

Melton City Council Amendment C231 Fact Sheet



Amendment C231 seeks to list five additional places on the Heritage Overlay Schedule of the Melton Planning Scheme. These five places were assessed by Council’s heritage consultants in 2020/2021 and were assessed to be of local heritage significance.

The five places had been listed on a Conservation Desirable schedule of the Melton Heritage Study in 2007 and were identified as places which may have significance to the City and required further investigation. Melton City Council has a statutory obligation to regularly review the Heritage Overlay Schedule and ensure that all places with heritage significance in the City are assessed and protected.

What does C231 propose?

The amendment proposes to add five places to the schedule to the Heritage Overlay. These five places were investigated and found to have local heritage significance. The land affected by the amendment is:

- 1809-1859 Gisborne-Melton Road, Kurunjang
- Unit 1-6, Unit 8-18, 117 Diggers Rest-Coimadaí Road, Diggers Rest
- Minns Road Bridge over Toolern Creek, Kurunjang
- 115-131 Napier Street, 480-580, 726-738, 740-794 & 796-830 Mt Aitken Road, Diggers Rest
- 332 Benson Road, Toolern Vale

The amendment proposes to delete a portion of existing HO60 to allow for the Soldier Settlement House at 740-794 Mt Aitken Road, Diggers Rest and 10m curtilage to be included in the new HO141.

The existing HO60 will be retained across the remainder of 740-794 Mt Aitken Road and there will be two distinct statements of significance which will explain the different values of each Heritage Overlay area. The property will be subject to controls from both HO60 and HO141.

What does it mean to have my property included in the Heritage Overlay Schedule?

The Heritage Overlay is a planning control that seeks to protect places of historic, social, or aesthetic significance. The Heritage Overlay does not prohibit development, alterations, or demolition. The inclusion of a property in the Heritage Overlay means a planning permit is required to demolish, construct, alter or extend a heritage place.

Planning applications are assessed on their merits, with permits being granted to facilitate redevelopment of heritage places is not uncommon.

What support is there for owners of heritage properties?

If your property is listed on the Heritage Overlay, Council provides owners with a free Heritage Advisory Service and a Heritage Assistance Fund which provides funds for the conservation, maintenance, and repair of heritage properties. If you have an interest in hearing more about these services please go to www.melton.vic.gov.au/Heritage or contact the City Strategy Team on 9747 7200 or citysupport@melton.vic.gov.au

Where to from here?

Amendment C231 is on public exhibition from **Thursday 10 November – Friday 12 December 2022**.

Full copies of the amendment can be accessed from **Thursday 10 November 2022** onwards at the following websites:

- Council website www.melton.vic.gov.au/planningschemeamendments
- Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection

Council Officers are still available to discuss the Amendment with the community by email and phone. Contact Tunc Ozlatif, in the City Strategy Team by phone 9747 5496 or email citysupport@melton.vic.gov.au

How to have your say and make a submission.

Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

The name and contact details of submitters are required for council to consider submissions and to notify persons of the opportunity to attend council meetings and any public hearing held to consider submissions.

Submissions should focus on heritage related issues, including:

- The assessment criteria in the statement of significance, and why you believe the property does not meet the relevant criteria.
- The history or description of the property in the heritage citation, and why you believe it may be inaccurate or wrong.
- Details of alterations or additions to a property that may affect its heritage significance.

When deciding whether a property is to be included in a Heritage Overlay, Council cannot consider:

- Potential impacts on property values, or the personal situation of landowners.
- The ability of a property owner to make alterations or demolish a house.
- Impacts on the subdivision potential of land.

When making a submission to Council it is useful to include photographs of the places you are talking about. It helps Council Officers understand the submission, particularly if the submission is in regard to inaccuracies in the description of or the condition of a proposed place.

A submission must be sent to:

The Manager City Design and Strategy, Melton City Council, PO Box 21, Melton 3337 or via email to citysupport@melton.vic.gov.au

The closing date for submissions is **Monday 12 December 2022**.

After the public exhibition period

At the conclusion of the public exhibition period (12 December 2022), Council will consider all submissions and any outstanding objections will be referred to a Planning Panel.

The Planning Panel (if required) will then make a recommendation to the Council who must consider the report.

The final amendment documents will be reported to Council for Council's resolution, which may be to adopt, change or abandon the amendment and will then be sent to the Minister for Planning who makes the final decision on the amendment.

Planning Scheme Amendment Process

