

Moonee Valley Racecourse Incorporated Plan

Conservation Policy and Permit Exemptions

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1 INTRODUCTION

This incorporated plan for the Moonee Valley Racecourse includes:

- ▶ The Conservation Policy for the heritage assets at Moonee Valley Racecourse (Section 2.3).
- ▶ The Conservation Guidelines for the heritage assets at Moonee Valley Racecourse (Section 2.4).
- ▶ The exemptions from the provisions of the Heritage Overlay in accordance with Clause 43.01-2 that apply (Section 3.0).

The *Moonee Valley Racecourse Conservation Management Plan* (2014) (the CMP), which provides a history, description and statements of significance for the Moonee Valley Racecourse, the Club Secretary's House and Garden, and the S.R. Burston Stand forms an attachment.

Definition of heritage assets

In accordance with the CMP the heritage assets at the MVR are defined as being of Primary or Secondary significance:

- ▶ Heritage assets of Primary significance contribute in a fundamental way to an understanding of the cultural significance of the MVR. They are generally buildings, structures or trees that are predominantly intact or have a high degree of integrity and are related to key development periods, particularly during the inter-war and immediate postwar eras, and/or have important associations with people, horses or events with strong associations with the MVR.
- ▶ Heritage assets of Secondary significance contribute to an understanding of the cultural significance of the MVR. They are generally less intact with lower integrity.

Heritage assets of Primary and Secondary significance are shown in Figure 1.



FIGURE 1: MOONEE VALLEY RACECOURSE HERITAGE ASSETS

Heritage assets of Primary significance:

1. Club Secretary's house (former), perimeter fence and garden
2. S.R. Burston Stand
3. Main Tote
4. Alister Clark Rose Garden and Manikato Memorial Garden
5. Horse stalls, saddling paddock/parade ground, perimeter brick fence and mature trees
6. Racetrack (shown in part)

Heritage assets of Secondary significance:

7. South Hill Stand
8. Former Cafeteria
9. Member's Stand
10. Turnstiles

2 CONSERVATION POLICY

2.1 Purpose

The purpose of this Conservation Policy is to guide consideration of planning permit applications or amendment in relation to the application of the Heritage Overlay to the Moonee Valley Racecourse (MVR). The policies set out how a proposal will be considered and what will influence decision-making.

2.2 Objectives

- ▶ To conserve the significance of the MVR as an example of a major metropolitan racecourse.
- ▶ To conserve and enhance the buildings and features, which demonstrate key phases in the historic development of the MVR.
- ▶ To ensure that the story of the MVR and its heritage significance is communicated effectively to the wider community.

Specific objectives are provided for each policy.

2.3 Policy

2.3.1 Conservation Policy 1: Managing change

Managing change objective

To manage the heritage assets of the MVR in a manner that conserves or reveals heritage significance.

Policy basis

Conservation is an integral part of good management of places of cultural significance. Management decisions for heritage assets should be based on a prior understanding of heritage significance and balanced against other management considerations. The impact of proposed changes on the heritage significance of a heritage asset should be analysed with reference to the statement of significance.

1.0	MANAGING CHANGE
1.1	Use and review <i>It is policy to:</i>
1.1.1	Use this Conservation Management Plan (CMP) as the basis for the future management, use and development of the heritage assets at the MVR.
1.1.2	Review this CMP when necessary.
1.2	Using heritage significance to guide changes <i>The consideration of significance is integral to ensuring that the heritage values of the MVR will be conserved in future. It is policy to:</i>
1.2.1	Consider the heritage significance of the MVR as an integral part of the future redevelopment.
1.2.2	Manage the heritage assets of the MVR in accordance with the relevant policies in this CMP.
1.2.3	Confirm or review the significance of any heritage asset prior to undertaking any decisions in relation to future management, and take into account the conclusions of any review in decision making for the asset.

