



PHOTO: Matthew Lindsay

Respecting heritage and integrating the past with the future is an important part of the GAA's planning for Melbourne's newest communities.

The GAA completes extensive planning to ensure the retention and in many cases the showcasing of natural features and character of land designated for development.

Key heritage considerations in the GAA's planning are:

- Integrating heritage features within the fabric of the PSP
- Ensuring that heritage integration is viable over the long term
- Encouraging outcomes that can drive character, create sense of place, and tell a story
- Adding value to the site

Heritage is considered throughout the PSP planning process, from the preparation of background studies through to the community consultation stage and finalisation of plans for approval.

The GAA incorporates existing relevant Council heritage studies, seeks background heritage assessments by qualified heritage consultants and liaises with local Councils during the early stages of preparing its PSPs.

Our planners then look for opportunities to build heritage places and themes into draft urban structure plans and again liaise with the local Council, developers and landowners to determine the most effective methods of integrating heritage features or themes into new communities. Finally, the GAA seeks input from Heritage Victoria, the Office of Aboriginal Affairs and registered Aboriginal parties, as well as local community members and organisations.

The Precinct Structure Planning Guidelines set out how planners should respond to heritage issues when designing new precincts.

PHOTO: The old farmhouse will be preserved as part of the Cranbourne East Precinct development. See page 2.

HERITAGE AS AN OPPORTUNITY

Precinct Structure Plans (PSPs) strategically identify areas that are important and worthy of protection in some form or interpretation.

Land identified as possessing heritage value then becomes a strategic part of the PSP, so any subdivision plan has to work around that and the idea is that the heritage area is protected long term.

The GAA views heritage as a planning and development opportunity that can build the character of new communities and help tell a story about the site in question.

A range of planning tools are available to protect heritage places and areas of significance.

Heritage overlays identify heritage significance in planning schemes and can protect places by requiring planning permits for future alterations to declared places.

Conservation Management Plans help ensure ongoing protection of heritage values within precincts, while there is also provision to incorporate heritage in public land management and private land

management.

Specific land use provisions can allow businesses to continue operating with certainty and flexibility even as a growth area develops.

Listing on the Victorian Heritage Register, in respect to historic places, can apply to sites of State significance and the Victorian Aboriginal Heritage Register for Aboriginal cultural heritage ensures appropriate intervention and protection of heritage sites.

These measures help planners take a more strategic approach to integrating the local history and heritage places into the fabric of a new community.

They can also encourage innovative open space design through the integration of heritage with open space networks, biodiversity and Aboriginal cultural heritage. Councils have a big role to play in this regard as a public land manager, while developers and businesses have a role to understand and integrate heritage in a meaningful way for new residents.

The future viability and sustainability of heritage is critical, provided features are linked to real uses and outcomes.

Examples of this approach are illustrated in the GAA's planning for Clyde North, Cranbourne East, East Werribee Employment Precinct, Tarneit, and Truganina.

WORKING WITH EXISTING HERITAGE OVERLAYS AT CLYDE NORTH

The historic Eyrecourt homestead, built in 1886, will become a significant part of the developing Clyde North precinct in Casey as a result of innovative planning within existing heritage overlays.

The grand home and its gardens have been preserved within the north west corner of the precinct as part of a revised heritage overlay that protects the property while also opening up opportunities for accompanying farmland to be developed.

A heritage consultant was engaged during pre-planning of the Clyde North Precinct Structure Plan to assess an original heritage overlay that covered the home as well as the farmland.

The heritage study confirmed the property's significant heritage value and recommend that it be retained in some form. Further planning and negotiation allowed the existing heritage overlay to be condensed to two hectares, including the homestead and gardens, to preserve the property's historic value and recognise the character that it added to the area.

The result of this work is that Eyrecourt will be integrated into Clyde North as a protected residence and important heritage values are retained. Eyrecourt's owners can continue to live at the property but have the flexibility to sell it as a home or convert the building for other uses subject to permits.

