



# City of Melton Heritage Strategy 2013 - 2017

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This Strategy has been prepared by the City of Melton.

#### **Acknowledgments**

The City of Melton would like to thank:

- Heritage Victoria
- The Melton Heritage Advisory Committee
- Council Staff and Councillors involved in Consultation

#### **Disclaimer**

This report is provided for information and it does not purport to be complete. While care has been taken to ensure the content in the report is accurate, we cannot guarantee that the report is without flaw of any kind, there may be errors and omissions or may not be wholly appropriate for your particular purposes. In addition, the publication is a snapshot in time based on historic information which is liable to change.





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## Introduction

*The City of Melton is a fast growing and diverse municipality, and the retention of our invaluable heritage is a priority for Council. Heritage places and structures give us a link to the past that creates a sense of local identity that must be maintained and preserved into the future.*

Melton was first settled by European pastoralists in the 1830s and 1840s, attracted to the extensive volcanic grasslands which are now rare and endangered. Most of the municipality was absorbed by three large pastoral holdings; Exford, Greenhills and Rockbank. These pastoral properties left a legacy of elegant homesteads and outbuildings, dry stone walls, dams, historic roads, fords and bridges.

To ensure that heritage is appropriately managed and protected, Council has produced a Heritage Strategy. The strategy is a whole of Council document which will provide the framework for the implementation and monitoring of heritage aspects in the municipality.

The strategy has set actions in the themes of:

- Knowing
- Protecting
- Supporting
- Communicating and Promoting

The Melton City Council values its cultural heritage and this strategy provides the framework for Council to meet its obligations set out in the Planning and Environment Act 1987 and the State Planning Policy Framework. The Heritage Strategy will be tied to the Council Plan and be reviewed every four years.



# 1.0

## Council's Heritage Vision Statement

*City of Melton celebrates its rich heritage as it contributes to a strong sense of place and helps build local pride and belonging. In embracing our exceptional growth, we strive to conserve our history and recognise our past and the people, places, events, objects and buildings that shaped the foundations of our great community.*





## 2.0 Strategy Context

The following documents provide the State and Local legislative and policy frameworks which guide the preservation and conservation of heritage in the City of Melton.

### 2.1 State Context

#### **Planning and Environment Act 1987**

Section 4 of the Planning and Environment Act 1987 sets out the objectives for planning in Victoria.

This includes:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

#### **The Aboriginal Heritage Act 2006**

The Act provides for the protection of Aboriginal Cultural Heritage in Victoria. Its objectives include:

- to recognise, protect and conserve Aboriginal cultural heritage in Victoria in ways that are based on respect for Aboriginal knowledge and cultural and traditional practices;
- to recognise Aboriginal people as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage;
- to promote the management of Aboriginal cultural heritage as an integral part of land and natural resource management; and
- to promote public awareness and understanding of Aboriginal cultural heritage in Victoria.



## State Planning Policy Framework Melton Planning Scheme

### Clause 15.03-1 Heritage Conservation

The objective of this clause is to ensure the conservation of places of heritage significance.

The strategies to achieve this are:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
- Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.
- Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings whose use has become redundant.



### Clause 15.03-2 Aboriginal Cultural Heritage

The objective of this clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The strategies to achieve this are:

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- Provide for the protection and conservation of pre- and post-contact Aboriginal cultural heritage places.
- Ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

## 2.2 Local Context

### Local Planning Policy Framework Melton Planning Scheme

#### Clause 21.03 Planning Visions and Objectives for Melton

The Local Planning Policies of the Melton Planning Scheme includes the strategy of:

#### Areas of Historical, Cultural and Environmental Significance

To protect and enhance areas of environmental, historical and cultural significance and sensitivity.





### Clause 42.03 Significant Landscape Overlay

This overlay protects significant landscapes.

The purpose of the overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy
- Framework, including the Municipal Strategic Statement and local planning policies.
- Identify significant landscapes.
- Conserve and enhance the character of significant landscapes.

### Clause 43.01 Heritage Overlay

Places of heritage significance are protected through the Heritage Overlay of the Melton Planning Scheme.