1.0	MANAGING CHANGE
1.3	<p>Managing change <i>Change is undesirable where it reduces heritage significance, however, it can be beneficial if it assists in revealing the significance of a place or in its future conservation. It is policy to:</i></p> <p>1.3.1 Ensure the amount of change to heritage assets of the MVR is guided by:</p> <ul style="list-style-type: none"> ▪ The heritage significance of the asset, ▪ The relevant heritage management policies, ▪ The opportunities for appropriate interpretation. <p>1.3.2 Minimise, to the greatest extent prudent or feasible, the impact on the significance of a heritage asset when required to comply with current standards and statutory regulations.</p> <p>1.3.3 Prepare a Heritage Impact Assessment (HIA) where it is proposed to alter, damage or demolish significant fabric that will, as appropriate, consider a range of options, which should include the option of making no changes to the place.</p> <p>A preferred option should be chosen after considering the significance of the heritage asset and balancing this against technical, cost, safety and management issues in accordance with this conservation policy.</p> <p>The HIA will also identify appropriate ways of mitigating potential impacts by, as appropriate:</p> <ul style="list-style-type: none"> ▪ The recording of fabric, use and associations, ▪ Storing and conserving remnant fabric as artefacts, ▪ Interpretation to ensure that the significance of the place can still be understood, ▪ Monitoring of works during construction. <p><i>Refer also to Policy 2.0 – Fabric & setting.</i></p> <p>1.3.4 Ensure that the heritage significance of the MVR is not compromised by short-term decisions that allow inappropriate development, use, maintenance or refurbishment.</p>
1.4	<p>Keeping records <i>Keeping records of changes is an important step in heritage conservation, as it will assist in making future decisions about the place. It is policy to:</i></p> <p>1.4.1 Ensure that all changes to heritage assets are documented. This information should be entered on the Hermes heritage database.</p> <p>1.4.2 Make an archival-quality photographic recording of a heritage asset prior to any alteration, addition, demolition, removal or relocation of that asset. This should be carried out in accordance with the Heritage Victoria Technical Note: <i>Photographic recording for heritage places and objects</i>. This would not be required for permit-exempt works (except as specified in Policy 6.1.1) or minor works that do not impact upon significance.</p>
1.5	<p>Undertaking regular maintenance <i>Undertaking regular maintenance will avoid the need for expensive ‘catch-up’ works and major repairs, which may impact upon significance. It is policy to:</i></p> <p>1.5.1 Ensure that maintenance is planned and executed so that the significance of heritage assets is conserved. Wherever practical, existing components should be conserved (i.e., repaired or restored) rather than replaced.</p> <p><i>Refer also to Policy 2.1 – Undertaking repairs and maintenance</i></p>
1.6	<p>Demolition or irreversible changes <i>Demolition or making irreversible changes will impact upon the significance of the MVR and should only be carried out in exceptional circumstances. It is policy to:</i></p> <p>1.6.1 Avoid complete demolition of heritage assets of Primary significance, or a substantial portion of that asset, except in exceptional circumstances, and only after establishing there is no prudent or feasible alternative to demolition. This option should be considered as the last resort. The following management options for heritage assets should be considered and demonstrated not to be viable prior to a decision to demolish a heritage asset:</p>

1.0	MANAGING CHANGE
1.6.2	<ul style="list-style-type: none"> ▪ continue use of the asset in its present role; ▪ adaptive re-use; ▪ transfer of the asset to a new owner; ▪ use or custodianship by a community group; ▪ stabilisation and mothballing for future use or conservation; ▪ stabilisation of a building, structure, or other feature in a safe condition as an artefact. <p>This assessment of alternatives should be included in project feasibility, assessment and approval documentation.</p> <p><i>Heritage assets of Primary significance are listed in section 4.5. Refer also to Policy 1.4 – Keeping records and Policy 3.0 - Use</i></p> <p>Avoid complete demolition of heritage assets of Secondary significance, or a substantial portion of that asset while the existing use continues. Demolition of a heritage asset of Secondary significance may be considered once redevelopment of the MVR commences and the asset becomes redundant.</p> <p><i>Refer also to Policy 1.4 – Keeping records.</i></p>
1.7	<p>Movable heritage assets</p> <p><i>Movable heritage items are a tangible link to the history and use of a place. As such, they are an important element of a site's history and a direct link to past lives, uses and customs. They form an important part of the physical record of the MVR. It is policy to:</i></p> <p>1.7.1 Retain fixtures and objects that contribute to the cultural significance and interpretation of a heritage asset and to the history of the MVR at that heritage asset. Their removal to another place should be avoided unless it is:</p> <ul style="list-style-type: none"> ▪ the sole means of ensuring their security and conservation, or ▪ on a temporary basis for treatment or exhibition, or for protection when works are being carried out, or ▪ to comply with health and safety or other statutory regulations, or ▪ to conserve or protect the heritage asset. <p>Such contents, fixtures and objects should be returned where circumstances permit. Thorough documentation should be undertaken to assist in establishing the provenance, context, and associations to people and to place. It will also aid later reinstatement. Heritage specialists should be involved in the recording of movable heritage items.</p> <p>1.7.2 Ensure that movable objects associated with a demolished or relocated heritage asset are identified, recorded (including a location plan), assessed, housed and curated in an appropriate location. In all cases, the provenance, age, use and historical associations of items should be recorded to assist with the retention and understanding of significance.</p> <p><i>Refer also to Policy 1.4 - Keeping records</i></p>
1.8	<p>Managing transfer or disposal of heritage assets</p> <p><i>The transfer of ownership or control of heritage assets needs to be carefully planned and executed so as to conserve the item's significance. It is policy to:</i></p> <p>1.8.1 Include a condition in the contract of sale for any heritage asset that requires the purchaser, as appropriate to:</p> <ul style="list-style-type: none"> ▪ comply with the relevant requirements of this CMP, or ▪ prepare a new CMP for the heritage asset and submit it to MVCC for endorsement within a reasonable timeframe after the sale, and preferably prior to any development application.
1.9	<p>Archaeology</p> <p><i>Archaeological sites may be present within the MVR and are especially vulnerable to damage, inadvertent or otherwise. It is policy to:</i></p> <p>1.9.1 Assess the archaeological potential prior to the preparation of design options and design</p>

1.0	MANAGING CHANGE
1.9.2	development, where development or use may impact on the archaeological resource. Development should be sited to have regard to the archaeological resource. Impacts to the archaeological resource must be considered in the planning stages. <i>Refer also to Policy 2.14 – Archaeological monitoring</i>

2.3.2 Conservation Policy 2: Fabric and setting

Fabric and setting objectives

To ensure that all works are planned and undertaken in a manner that:

- ▶ conserves or reveals significance, and/or
- ▶ minimises the impact upon the significance of the MVR.

