

# PROTECTING HERITAGE IN THORNBURY

August 2021

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## INTRODUCTION

Darebin City Council is asking for your feedback on the proposed introduction of a heritage overlay in Thornbury

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An area known as Thornbury Park Estate has been identified as being of local heritage significance and worthy of being protected. To do this, Council is proposing to introduce Planning Scheme Amendment C191, which would introduce Heritage Overlay planning controls for the area.

### What is Thornbury Park Estate?

Thornbury Park Estate is an area in Thornbury bound by Strettle Street to the west, Miller Street to the north, Smith Street to the south, and extending east to St Georges Road. This area was once all one property that was known as Thornbury Park Estate, and was subdivided into different lots in 1911, with additional building occurring throughout the 1920's and 1930's.

### What does this mean for me?

In general, a heritage overlay means you will need to apply for a planning permit if you want to make external changes to your home. Any new development will need to be responsive to the heritage value of the area. There are different requirements depending on the heritage grading of your property.

If your heritage grading is contributory or significant, then generally full building demolition is discouraged and, in most cases, the front façade of your home will need to be retained in any new development.

If your heritage grading is non-contributory, then generally you can develop your property, but you will still require a permit to consider the impacts of any new development or building on the heritage streetscape.

You can talk to Council officers to find out more about the impact of the proposed controls on your property.

## What is Council proposing?

Council is proposing to introduce a Heritage Overlay to the Thornbury Park Estate through Amendment C191 to the Darebin Planning Scheme. This amendment will:

- permanently introduce a Heritage Overlay to the Thornbury Park Estate Precinct;
- updating an incorporated document to exempt some minor buildings and works from requiring a permit in the Thornbury Park Estate Precinct; and
- incorporate the Statement of Significance for Thornbury Park Estate Precinct into the Darebin Planning Scheme. This will assist in decision-making for new developments in the area.

## Where and how will it be applied?

The proposed Heritage Overlay will apply to all properties contained within the area identified as Thornbury Park Estate (refer to map attached). Each property will receive one of three heritage gradings, which determines how important each property is to the overall heritage value of the precinct. The three Heritage Overlay gradings are:

**Significant:** This refers to a heritage dwelling that is typically intact externally. It may also have notable features making it an important contribution to the heritage precinct.

**Contributory:** This refers to a dwelling that is generally not individually significant but contributes to the historical significance of the area. It may be externally intact but have visible changes which do not detract from the contribution to the heritage precinct.

**Non-contributory:** This refers to a dwelling that has no identified significance but is included because any development on the dwelling may impact the cultural heritage significance of the precinct.

## What is a Heritage Overlay?

A Heritage Overlay is a type of planning control that is applied to protect heritage places and ensure that development does not adversely affect their significance. A Heritage Overlay is accompanied by a Statement of Significance that gives a description of the place and lists the elements that are important to its heritage.

A Heritage Overlay **does not** mean that you can't complete any building works on your property. The Heritage Overlay requires a planning permit to consider impacts development may have on heritage.

## Why should this area be protected?

Council wants to ensure that areas of heritage value in Darebin are protected into the future. A recent detailed heritage study has found the Thornbury Park Estate Precinct is of historical significance to the City of Darebin.

## Have your say



**Attend** one of our information sessions. Details are on the website: [yoursaydarebin.com.au/thornburyparkestate](https://yoursaydarebin.com.au/thornburyparkestate)



**Provide** a written submission via email to: [planningservices@darebin.vic.gov.au](mailto:planningservices@darebin.vic.gov.au)

Or via **mail** to:  
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**Call** Council's Strategic Planning Unit on 8470 8989

Consultation is open until 17 September 2021.