The purpose of the overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.



## Melton City Council - Council Plan 2013-2017

The Melton City Council- Council Plan states the purpose, vision and values for the Melton City Council. The Council Plan refers to following needs in particular themes that apply to the Heritage Strategy:

### Theme One

#### Managing Our Growth

##### **Outcome 1: *A clear vision to connect and develop a sustainable City***

Objective 1.1: Strategically plan for a well designed and built city.

- 1.1.2 Create local identity and character through urban design and public art that creates local pride and improves the image and perception of the city.
- 1.1.4 Partner with stakeholders to leverage local distinctiveness through the conservation, protection and enhancement of heritage features including adaptive re-use of significant heritage sites.
- 1.1.6 Develop planning guidelines and collaborate with the Growth Areas Authority and land developers to facilitate improved integrated land use planning.

Objective 1.2: Build a sense of place through an engaging range of community facilities and shared open spaces.

- 1.2.1 Provide community access to services and opportunities for all to recreate, learn and socialise through the provision and maintenance of integrated and co-located assets and open space.

Objective 1.3: Generate an innovative local economy that stimulates opportunities for investment, business and training.

- 1.3.7 Support marketing initiatives to increase the value, identity and reputation of both Melton City and Melbourne's West as a place to visit.

Objective 1.4: Value and protect the natural environment for future generations.

- 1.4.5 Support community involvement in local area conservation and environmental protection projects.

### Theme Two

#### A Well Governed and Leading Organisation

##### **Outcome 2: *Operating with innovation, transparency, accountability and sustainability***

Objective 2.1: Build community trust through socially responsible governance for long term sustainability.

- 2.1.1 Practice a strategic evidence based policy approach to guide Council's decision making.
- 2.1.5 Support transparency through public access to relevant information, decision making and strategic documents.

Objective 2.3: Facilitate community engagement in planning and decision making.

- 2.3.2 Encourage involvement, planning and decision making through Council's Community Engagement Framework.



Objective 2.4: Invest into a skilled, motivated, aligned and performing workforce.

- 2.4.1 Develop the skills and knowledge of Councillors and employees to grow capacity and optimum performance.

### Theme Three

#### **Diverse, Confident and Inclusive Communities**

**Outcome 3:** *A culturally rich, active, safe and connected City.*

Objective 3.2: Build resilient people and communities through opportunities to participate in community life.

- 3.2.3 Develop relationships that combine resources to support and promote the role of local community groups and volunteers.

Objective 3.3: Develop an environment that supports imagination, creative expression and engagement in cultural experiences.

- 3.3.2 Encourage awareness of the diversity and value of arts and culture experiences.
- 3.3.3 Promote and assist access to existing and future local arts and cultural program spaces

Objective 3.5: Build an inclusive community that embraces and values cultural diversity and celebrates our collective heritage.

- 3.5.1 Generate awareness, understanding and appreciation of indigenous and other diverse communities through support, information, activities and networks.
- 3.5.4 Deliver programs and projects to increase community knowledge and appreciation our collective heritage and development as a city.







# 3.0

## Heritage Challenges and Opportunities

There are a number of challenges and opportunities in a heritage context that have been considered in the development of this strategy.

1. **Managing collections of artefacts and stories:** It is essential to develop a structured process for the collection of significant artefacts and stories of the local area.
2. **Managing Council's heritage assets:** Council has the opportunity to better protect heritage assets through the development of Conservation Management Plans for the heritage assets it owns.
3. **Gaps in studies:** There is a need to highlight all aspects of heritage, and conduct the research required to ensure all sites and objects are identified and managed.
4. **Protection and adaptation in urban design:** There is a challenge to protect heritage sites in new urban areas through good design.
5. **Integrate heritage into future developments:** There is an opportunity to develop relationships with developers and stakeholders to achieve better integration for heritage in any future development proposals.



6. **Community understanding and education:** There is a need to enhance the community's understanding of heritage and increase awareness and appreciation of our heritage.

7. **Engaging the community:** Community engagement presents an opportunity to enhance a local sense of pride and recognition of our heritage.