Policy basis

As the setting of the heritage assets at the MVR will undergo radical change it is important that this change is carefully managed to minimise the impacts upon significance. Alterations to a heritage asset (including adaptation or extensions) should be planned and carried out in a manner that aims to minimise impacts on its heritage significance. Conservation works, including repairs and maintenance, should follow the Burra Charter principle: ‘do as much as necessary, but as little as possible’, using best practice conservation techniques.

2.0	FABRIC AND SETTING
2.1	Undertaking repairs and maintenance <i>Undertaking regular repairs and maintenance will assist with protection of heritage values as well as supporting optimal use of funding to carry out works by reducing the need for major repairs. It is policy to:</i>
2.1.1	Minimise changes to significant fabric repairs and maintenance should be carried out on the basis of the replacement of ‘like’ with ‘like’. Works that change the type of material are considered to be alterations and are dealt with in policy 2.2.1.
2.1.2	Monitor, maintain, repair and/or protect heritage assets so as to retard or prevent deterioration due to the effects of fire, vandalism, theft or weather.
2.1.3	Employ professional and trade skills appropriate to the site or building’s fabric and significance when carrying out repairs and maintenance.
2.1.4	Use best practice conservation techniques when repairing heritage assets to ensure further damage does not occur to the asset as a result of the repairs.
2.1.5	Use care and due diligence so as not to destroy related features such as archaeological relics or significant vegetation.
2.1.6	Employ traditional materials and techniques wherever appropriate, when undertaking repairs to heritage assets. Replacement components should match existing components as closely as possible but should, on close inspection, be identifiable as new. Modern materials and techniques should only be used where there is scientific evidence that supports their use over the long term.
2.2	Altering, adapting or extending heritage assets <i>It is policy to:</i>
2.2.1	Ensure changes to significant fabric are minimised and are only permitted if it can be demonstrated that, as appropriate: <ul style="list-style-type: none"> ▪ It will enable the heritage asset to be adapted for a compatible new use. ▪ The option of undertaking no changes is not feasible due to technical, safety, or other

2.0	FABRIC AND SETTING
	<p>management constraints as part of the redevelopment of the MVR.</p> <ul style="list-style-type: none"> ▪ Any changes are sympathetic to the original fabric. <p>Where changes are made records should be made in accordance with Policy 1.4 and consideration should be given to the need for interpretation in accordance with Policy 4.0.</p>
2.2.2	Allow changes to non-significant fabric.
2.3	New development
	<i>It is policy to:</i>
2.3.1	Ensure that new development including additions to heritage assets, or new buildings, structures or other built features in the vicinity of heritage assets is identifiable as having been designed and built in the present. New development should relate and be complementary in form, scale and materials to the heritage assets, but be clearly contemporary in design.
2.3.2	Ensure the siting and design of new development does not overwhelm the historic setting of the heritage assets by becoming a dominant element or by interfering with key views to and from the asset.
2.4	Reversibility of works
	<i>It is policy to:</i>
2.4.1	Ensure that alterations or extensions that do not contribute to the conservation of a heritage asset are reversible wherever practical.
2.5	Demolition
	<i>It is policy to:</i>
2.5.1	Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the heritage asset and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate: <ul style="list-style-type: none"> ▪ The removal will not adversely affect the significance of the asset, and ▪ It will assist in the long term conservation of the asset, and ▪ It will facilitate the adaptive re-use of the asset.
2.5.2	Record the asset prior to commencing demolition – see Policy 1.4.2.
2.6	Restoration
	<i>This technique involves making changes to existing historic fabric to return it to a known earlier state and can assist in revealing significance. It is policy to:</i>
2.6.1	Undertake restoration only if there is sufficient evidence of an earlier state of the fabric.
2.7	Reconstruction
	<i>This technique involves the addition of new material to replace missing fabric. It is policy to:</i>
2.7.1	Undertake reconstruction only where a heritage asset is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation and, in most cases, should only be applied to a small portion of a heritage asset.
2.8	Setting of a heritage asset
	<i>The setting of a heritage asset (sometimes referred to as its ‘context’) often contributes to its significance and should be considered as part of its management. It is policy to:</i>
2.8.1	Retain an appropriate visual setting, as well as other relationships, such as views and vistas, that contribute to the heritage significance of the heritage asset. New construction, demolition, intrusions or other changes that would adversely affect the setting are not appropriate.
2.8.2	Consider the context of the heritage asset in terms of its contribution to the cultural landscape of MVR. Where there is a complex of buildings and other elements (such as trees) the aim should be to conserve or reveal the historic visual relationship between the

