to heritage places including the construction of new garages and outbuildings to a Significant, Contributory or Non-contributory place.

It is policy to:
- For Significant and Contributory places, encourage alterations and additions to respect and complement the associated heritage place in form, sitting, scale/height, proportions, details, colours and materials.
- For Significant and Contributory places, discourage alterations and additions that would alter, conceal or destroy/remove features, materials or details that contribute to the significance of the heritage place.
For Significant and Contributory places, avoid alterations or additions to visible elevations of heritage buildings.

For all places, discourage alterations and additions that copy historical styles in detail.

For all places, discourage additions that would be visually dominant.

**New buildings**

This policy applies to infill buildings within a heritage precinct including construction of more than one dwelling on a site.

It is policy to:

- Encourage contextual contemporary design that respects and complements the form, scale, colours, materials, rhythm, siting and spacing of Significant and Contributory buildings.
- Discourage new buildings that would be visually dominant.
- Discourage new buildings that copy historical styles in detail.

**Subdivision**

It is policy to:

- Ensure that subdivision in a heritage precinct is compatible with the historic subdivision pattern.
- Ensure that subdivision maintains the contributory elements associated with a heritage place on a single lot.
- Avoid subdivision that could create the potential for new buildings that could adversely affect a heritage place.

**Advertising signs**

It is policy to:

- Encourage conservation of historic signage that contributes to the significance of a heritage place.
- Encourage advertising signs to have traditional forms and locations on heritage buildings.
- Avoid excessive signage, or any signage that would conceal, damage or require the removal of significant fabric.
- Avoid illuminated signage.

**Fences and gates**

It is policy to:

- Encourage conservation of fences or gates that contribute to the significance of a heritage place.
- Encourage new fences or gates to complement the style and detailing of the heritage place if the original fence cannot be conserved or reinstated and specifically to:
  - Encourage a consistent approach for buildings that form part of a related group of buildings such as an attached pair or terrace row.
  - Encourage front fences to be of a low height, unless there is historic evidence for a higher fence.
  - Encourage front fences to have a level of transparency unless there is historic evidence that supports otherwise.
- Encourage new fences or gates for Non-contributory places to be in a simple contemporary style that complements the historic fences found in the heritage precinct.
**Significant trees**

It is policy to:

- Ensure that any future development, or changes in immediate environmental conditions, adjacent to a tree will not have a detrimental impact upon the integrity and condition of the tree.
- Where a tree needs to be removed due to poor health or dangerous condition, encourage ‘like for like’ replacement. An alternative species of tree, or no replacement, may be considered when:
  - Changes in the site conditions since the species was first planted mean that the original species is no longer appropriate or is no longer suitable (e.g. due to size or form or proximity to buildings).
  - The original species is inappropriate given the local climate, soils or other reasons and an alternative would be more suited.
  - The species is identified as an environmental weed and cannot be appropriately managed when planted.
  - The species is at risk from pest or disease and another species would be more appropriate.
- Encourage pruning (if required) to be in accordance with AS 4373 – 2007 ‘Pruning of Amenity Trees’

**Public realm**

It is policy to:

- Retain contributory elements of the public realm.
- Discourage changes to the shape and position of roads and footpaths if these are contributory elements of a heritage place.
- Discourage the replacement of medians or tree planting that would interrupt important vistas or create a visual intrusion on streetscapes.
- Encourage location of services away from sensitive public realm elements.
- Ensure that where the replacement of services requires the removal of any contributory elements in the public realm, existing conditions are recorded and where possible, reinstated to match pre-intervention form.

**Archaeology**

It is policy to refer an application to Heritage Victoria for comment if the heritage place is included on the Victorian Heritage Inventory.

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**Application requirements**

An application should be accompanied by the following information, as appropriate. This information may not be required for minor applications as determined by the responsible authority:

- A report, which assesses the impact of the proposal upon heritage place. This report should:
  - As part of the site analysis, describe the contributory elements of the heritage place and how these have been considered in the preparation of the application.
  - Describe how the proposal responds to this policy and the *Moonee Valley Heritage Guidelines*.
  - If it is proposed to vary or not comply with any aspect of this policy or the *Moonee Valley Heritage Guidelines*, an explanation of the reasons why.
For applications where demolition is sought on the basis of the condition of the building, a report must be prepared by a suitably qualified consultant that assesses the structural condition of the building and whether or not any defects can be repaired or restored.

A Conservation Management Plan prepared by a suitably qualified consultant in accordance with the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 2013 (the Burra Charter) may be required for a proposal that the responsible authority considers to raise significant heritage issues.

A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any tree/s that contribute to the significance or setting of a heritage place.

### Decision guidelines

It is policy to, as appropriate, consider the following matters when deciding an application:

- The significance of the heritage place.
- The intactness or integrity of the heritage place.

For alterations or additions to a building or a new infill building within a precinct, as appropriate:

- The visibility of the alteration, addition or infill building within the streetscape.
- The intactness of the streetscape.
- The form, materials, height and setbacks of Significant and Contributory buildings on surrounding sites.
- The suitability of the proposed colours and materials.

- The physical or documentary evidence to support restoration or reconstruction of historic building fabric.
- The structural condition of the heritage place and whether any defects can be restored.
- The health and condition of a significant tree.

### Policy Definitions

- **Heritage place.** A heritage place includes a site, building or structure, area or group of buildings (also referred to as a ‘heritage precinct’), archaeological site, tree, garden, geological formation, fossil site, habitat or other place of identified natural or cultural significance and its associated land.

- **Significant place.** A heritage place that has cultural heritage significance independent of its context. Significant places may also contribute to the significance of a heritage precinct. Significant places will usually have a separate citation and statement of significance (refer to References at the end of this policy).

- **Contributory place.** A heritage place that contributes to the significance of a heritage precinct, but would not be significant on its own.

- **Non-contributory place.** A place that does not contribute to the significance of a heritage precinct. In some instances, a Significant place may be considered Non-contributory to a heritage precinct, for example, an important Modernist house within a Victorian era precinct.

- **Public realm.** The public realm includes all non-private property including streets, roads and laneways, and public parks. Public realm features that contribute to the significance of heritage places can include kerb and channel treatments, laneways, roadside verges, monuments, pavilions, public art, and street trees and other heritage landscape features.
22.01-7 Reference documents

- *Heritage Overlay Review*, David Helms Heritage Planning, 2014
- *Moonee Valley Thematic Environmental History*, Living Histories, 2013
- *Moonee Valley Heritage Gap Study*, Heritage Alliance, 2005
- *Flemington and Kensington Conservation Study (Individual data-sheets, City of Moonee Valley)*, Graeme Butler, 1995
- *Essendon Conservation Study*, Graeme Butler, 1985