8. **Increasing staff and community awareness of Heritage:** There is a need to improve Council staff awareness and understanding of heritage in the municipality, including statutory protection.

9. **Developing opportunities for tourism:** There is an opportunity to enhance Melton's cultural tourism which would encourage celebration of local identity and attract visitors to the area.





# 4.0

## Heritage-Related Achievements

Council promotes its heritage in various ways and have successfully completed a number of achievements that protect, enhance and celebrate its heritage.

**1. *Melton Heritage Study 2009:***

This heritage study reviewed and assessed the heritage significance of a range of post-contact heritage sites across the municipality. It made recommendations to include 113 of these sites within the Heritage Overlay, which has since been completed. It also determined a 57 conservation desirable sites that require further investigation.

**2. *Dry Stone Wall Study 2011:***

The Melton Dry Stone Wall Study documented and assessed all of the dry stone walls of the municipality. It also created a new methodology for assessing the significance of the walls, produced a public sculpture and driving trail and recommended planning controls for dry stone walls.

**3. *Morton Homestead:***

Morton Homestead is a heritage property in Taylors Hill, which has been adapted for community use by Council. The program of alteration and conservation of the house has endeavoured to retain as much original fabric as possible and conserve it for the future. The original dairy and creamery at the rear of the house paddock has been retained intact, as it is an important and now rare structure which indicates the original use of the land.

**4. *Heritage Assistance Fund:***

Council provides a 1:1 grant to heritage property owners in the municipality for conservation works, repair, maintenance and conservation management plans.





**5. *Heritage Advisory Committee:***

The Heritage Advisory Committee provides advice to Council and advocates on behalf of the community on heritage matters. It is a committee that comprises a Councillor, four community representatives, Council's heritage advisor and a Council officer. The committee meets six times per year and has a key role in the selection of the heritage award recipient and the allocation of the heritage assistance fund.

**6. *Dry Stone Wall Driving Tour:***

The City of Melton is home to some of the best and rarest examples of dry stone walls in Australia. The driving tour allows the public to experience and enjoy this important link to our history.