2.0	FABRIC AND SETTING
2.8.3	<p>buildings and other elements in order to demonstrate the historical use and layout of the place.</p> <p>Ensure that an appropriate curtilage (or land area) is maintained around a heritage asset. The curtilage should be sufficient to ensure that, as appropriate:</p> <ul style="list-style-type: none"> ▪ Related buildings and features (e.g. the horse stalls, parade ground and trees) are, as far as possible, contained within a single curtilage, and ▪ There is sufficient land to extend the building in future, if required, to enable a feasible adaptive use, and ▪ Significant elevations will face toward a street or public space and remain visible, and ▪ There is sufficient land to provide an appropriate root protection zone for significant trees identified in the statement of significance. <p><i>Refer also to Policy 2.12 Significant trees.</i></p>
2.9	<p>Maintaining a heritage asset in its location</p> <p><i>The physical location of a heritage asset is part of its heritage significance. It is policy to:</i></p> <p>2.9.1 Retain the heritage asset in its historical location where practicable. Relocation is generally unacceptable unless this is the sole practical means of ensuring its conservation, or as part of an interpretation plan.</p> <p>2.9.2 Consider the following criteria when selecting a new site where relocation of a heritage asset is considered appropriate:</p> <ul style="list-style-type: none"> ▪ The site will be publicly accessible or associated with the use of the land as a racecourse into the future, and ▪ All significant fabric associated with the asset can be located within the same area, and ▪ There is an opportunity for interpretation, and ▪ The site is unlikely to be required for future expansion or development that would require relocation again within the foreseeable future.
2.10	<p>Removal of intrusive elements</p> <p><i>It is policy to:</i></p> <p>2.10.1 Wherever practical, elements identified as being ‘intrusive’ to the heritage significance of a heritage asset should be removed.</p>
2.11	<p>Removed fabric</p> <p><i>It is policy to:</i></p> <p>2.11.1 Ensure that significant fabric that has been removed from a heritage asset, including contents, fixtures and objects, is catalogued and protected in accordance with its heritage significance. Where possible, and culturally appropriate, removed significant fabric should be kept at the heritage asset.</p> <p>2.11.2 Maintain a record of all relevant documents, decisions and works undertaken for each heritage asset in the relevant place record of the Hermes heritage database.</p> <p><i>Refer also to Policy 1.4 – Keeping records.</i></p>
2.12	<p>Significant trees</p> <p><i>This policy applies only to the trees within the Birdcage area (Elms, Cape Chestnut and a Peppercorn) and the mature trees within the former Club Secretary’s House garden. It is policy to:</i></p> <p>2.12.1 Provide proper care and maintenance to significant trees to ensure that the trees survive in good condition according to their normally expected lifespan. This should include:</p> <ul style="list-style-type: none"> ▪ strategies for major cyclical replacement when the trees become senescent as well as incidental replacement of individual dead, dying or dangerous specimens. When trees are replaced the process should be documented (photographs and written record

2.0	FABRIC AND SETTING
	before, during & after) for future record.
	<ul style="list-style-type: none"> ▪ regular maintenance regimes for monitoring condition, pruning, and pest disease and weed management
2.12.2	Replace trees with 'like with like' species to maintain the significance and integrity of the vegetation fabric.
2.12.3	Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
2.12.4	Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.
2.13	Services
	<i>It is policy to:</i>
2.13.1	Install services such as air-conditioning, lighting and information technology in heritage assets in ways that minimise negative impacts on heritage significance. Use of existing areas of intervention and installation to enable reversibility should occur wherever possible.
2.14	Archaeological monitoring
	<i>Works including services trenches, excavation and the like have the potential to impact upon archaeological remains and all future physical intervention should take this into account. It is policy to:</i>
2.14.1	Carry out archaeological monitoring in association with any works within the Moonee Valley Racecourse, unless it is considered that: <ul style="list-style-type: none"> ▪ The works are minor and unlikely to have an impact. ▪ The archaeological potential within the area of works is low (e.g. due to recent ground disturbance or lack of historic or physical evidence).
2.14.2	Ensure that archaeological monitoring includes: <ul style="list-style-type: none"> ▪ Historic research, which includes a predictive analysis of the areas of potential sensitivity. ▪ A physical survey, as required, to identify and record key features prior to disturbance. ▪ Monitoring during disturbance ▪ The preparation of a report in a format to the satisfaction of Heritage Victoria that sets out the key findings of the investigation. <p>Heritage Victoria is to be notified of any material found so as to determine the need for appropriate interpretation. Material should remain in-situ except in accordance with policy 1.7.</p>

2.3.3 Conservation Policy 3: Use

Use objectives

- ▶ To ensure that each heritage asset has a use compatible with its heritage significance.
- ▶ To ensure that new uses do not compromise the identified cultural significance of the place.

Policy basis

One of the most effective strategies for conservation of heritage assets is to ensure that they remain in use, preferably for the purpose that they were designed and built for. However, as the racecourse use will be relocated to another part of this site, the

historic use of most of the heritage assets will not continue and suitable new uses must be found. While some heritage assets have potential for adaptive re-use, some purpose-built structures such as the S.R. Burston Stand do not readily lend themselves to adaptive re-use.

