

MELTON PLANNING SCHEME

AMENDMENT C198

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Melton City Council which is the planning authority for this Amendment.

The Amendment has been made at the request of Melton City Council.

Land affected by the Amendment

The Amendment applies to the following properties:

- Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)
- 325 Clarkes Road, Brookfield
- 2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton
- 430-458 Exford Road, Weir Views
- 398-428 Exford Road, Weir Views
- 660A Beattys Road, Bonnie Brook
- 1267-1289 Beattys Road, Grangefields
- Beattys Road, crossing of Kororoit Creek, Aintree
- 687 Hopkins Road, Truganina

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the Amendment does

The Amendment proposes to implement the findings of the *City of Melton Heritage Assessments Project 2018*, to add the following nine places to the Schedule to the Heritage Overlay and the associated Heritage Overlay mapping:

The Amendment will:

1. Amend the Schedule to Clause 43.01 to rearrange the current heritage places in numerical order
2. Amend the Schedule to Clause 43.01 to include the following heritage places on a permanent basis as follows:
 - HO129 at 398-428 Exford Road, Weir Views
 - HO130 at 430-458 Exford Road, Weir Views
 - HO131 at Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)
 - HO132 at 325 Clarkes Road, Brookfield
 - HO133 at 2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton
 - HO134 at 660A Beattys Road, Bonnie Brook
 - HO135 at 1267-1289 Beattys Road, Grangefields

- HO136 at Beattys Road, crossing of Kororoit Creek, Aintree
 - HO137 at 687 Hopkins Road, Truganina
3. Amend Planning Scheme Maps as follows:
- 7HO to include HO131 and HO132
 - 8HO to include HO133
 - 9HO to include HO134, HO135 and HO136
 - 12HO to include HO129 and HO130
 - 13HO to include HO137
4. Amend the Schedule to Clause 72.04 to incorporate the *City of Melton Heritage Assessments Project 2018: Statements of Significance*.

Strategic assessment of the Amendment

Why is the Amendment required?

In accordance with the Planning Policy Framework (PPF), it is State policy to ensure the conservation of heritage significant places. To do this, places, buildings and objects must be identified, assessed and documented as places of natural and cultural heritage significance, as a basis for their inclusion in Victorian planning schemes.

The Amendment is required to protect nine heritage places within the urban growth boundary that are deemed to be the heritage places most at-risk of being lost due to development pressure. Including these places in the Schedule to the Heritage Overlay, and incorporating the statements of significance will formally recognise the heritage value of the properties, and the impact that proposed development may have upon them, should Council receive any development proposals for the subject properties.

The Amendment will ensure that a planning permit is required for demolition and a range of buildings and works to ensure the heritage significance is protected. Any proposal will then be able to be assessed by council having regard to the purpose and decision guidelines of the Heritage Overlay and council's local heritage policy contained at Clause 22.01 of the Melton Planning Scheme.

Various structural improvements were made to the Schedule to the Heritage Overlay as part of Amendment VC148. These changes enable a statement of significance to be listed and incorporated to assist decision making.

The Amendment makes use of these new provisions by listing the Statement of Significance for the site in the Schedule to the Heritage Overlay and incorporating the document in the Schedule to Clause 72.04. The Amendment reorders the Schedule to the Heritage Overlay chronologically by HO reference and includes recently created new suburb names.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives for planning in Victoria as outlined in section 4 of the *Planning and Environment Act 1987*:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *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.*
- *To balance the present and future interests of all Victorians.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*
- *To facilitate development in accordance with the objectives outlined above.*

The Amendment implements these objectives by applying the Heritage Overlay to the nine places to protect the significant heritage in the City of Melton.

How does the Amendment address any environmental, social and economic effects?

Conservation of the heritage places is likely to increase the attractiveness of the future residential communities that are planned to surround them and contribute to the future character of the area.

The Amendment will have a positive social impact on the municipality, as the community values local heritage and it plays an important role in defining local identity and a sense of place.

The Amendment is not expected to have any adverse environmental or economic effects.

Does the Amendment address relevant bushfire risk?

This Amendment does not impact upon bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?

Ministerial Direction No.9 – Metropolitan Strategy

The Amendment is consistent with the Metropolitan Strategy, *Plan Melbourne*, particularly Direction 4.4 to 'respect Melbourne's heritage as we build for the future' and its Policy 4.4.1 which recognises the 'value of heritage when managing growth and change.'

Ministerial Direction No.11 – Strategic Assessment of Amendments

The requirements of this direction have been followed in the preparation of this Amendment.

Ministerial Direction – The Form and Content of Planning Schemes

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 12(2)(a) of the *Planning and Environment Act 1987*.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the Planning Policy Framework at Clause 15 (Built Environment and Heritage) and Clause 15.03-1S (Heritage Conservation).

Objective

- *To ensure the conservation of places of heritage significance.*

Strategies

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced*

In particular, the Amendment supports the objective 'to ensure the conservation of places of heritage significance' and responds to its strategy to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.'

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the Municipal Strategic Statement objective of Clause 21.03 'to protect and enhance areas of environmental, historical and cultural significance and sensitivity.'

How does the Amendment support or implement the Municipal Planning Strategy?

The Melton Planning Scheme does not contain a Municipal Planning Strategy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victorian Planning Provisions through the schedule to the Heritage Overlay at Clause 43.01. The Heritage Overlay is the most appropriate tool to 'conserve and enhance heritage places of natural or cultural significance' and to 'ensure that development does not adversely affect the significance of heritage places.'

How does the Amendment address the views of any relevant agency?

The views of DELWP were sought in the preparation of this Amendment and views of relevant agencies will be considered through the public exhibition stage of the Amendment process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The requirements of the *Transport Integration Act 2010* are not relevant to this Amendment.

Resource and administrative costs

The Amendment will increase the number of sites subject to the provisions of the Heritage Overlay, therefore potentially resulting in more planning applications. The anticipated increase in planning applications is not expected to have a significant impact on resourcing and administrative costs.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, at Melton City Council's website at www.melton.vic.gov.au/planningschemeamendments.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by Tuesday 21 July 2020.

A submission must be sent to:

Manager City Design, Strategy and Environment
Melton City Council
PO Box 21
MELTON VIC 3337

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- directions hearing: Week of 26 October 2020
- panel hearing: Week of 30 November 2020

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
398-428 Exford Road, Weir Views	None.	Melton C198 002hoMap12 Exhibition
430-458 Exford Road, Weir Views	None.	Melton C198 002hoMap12 Exhibition
Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)	None.	Melton C198 005hoMap07 Exhibition
325 Clarkes Road, Brookfield	None.	Melton C198 003hoMap07 Exhibition
2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton	None.	Melton C198 006hoMap08 Exhibition
660A Beattys Road, Bonnie Brook	None.	Melton C198 004hoMap09 Exhibition
1267-1289 Beattys Road, Grangefields	None.	Melton C198 007hoMap09 Exhibition
Beattys Road, crossing of Kororoit Creek, Aintree	None.	Melton C198 004hoMap09 Exhibition
687 Hopkins Road, Truganina	None.	Melton C198 001hoMap13 Exhibition