

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C232gdan

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Greater Dandenong, which is the planning authority for this amendment.

The amendment has been made at the request of the City of Greater Dandenong.

Land affected by the amendment

The amendment applies to 1054 – 1060 Heatherton Road, Noble Park.

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

What the amendment does

The amendment proposed to apply the Heritage Overlay to 1054 – 1060 Heatherton Road, Noble Park. Specifically, the amendment proposes to:

- Amend the schedule to Clause 43.01 (Heritage Overlay) to include HO78 at 1054 – 1060 Heatherton Road, Noble Park and include the 'Statement of Significance: 1054 – 1060 Heatherton Road, Noble Park, May 2021'
- Amend the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to incorporate the 'Statement of Significance: 1054 – 1060 Heatherton Road, Noble Park, May 2021', and
- Amend Planning Scheme Map 5HO to include the property in HO78.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to recognise the heritage significance of 1054 – 1060 Heatherton Road, Noble Park. The council engaged heritage consultants, Graeme Butler & Associates to prepare a heritage assessment of the Jarvie House (The Jug House) 1054-1060 Heatherton Road, Noble Park.

The heritage assessment recommends the place be included in the Heritage Overlay. The property at 1054-1060 Heatherton Road, Noble Park has been identified as significant aesthetically, historically and for its rarity to Noble Park and the City of Greater Dandenong.

The significance of the property was assessed against the standard criteria contained in Planning Practice Note 01: Applying the Heritage Overlay (August 2018) and is considered to meet the requirements and threshold for local protection through the Heritage Overlay.

The Heritage Overlay is the appropriate planning mechanism to protect the identified heritage values of the property as the Heritage Overlay requires a planning permit to be granted for any demolition or any buildings and works that could affect the significance of a heritage place.

The application of heritage controls to the property will enable the heritage values of the place to be considered in any application for demolition and buildings and works.

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

The amendment is consistent with the objectives of planning in Victoria by implementing the objective detailed at Section 4(1) of the *Planning and Environment Act 1987* which states:
“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.”

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

The amendment is expected to have a positive social effect by protecting and promoting the place of cultural heritage significance in the City.

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

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not subject to bushfire risk or a Bushfire Management Overlay, and the amendment is unlikely to result in any significant increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment complies with Ministerial Direction No. 9 - Metropolitan Planning Strategy which requires amendments to have regard to *Plan Melbourne 2017-2050*. The amendment is consistent with Direction 4.4 which recognises the contribution heritage makes to Melbourne’s distinctiveness and liveability and advocates for the protection of Melbourne’s heritage places. The amendment is not considered to compromise the implementation of the Metropolitan Planning Strategy.

The amendment also addresses the requirements of Ministerial Direction No. 11 - Strategic Assessment of Amendments.

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

The amendment is consistent with the Planning Policy Framework, in particular Clause 15.03-1S (Heritage conservation) and implements the policy by including a place which has been identified and assessed as having local cultural heritage significance in the Schedule to the Heritage Overlay.

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

The amendment is consistent with and implements the Local Planning Policy Framework, particularly Clause 21.05-2 (Built Form) of the Municipal Strategic Statement which identifies that ‘*a number of residential ... buildings and sites may be suitable for heritage protection*’ and includes the objective ‘*to protect sites of significant cultural and heritage value and those elements which contribute to the significance of heritage places*’.

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

The Heritage Overlay is the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified place.

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

The views of relevant agencies will be sought as part of the public exhibition phase of this amendment.

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

The amendment is not expected to have any significant impact on the transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Greater Dandenong City Council's website at www.greaterdandenong.vic.gov.au and

The amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Dandenong Customer Service located at 225 Lonsdale Street, Dandenong.
- City of Greater Dandenong, Springvale Customer Service located at 397-405 Springvale Road, Springvale.
- Keysborough Customer Service Centre, located at Shop A7, Parkmore Shopping Centre, Cheltenham Road, Keysborough.

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 23 July 2021.

A submission must be sent to:

council@cgd.vic.gov.au

Or

Strategic Planning Amendment C232
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

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 Monday, 27 September 2021
- panel hearing: week of Monday, 18 October 2021

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Noble Park	1054 – 1060 Heatherton Road, Noble Park	Greater Dandenong C232gdan 001hoMap05 Exhibition