3.0	USE
3.1	<p>Supporting historic use <i>The continued use of an operational asset is an integral part of conserving its heritage significance. It is policy to:</i></p> <p>3.1.1 Maintain the historic use of all heritage assets for as long as practicable. This includes allowing changes to the historic fabric where this would support the on-going viability of the use in accordance with Policy 2.2.</p> <p>3.1.2 Where supporting the continuation of an historic use would result in the significant loss of historic fabric, consider the option of de-commissioning the heritage asset in accordance with Policy 3.3.</p>
3.2	<p>Change of use - adaptive re-use <i>It is policy to:</i></p> <p>3.2.1 Encourage adaptive re-use of heritage assets no longer required for their historic use.</p> <p>3.2.2 In considering adaptive re-use options, preference should be given to uses that:</p> <ul style="list-style-type: none"> ▪ enable the conservation of culturally significant fabric, and cause the minimum degree of change to it. This should consider the significance of all the components of the building and its related site (and their interaction) and not just the individual building, for example, landscape, setting, views and vistas; ▪ will require the minimum amount of change to the significant fabric. This analysis should consider the rarity of the heritage asset; that is, the number of similar assets of the same type to determine the cumulative impact of change; and, the intactness of the heritage asset and whether this intactness is rare and contributes to its significance. ▪ ensure that the building is continually occupied, or has a continuity of occupation that will ensure its security and maintenance. ▪ provide an economic return that will subsidise the on-going maintenance of the building. ▪ provides an opportunity for interpretation. <p>3.2.3 Also consider:</p> <ul style="list-style-type: none"> ▪ the interest of the community in the asset; ▪ means for harnessing community interest; and ▪ potential community use of the asset. <p>3.2.4 In the event that a new use cannot be readily found, consider 'mothballing' a building while a strategy to find a new use is developed and implemented. This entails the building being secured, weatherproofed and regularly monitored. Prior to this being done, the building and any movable objects associated with it should be fully documented. Measures should be put in place to protect and conserve these heritage assets. 'Mothballing', however, should be considered as a last resort.</p>
3.3	<p>Change of use - no use</p> <p>3.3.1 For heritage assets that may not be suitable for re-use, then the option should be to de-commission the asset and treat it as an artefact. This entails leaving the asset <i>in-situ</i> (i.e., where it is located) wherever possible, making it secure and taking whatever steps are necessary to prevent deterioration. Removal or relocation of the asset should not be allowed except in accordance with Policy 2.9.</p>

2.3.4 Conservation Policy 4: Interpretation

Interpretation objective

- ▶ To ensure that interpretation of the MVR assists in conserving or revealing its significance.

Policy basis

Interpretation strengthens and sustains the relationships between the community and its heritage... (NSW Heritage Office, 2005:4)

The development and implementation of interpretive programmes is an integral part of the overall management and planning process for a cultural heritage place

The aim of this interpretation policy is to conserve the significant values of MVR. It is an integral part of this CMP and provides a firm foundation on which to develop a detailed interpretation plan for MVR and its component parts.

The redevelopment of MVR will mean that the significance of the place will not be immediately apparent. Finding ways in which to communicate its heritage significance including tangible and intangible values, natural and cultural setting, social context and physical fabric and raise public awareness will be integral to the conservation of MVR when it is redeveloped.

4.0	INTERPRETATION
4.1	<p>Interpretation plan <i>It is vital that an interpretation plan is prepared prior to any redevelopment commencing. It is policy to:</i></p> <p>4.1.1 Prepare an interpretation plan for MV in accordance with policies 4.2, 4.3, 4.4 and 4.5. This may include an overall interpretation plan for the whole of MVR as well as specific action plans for particular areas as they are redeveloped.</p>
4.2	<p>Interpretation should be based on significance <i>Understanding significance will determine the themes for interpretation. It is policy to:</i></p> <p>4.2.1 Base all interpretation of the MVR on significance, both of the complete course and of its individual elements.</p>
4.3	<p>The role of interpretation in conservation <i>As integral to the conservation process, interpretation assists in protecting and sustaining heritage values by communicating significance. It is policy to:</i></p> <p>4.3.1 Ensure that interpretation of the MVR will contribute to the conservation of heritage values by:</p> <ul style="list-style-type: none"> ▪ Communicating the significance of MVR, its evolution over time and its role in the wider cultural concerns of its period of development; ▪ Enhancing the enjoyment and experience of people using areas both in the redeveloped areas and the new racecourse complex; ▪ Promoting public appreciation of, and care for, the extant heritage assets; ▪ Providing information which is available pre-visit, on-site and post-visit.
4.4	<p>Location of interpretation <i>It is policy to.</i></p> <p>4.4.1 Provide interpretation in a range of locations across MVR including both the areas to be redeveloped and those to form part of the future racecourse complex.</p> <p>4.4.2 Ensure that the siting of interpretation is carefully considered as part of an interpretation plan and is suited to the place where it is sited and purpose for which it is needed.</p>

4.0	INTERPRETATION
4.4.3	Avoid interpretation infrastructure that is overly intrusive.
4.4.4	Ensure that interpretation infrastructure is consistent across MVR.
4.5	Providing opportunity for both on and off site interpretation <i>Some areas of the system are not accessible to the public; some people will be unable to visit publicly accessible places because of, for example, disability.</i>
4.5.1	Interpretive information about the Moonee Valley Racecourse should be available for pre-visit, on-site and post-visit uses.
4.6	Maintaining and reviewing interpretation <i>Maintaining and updating the interpretation of MVR so that it remains in good condition will contribute to the reputation of MVRC as a good custodian of the course.</i>
4.6.1	The interpretation content and infrastructure should be maintained as part of the conservation management plan.
4.6.2	The interpretation plan for MVR should be reviewed at the same time that this conservation management plan is reviewed (i.e., every 5 years) or when new research or information becomes available.