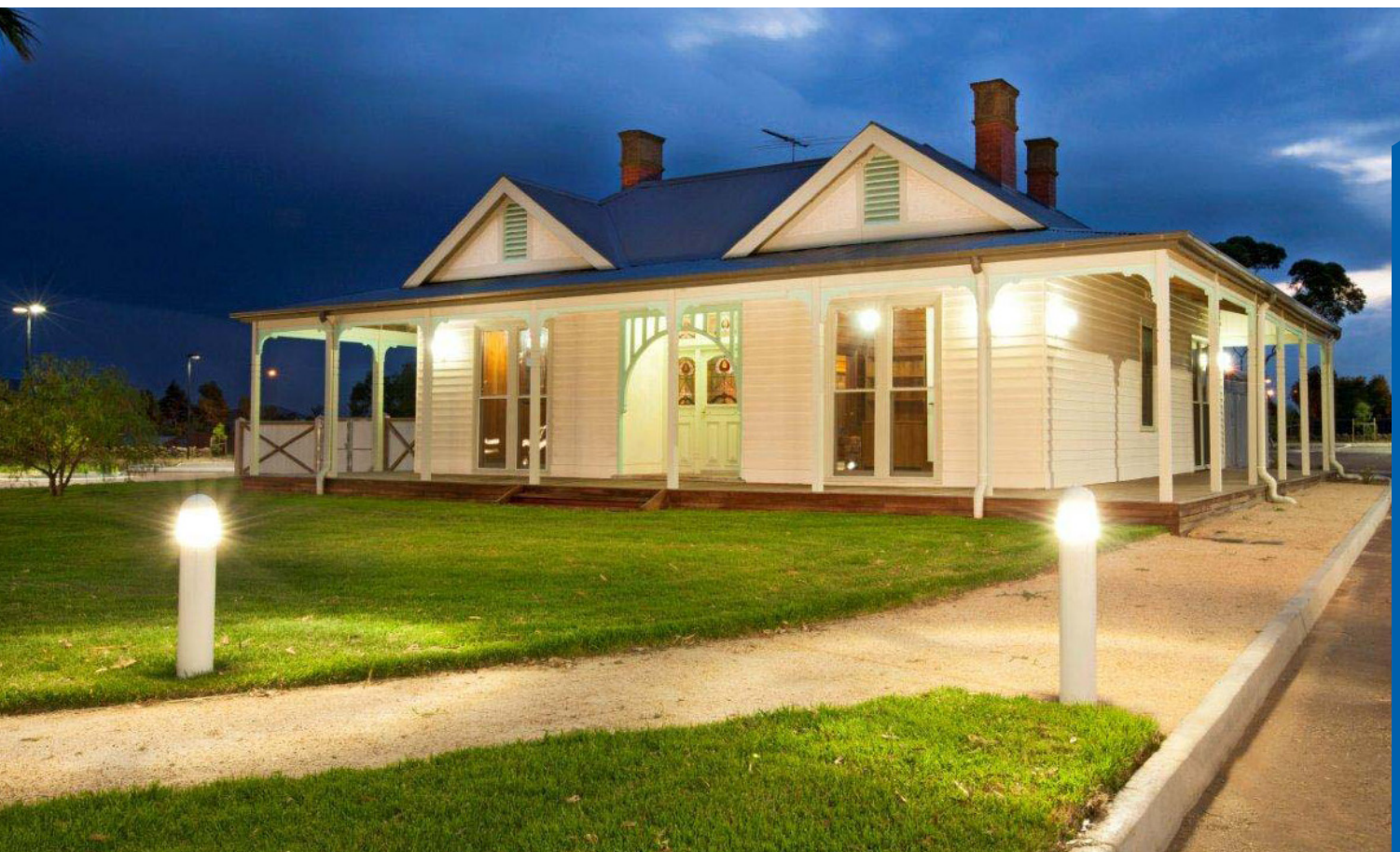
**7. *Heritage Walking Trail:***

The self-guided walking trail explores Melton's heritage streetscapes and buildings.

**8. *Heritage Week:***

An event held annually in a theme determined by the National Trust. Heritage Week is very popular and well attended by the community. It involves a range of events and activities such as workshops, tours, lectures and displays which seek to celebrate and educate on all aspects of the City of Melton's heritage.

**9. *Heritage Award:*** The purpose of the Heritage Award is to recognise and celebrate conservation or design projects, events, people or community groups who make a positive contribution to heritage in the City of Melton. It is awarded during Heritage Week.





# 5.0

## Strategy Action Plan

The Strategy Action Plan lists the actions under the four themes of Knowing, Protecting, Supporting and Communicating and Promoting.

Knowing

Protecting

Supporting

Communicating  
and Promoting

Strategy Action Plan - Themes



**Knowing:**

Knowing is the identification, assessment and documentation of heritage places.

Objective	Action	Target Date for Completion	Progress/ Outcome
Further explore thematic environmental history	Focus future work on specific elements that are not yet covered by heritage studies such as migration, natural environment	2014-2015	
Prepare Indigenous Cultural Heritage Study	Investigate the feasibility and prepare an Indigenous Cultural Heritage Study	2015-2016 Feasibility of study 2016-2017 Apply for funding	
Review Council owned asset register	Review the existing asset register to ensure it includes Council owned heritage sites	2013-2014	
Continue effective input of heritage data into Council's Geographic Information System (GIS)	Ensure there is support for the GIS team to continue to input heritage data into the GIS system	Ongoing	



<b>Protecting:</b>	Protecting is the statutory protection, policy development and appropriate management of Heritage.		
Objective	Action	Target Date for Completion	Progress/ Outcome
Investigate scope for collection of artefacts and stories	To investigate the scope for a policy for the collection of artefacts and stories to ensure that they are appropriately managed	2013-2014	
Update Council Heritage Sites into Assets Management Register	Ensure the continual update of Council's Asset register to ensure sites are documented and managed	2014-2016	
Review of existing heritage studies, guidelines and the heritage and significant landscape overlays	Ensure review and update of existing heritage documents and protections to ensure the information is accurate	Ongoing	
Increase Staff and Councillor awareness of Heritage places	Develop a training program that will be delivered to all Council staff as a training program of heritage places and statutory protection within the municipality	2013-2014 Develop training program 2014-2017 Implement program across Council	
	Continued on Page 19		