Remaining farmland, which was not considered significant from a heritage standpoint, was removed from the overlay. This process has provided certainty and will protect Eyrecourt's heritage values, while also enabling development on land that was determined not to have heritage value.

EAST WERRIBEE

Land identified for planning and construction of the East Werribee Employment Precinct served agriculture for 100 years as Victoria's State Research Farm.

The farm was established in 1912 to improve the state's agricultural production through research and innovation and inspired new theories such as the implementation of crop rotations to improve crop yields, fertiliser testing and use, and plant breeding such as the development of new strains of wheat to cope with various weather conditions and soil types.

One of the main features of the planned East Werribee Employment Precinct will be the heritage park botanic gardens, which will recognise the agricultural history of the site which served Victoria as the State Research Farm while also providing attractive open space for the new development.

The historic State Research Farm buildings will be incorporated into the design of an attractive business area. These buildings will take pride of place on the periphery of a new lake that will provide stunning views for surrounding businesses and apartments.

DEPARTMENT OF AGRICULTURE STATE RESEARCH FARM WERRIBEE VICTORIA



CRANBOURNE EAST FARMHOUSE

Heritage listing is not always a prerequisite for protecting properties or significant sites.

Preservation of an old farm house and mature trees surrounding the home has been incorporated into the design of the Cranbourne East precinct in Casey. This home and its natural surrounds add character and will become a feature within the community as a heritage house adjacent to a heritage park.

The home will continue to be maintained as a private residence, while the heritage park adds to the precinct's amenity.

Previously, a heritage overlay applied to the entire property. A heritage study resulted in a reduction of the overlay to encompass just the house and its immediate surrounds, ensuring heritage protection while also resulting in a satisfactory development outcome.

The urban structure for Cranbourne East responds to the inclusion of the farmhouse as a heritage feature, driving the character of the PSP.

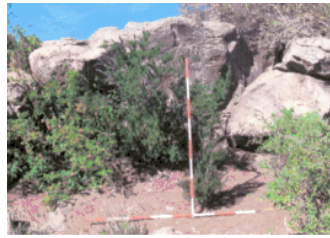
TRUGANINA HERITAGE NETWORK DEVELOPMENT

Truganina was originally settled by pastoralists in the mid 19th century and has played a long and colourful role in the building of Melbourne. There is also evidence of occupation by Aboriginal communities along Skeleton Creek, a known landmark within the area, well before the arrival of European settlers.

Given the rich history of the site, the GAA believes it is vital to incorporate and celebrate the area's past as part of the development of a new urban structure plan for the area.

The proposed Truganina heritage network plan highlights the area's historically significant sites; including Skeleton Creek corridor, the Skeleton Creek water holes, Itinerants Cave and Leake's Wine Cellars. These historically and culturally significant sites form a trail network that can be used for passive recreation and set the tone for a new residential development to retain and instantly enjoy its own unique character.

A plan for the precinct, located in Wyndham, will be released later this year.



A planned Truganina heritage trail will incorporate the area's historically significant sites, such as Itinerants Cave (pictured top) and Leake's Wine Cellars (pictured below).



HISTORY, JUST ONE PART OF TARNEIT PARK

An archaeological dig of the Tarneit site uncovered the story of the Davis family who lived within the Tarneit precinct long before it was identified for residential development.

Ruins from a former home and wells uncovered during excavation were incorporated into the precinct's community park, with research into the former residence uncovering the story of the family who lived at the site. This story is also incorporated into the park's design through plaques and information boards.

The result is a unique community park boasting interesting features and points of interest for local residents and visitors.

Those who are interested in the history of the site can interpret the past, while others can simply appreciate the park's high amenity.

THE IMPORTANCE OF HERITAGE

A message from Heritage Council of Victoria chair Daryl Jackson, AO

Heritage is at the heart of community identity. It is part of how we define ourselves and our place in the world. Others come from other countries to share this appreciation as they learn the stories or view the treasures of Australian “new world” settlements and our modern civilised advancement through time. Inevitably they will make connections to their own past or present.