2.3.5 Conservation Policy 5: Constraints on investigation

Constraints on investigation objective

- ▶ To ensure that the heritage values of the components are fully understood prior to making decisions that would result in significant changes to significant fabric.

Policy basis

The scope of this project placed some constraints upon investigation, as follows:

- ▶ There is no definitive published history of the MVR and club. While the history prepared by Reilly in 1988 provides a good overview it is incomplete and not widely available. It also lacks images and maps.
- ▶ The assessment of the physical condition and integrity of places are based on a brief visual inspection of each place. A detailed assessment of the condition of built features has not been carried out.
- ▶ The assessment of trees and vegetation is based on historic research and visual inspection. A detailed survey of all trees to confirm their species and assess their condition has not been carried out.
- ▶ Some questions remain about how and when certain heritage assets were constructed or established – e.g. the Alister Clark Rose Garden.

While the conservation policies set out above are appropriate to guide future management of the MVR it may be necessary to undertake further historic and physical investigations when redevelopment occurs.

5.0	CONSTRAINTS ON INVESTIGATION
5.1	Detailed investigation required
5.1.1	Prior to undertaking major works that would impact upon significant fabric, the need for additional detailed investigation of the place should be considered. Detailed investigation should be carried out, unless it is considered that: <ul style="list-style-type: none"> ▪ The works are Permit exempt or minor works and unlikely to have an impact in accordance with policies 6.1 or 6.2. ▪ The existing information about the place is sufficient and the existing conservation

5.0	CONSTRAINTS ON INVESTIGATION
5.1.2	<p>policy provides adequate guidance.</p> <p>The detailed investigation may include, as appropriate:</p> <ul style="list-style-type: none"> ▪ Historic research. ▪ Community consultation. ▪ A detailed physical survey of all features affected by the proposed works.
5.2	Review of policy
5.2.1	Once the detailed research for the place is carried out, the relevant conservation policies should be reviewed and a detailed conservation policy developed for the place, as appropriate.

2.3.6 Conservation Policy 6: Permit exemptions

Permit exemptions objective

- ▶ To provide guidance as to the types of minor works that may be carried out without the need for a planning permit.

Policy basis

As it is proposed to apply the HO to whole of the MVR it is appropriate to enable permit exemptions for buildings and works that will not impact upon significance. This policy provides guidelines for the types of minor buildings and works activities that can be carried out without the need for a planning permit in accordance with Clause 43.01-2 of the Moonee Valley Planning Scheme. The exemptions include those that are predominantly associated with specific activities such as day-to-day maintenance as well as actions that will result in minimal intervention or impacts upon significant fabric.

6.0	PERMIT EXEMPTIONS
6.1	Permit exempt activities
	<i>It is policy to:</i>
6.1.1	Exempt the following buildings and works from a planning permit in accordance with Clause 43.01-2 of the Planning Scheme: PLEASE REFER TO SECTION 3.0 PERMIT EXEMPTIONS
6.2	Minor works activities
	<i>It is policy to:</i>
6.2.1	Take the following matters into account when deciding whether an activity may be considered to be 'minor works' and therefore permit exempt in accordance with Policy 6.1.1: <ul style="list-style-type: none"> ▪ The works are to a non-significant building or feature and are unlikely to have an impact upon significant fabric. ▪ The works are required to meet statutory or regulatory requirements. ▪ The works are consistent with the conservation policies in this CMP. ▪ A Heritage Impact Assessment has been prepared, which includes recommendations to mitigate any impact in accordance with Policy 1.6.1.
6.3	Review of policy
	<i>It is policy to:</i>
6.3.1	Review the Permit Exemptions policy and include additional permit exempt activities if it can be demonstrated that:

6.0	PERMIT EXEMPTIONS
	<ul style="list-style-type: none"> ▪ The activity is necessary to support the adaptive re-use of the heritage asset. ▪ The activity or action has been chosen after considering a variety of options in accordance with Policy 1.6.1. ▪ The carrying out of the action will have minimal impact upon the significance when considered either individually or cumulatively.

2.4 Conservation guidelines

2.4.1 Introduction

This chapter provides the preferred conservation guidelines that apply to the heritage assets of MVR in accordance with the conservation policies in Section 2.3. Specific guidelines are provided for the heritage assets of Primary significance, as follows:

- ▶ Main Tote
- ▶ Horse stalls ('Birdcage') including perimeter fence on Dean and McPherson streets, saddling paddock/parade ground and mature trees
- ▶ S.R. Burston Stand
- ▶ Club Secretary's House and garden, including the perimeter brick fence
- ▶ Alister Clark Garden and Manikato Garden
- ▶ The racetrack

Section 2.4.11 provides the preferred conservation guidelines for places of Secondary significance.