<b>Protecting:</b>	Protecting is the statutory protection, policy development and appropriate management of Heritage.		
Objective	Action	Target Date for Completion	Progress/ Outcome
Ensure appropriate guidelines and management practices are in place for all Council's Heritage assets	Prepare Conservation Management Plans (CMP) for Council's Heritage assets	2014-2017 Prepare each CMP	
Appropriately protect Conservation desirable sites	Initiate process of assessing the conservation desirable sites identified in the Melton Heritage Study 2009 and include them in the Heritage overlay if appropriate	<p>2013-2014 Assess ten sites on conservation desirable list and begin amendment process to include them in the Heritage Overlay</p> <p>2014-2015 Assess further ten sites on conservation desirable list and begin amendment process to include them in the Heritage Overlay</p> <p>2015-2016 Assess further ten sites on conservation desirable list and begin amendment process to include them in the Heritage Overlay</p> <p>2016-2017 Assess further ten sites on conservation desirable list and begin amendment process to include them in the Heritage Overlay</p>	
Implement actions from Dry Stone Wall Study	Continue implementation of actions from Dry Stone Wall study by initiating a planning scheme amendment to protect dry stone walls in precincts, and undertake assessments of the significance of walls in other precincts identified for further investigation	<p>2013-2014 Initiate amendment for the protection of dry stone walls</p> <p>2013-2014 Conduct research on further precincts for the protection of dry stone walls</p>	



<b>Supporting:</b>	Supporting is the assistance, advice and incentives to help conserve heritage places.		
Objective	Action	Target Date for Completion	Progress/Outcome
Continue the Heritage Advisory Committee	To ensure that the continued Heritage Advisory Service	Ongoing	
Continue Heritage Advisor services	Continue to seek ingoing support from Heritage Victoria for funding for the position	Ongoing	
Ensure there is support for heritage places and structures to undertake minor works and heritage conservation	Investigate fee waiver for minor heritage works	2015-2016 Prepare draft policy	
Enhance relationship between Council and Local Heritage organisations	Ensure a positive relationship between Council and local heritage organisations through the support of the Heritage Advisory Committee  Provide opportunities for local heritage organisations to input into heritage strategies	Ongoing	
Continue Heritage Assistance Fund	Continue financial support for the Heritage Assistance Fund	Ongoing	





<b>Communicating &amp; Promoting:</b>	Communicating and promoting are the measures to raise awareness and appreciation of the heritage of the area.		
Objective	Action	Target Date for Completion	Progress/ Outcome
Implement Staff and Councillor training	Create a training program that is implemented as part of induction to ensure Council staff awareness of heritage	Create program 2013-2014 Implement program 2014-2017 Review program 2016-2017	
Heritage Week	Ensure the continued support for Heritage Week and its associated activities	Annual event subject to budget allocation	
Continue annual Heritage Award	Ensure the continued financial support of Council's Heritage Award	Ongoing	
Improve Heritage information on Council website	Review heritage section and update information regularly and provide links to relevant studies	Ongoing	
Enhance Heritage Information and Publications	Continue the review of existing heritage information and ensure publications are made available in community facilities to support cultural tourism	Ongoing	





## 6.0

### Monitoring and Review

It is important to monitor the implementation of the action plan contained within the Strategy to ensure that it achieves its objectives. Key elements of the monitoring and review of the plans are outlined below:

- The actions within the plan will be reviewed annually.
- Progress reports will be created every six months and presented to the Heritage Advisory Committee. These reports will then be attached to the Heritage Advisory Committee minutes which are in turn are reported to Council.

In addition to the actions set, Council will continue to enact upon the requirements determined by legislation and actions that are currently committed to such as the continual update and quality control of Heritage Victoria's Heritage Management Electronic System (HERMES) and the Victorian Heritage Database (VHD).







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