Cultural heritage is a shared inheritance and includes the places, traditions and foundation values to which we are connected as a community today; remembering our own contributions are there to be, hopefully, valued and so passed on to future generations.

Heritage places in Victoria range from great Victorian era public buildings, the recognition of Marvellous Melbourne; the Western District homesteads, suburban mansions and workers’ cottages. The built and archaeological legacy of our gold mining townships are significant when we remember that European exploration and early settlement were full of adventure, courage, hardship and

long hours of toil. Water, gold and the creation of fertile farmland determined the course of history for many generations. Immigration, wars, industrial and technological advances have since forged the development of the cities and towns we inherit today.

Victoria’s rich heritage goes beyond historic buildings to include a legacy of valued streetscapes, such as the great boulevards; St Kilda and Sydney Roads, a range of suburbs, regional cities and country townships. In the past, world class Victorian parks and gardens were created, and broader cultural landscapes, albeit modified by human interaction, such as the Great Ocean Road, the Grampians, Wilsons Promontory or the Australian Alps, are tangible assets not to be dismissed.

For Victorian Aboriginal people, this land is also their reference, with rich histories of their Country, the favoured seasonal hunting and gathering areas, each significant in the legends that generate belief; each with special meaning.

In the 21st century, as cities and populations continue to grow, Melbourne now has 100 kilometres of connected suburban and city buildings from edge to edge and there are significant “environmental and sustainability benefits” to consider.

Above all, there is the idea that we should value the connections between past and present, as we go about our daily tasks of building our future cities. That future too will want such places to be memorable, liveable and lovable, so we must ensure a legacy of which future generations can be proud.

PRESERVING ABORIGINAL CULTURAL HERITAGE

The GAA follows three key steps in relation to preservation of Aboriginal Cultural Heritage. These include:

- A desktop and standard assessment
- A detailed Cultural Heritage Management Plan (CHMP)
- Possible creation of small heritage reserves

Specialist Aboriginal and cultural heritage advisors initially prepare a **desktop and standard assessment**, where they look at the geology and landform of areas identified for potential development, as well as existing controls. As part of this process, the advisor will recommend the implementation of a CHMP within a certain distance, generally around 200 metres, of a waterway or potentially significant site.

They will look at the land and provide an assessment of where high heritage value areas may exist and where low value areas, such as sites that have been heavily cropped or bulldozed and significantly changed, exist.

An area that is undisturbed, in bushland or close to a waterway has the potential to be an area of high value for aboriginal cultural heritage. Establishing which areas have high Aboriginal

cultural heritage values allows the GAA to target its planning for the area and potentially locate sports fields and key community infrastructure in low risk areas to prevent the likelihood of potential heritage issues arising.

Depending on the outcome of the desktop report, a **detailed CHMP** may have to be prepared before subdivision can occur. This process may include archaeological onsite excavation as part of a systemised series of pits to provide a representative sample to determine a site’s cultural heritage values.

Discovery of an intense area of artefacts may prompt the **creation of small heritage reserves**. In these cases, a passive park may be planned in to a new precinct to preserve significant sites while also providing additional public open space.

Artefacts may also be set aside and preserved or an area of interest may be included into a trail celebrating the site’s cultural heritage values to drive character and respect the past.

The GAA works with the Office of Aboriginal Affairs Victoria or the local registered Aboriginal parties and other Aboriginal interests co-operatives as part of this process.

CONTACT US

The Growth Areas Authority
Level 29, 35 Collins Street,
Melbourne, Victoria, 3000

Phone: (03) 9651 9600 | Fax: (03) 9651 9623

info@gaa.vic.gov.au

www.gaa.vic.gov.au

The Growth Areas Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter.

If you would you like to receive regular email updates on the work of the Growth Areas Authority, please register via our website www.gaa.vic.gov.au

This publication may be of assistance to you but the Growth Areas Authority and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