These guidelines provide some options for conserving or revealing the cultural significance of the MVR. Alternative approaches may be considered in accordance with a heritage impact assessment, which incorporates a detailed heritage management and interpretation strategy to minimise potential impacts upon the cultural heritage significance of the heritage asset and the MVR (refer to sections 2.4.2 and 2.4.3).

Figure 2 is an indicative plan prepared by the Moonee Valley Racecourse Redevelopment Advisory Committee (December 2013) that demonstrates one option for retaining and incorporating the heritage assets of Primary significance into the new development at MVR in accordance with these guidelines.

2.4.2 Heritage impact assessment

In accordance with Conservation Policy 1.3 a Heritage Impact Assessment (HIA) should be prepared prior to undertaking alterations, additions, demolition, removal or relocation of the heritage assets of Primary significance, except for permit exempt or minor works in accordance with conservation policies 6.1 and 6.2.

A HIA is not required for any other building or feature at the MVR.

2.4.3 Interpretation plan

In accordance with Conservation Policy 4.0 an Interpretation plan should be prepared for the whole of the MVR prior to undertaking alterations, additions, demolition, removal or relocation of the heritage assets of Primary significance, except for Permit Exempt or minor works in accordance with conservation policies 6.1 and 6.2. Specific interpretation plans may also be prepared for the heritage assets of Primary significance.



Figure 2 'Indicative Plan'

[Advisory Committee Report, p.140]

2.4.4 Main Tote

This building is historically and architecturally significant as one of the earliest surviving totes in Victoria. It has adaptive re-use potential.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ Conservation of this building is recommended. In particular, original features of the east elevation including the betting windows, timber shelves and the painted numbers thereon should be conserved.
- ▶ Identify a suitable adaptive re-use in accordance with Conservation Policy 3.2.
- ▶ Remove non-original fabric such as the flat-roofed additions at the rear in accordance with Conservation Policy 2.10.
- ▶ Consider restoring or reconstructing missing features, such as the betting windows to the west elevation, where possible in accordance with Conservation Policy 2.6 and Policy 2.7.
- ▶ Provide an appropriate curtilage for the building (refer to Figure 2) in accordance with Conservation Policy 2.8, which should ensure that the significant east façade with its rows of betting windows faces towards a street or public space and is visible.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.5 Horse stalls ('Birdcage') area

This area includes the horse stalls, the adjacent brick boundary fence to Dean and McPherson streets, the layout of the parade ground and the associated mature trees, which are among the oldest surviving elements at the MVR and are associated with a major phase of redevelopment in the late 1930s. As a group, they form an evocative cultural landscape.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ The conservation of this area and its incorporation into open space or community facilities as part of any future redevelopment is recommended.
- ▶ The plaques that identify former occupants of some of the stables provide an excellent opportunity for interpretation. If, however, it is not possible to retain them in situ then they may be removed and stored in accordance with Conservation Policy 1.7.
- ▶ Ideally, the whole of the horse stalls and perimeter brick wall should be conserved. If this is not possible then conserve as much as possible in accordance with conservation policies 1.0 and 2.0.
- ▶ Provide an appropriate curtilage for the complex in accordance with Conservation Policy 2.8, which should ensure that all the related features are contained within a contiguous allotment, which allows for public visibility of key features including the exterior of the perimeter walls, the horse stalls and the layout of the parade ground. Refer to Figure 6.1, which provides one option.
- ▶ Identify a suitable adaptive re-use of the stables in accordance with Conservation Policy 3.2.

- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.6 S.R. Burston Stand

This building is of architectural and technical significance for the innovative aspects of its open tiered design and construction technique. However, it has been considerably altered and has limited adaptive re-use potential. If new grandstands are built as proposed in another part of the course then this building will become redundant.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ While the conservation of this building is encouraged, given the degree of changes already made to the building and its limited adaptation potential the S.R. Burston Stand may be demolished in accordance with Conservation Policy 1.6.1.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.7 Club Secretary's house and garden

An outstanding example of an inter-war house and garden designed by E.F. Billson and Edna Walling respectively. Both the house and garden are in good condition and have a high degree of integrity. The brick fence also contributes to the significance of the place.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ Conservation and interpretation of the whole of house and garden including the perimeter brick wall is recommended in accordance with the relevant Conservation Policies.
- ▶ The curtilage of the house should remain as existing, defined by the existing brick boundary wall, and should not be reduced.
- ▶ To ensure that the setting of the house is maintained and is not overwhelmed by new development, apply a height limit of three storeys in the immediate vicinity along McPherson Street, and separate the house from higher development in Thomas Street by an internal roadway. Refer to Figure 6.1.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.8 Alister Clarke Rose Garden

This place is historically and socially significant as a memorial to Alister Clark, who is remembered both as a long-term chairman of the MVRC and as a Rosarian. The species of the roses are important, as they are roses bred by Clark or released in his name.

The garden is significant for its historical and social associations. However, the location, fabric and layout of the garden beds are not integral to the significance of the garden, which appears to be of relatively recent construction.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.

- ▶ Option 1: Conserve and incorporate into new development as part of open space. Ensure an appropriate setting is maintained in accordance with Conservation Policy 2.0.
- ▶ Option 2: Relocate to become part of the new MVR complex in accordance with Conservation Policy 2.9.2.
- ▶ Ensure that the rose species that are used (or continue to be used) in accordance with either option are those bred by Clark or closely associated with him.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.9 Manikato Memorial Garden

This garden is historically and socially significant for its associations with *Manikato*, the famous racehorse known for a series of wins at Moonee Valley. However, the fabric (i.e. landscaping, shelter and information boards etc.) while of interpretive value is not, of itself, significant.

It is not clear, however, whether the remains of *Manikato* are actually buried at this site or somewhere else within MVR. Further investigation is required.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ Option 1: Conserve and incorporate into new development as part of open space. Ensure an appropriate setting is maintained in accordance with Conservation Policy 2.0.
- ▶ Option 2: Relocate to become part of the new MVR complex in accordance with Conservation Policy 2.9.2.
- ▶ As noted above, further investigation is required to determine the exact location of the remains of *Manikato* in accordance with Conservation Policy 5.1.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.10 The racetrack

The racetrack has historic and social significance as an integral part of the MVR since its creation. While the position of the racetrack has remained the same the layout and fabric associated with it has been changed several times, with the existing racetrack dating from c.1995.

Guidelines

- ▶ Prepare an interpretation plan in accordance with Conservation Policy 4.0.
- ▶ The position of the racetrack should remain generally as existing, but changes to construction, alignment and layout of the track may be permitted in accordance with Conservation Policy 2.2, as they are not original.
- ▶ Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

2.4.11 Places of Secondary significance

Conservation of heritage assets of Secondary significance is encouraged as long as these buildings are required for their current use prior to redevelopment of the MVR commencing.

Given the degree of changes already made to the buildings and/or their limited adaptation potential these heritage assets may be demolished in accordance with Conservation Policy 1.6.2, once redevelopment commences and they are made redundant.

Prior to any alteration or addition, or demolition, removal or relocation an archival-quality photographic recording should be made of the heritage asset in accordance with Conservation Policy 1.4.

3 PERMIT EXEMPTIONS

3.1 Application

These permit exemptions apply to buildings and works within HO379 (Moonee Valley Racecourse) in accordance with Clause 43.01-2 of the Moonee Valley Planning Scheme.

These exemptions do not exempt the need for a planning permit if required by any other provision of the Moonee Valley Planning Scheme.

3.2 Heritage assets

For the purposes of these permit exemptions a 'heritage asset' includes the following buildings and features at the MVR, which are shown on Figure 1:

Primary significance

- ▶ Main Tote, constructed in 1938.
- ▶ Horse stalls ('Birdcage'), saddling paddock/parade ground and mature trees (Pepper, Elms and Cape Chestnut).
- ▶ S.R. Burston Stand, constructed in 1957-8, and extended in 1972-73.
- ▶ Club Secretary's house, constructed in 1937, and garden.
- ▶ Alister Clarke Rose Garden and Manikato Memorial Garden.
- ▶ Racetrack.

Secondary significance

- ▶ South Hill Stand (c.1926).
- ▶ Main entrance turnstiles (1951 and altered c.1975).
- ▶ Former Cafeteria (1953).
- ▶ Members Stand (1976).

3.3 No Planning Permit Required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following buildings and works:

- ▶ Construct a building or fence, construct or display a sign provided that it is not less than:
 - 10 metres from the boundary fence surrounding the Club Secretary's House.
 - 10 metres from the Main Tote Building
 - 15 metres from the canopy edge of the significant trees within the horse stalls area.
 - 5 metres from the brick boundary fence or horse stalls structures.
- ▶ To construct or carry out works including landscaping, provided that it does not require the demolition, removal or alteration of a heritage asset of Primary significance.
- ▶ To alter, extend, demolish (complete or part) a heritage asset of Secondary significance, provided that a photographic record of that asset is submitted to Moonee Valley Council in accordance with Conservation Policy 1.4.2.
- ▶ For buildings or structures that are not heritage assets:

- Complete or part demolition.
- Alterations or additions to, or repairs or routine maintenance that would change the appearance of that building.
- Externally painting a previously unpainted surface.
- ▶ Removal of trees other than the Elms, Cape Chestnut, and Peppercorn within the Birdcage/Horse stalls area and the mature trees within the former Club Secretary's garden.
- ▶ Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.
- ▶ Any works done in accordance with a Heritage Impact Assessment endorsed by Moonee Valley City Council.
- ▶ Any works done in accordance with an Interpretation Plan endorsed by Moonee Valley City Council
- ▶ Any works to the racetrack to facilitate racing including realignment of the track and its layout
- ▶ Any buildings or works that are considered 'minor works' in accordance with Conservation Policy 6.2.1 and will not impact upon the significance of the Moonee Valley Racecourse or its heritage assets to the satisfaction of the responsible authority.

**ATTACHMENT – MOONEE VALLEY
RACECOURSE CMP**