

## BOROONDARA PLANNING SCHEME

### AMENDMENT C333boro

#### EXPLANATORY REPORT

##### Who is the planning authority?

This amendment has been prepared by the Boroondara City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Boroondara City Council.

##### Land affected by the amendment

The amendment applies to 15 individual heritage places and four heritage precincts as described in the tables below.

##### What the amendment does

The amendment proposes to implement the recommendations of the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris* (Context Pty Ltd, October 2020) to introduce the Heritage Overlay to 15 individual heritage places and four heritage precincts on a permanent basis.

Specifically, the amendment:

1. Amends Clause 22.03 (Heritage Policy) to include the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris* (Context Pty Ltd, February 2020) as a Background Document.
2. Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to the following new places:

HO Number	Description of Place	Property Address
HO891	House	39 Peate Avenue, Glen Iris
HO892	Burnlea	22 Bourne Road, Glen Iris
HO893	Camberwell South Primary School No. 4170	4 Peate Avenue, Glen Iris
HO894	Carinya (formerly Warrack Lodge)	14 Alfred Road, Glen Iris
HO895	Glen Iris Heights and Cherry's Hill Estates precinct	
HO896	Glen Iris Primary School No. 1148	Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris
HO897	Hirsch House and Office (former)	118 Glen Iris Road, Glen Iris
HO898	House	44 Denman Avenue, Glen Iris
HO899	House	55 Bath Road, Glen Iris
HO900	Langley Burrell	148 Summerhill Road, Glen Iris
HO901	Mont Iris Estate and Environs precinct	
HO902	Quamby (formerly Woongarra)	29 Alfred Road, Glen Iris
HO903	Romney Lodge (formerly Delloraine)	2 Allison Avenue, Glen Iris

HO904	St. Oswald's Anglican Church Complex	100 - 108 High Street, Glen Iris
HO905	Summerhill Estate precinct	
HO906	Summerhill Road Methodist Church Complex (former)	29 Summerhill Road, Glen Iris
HO907	The Fold	26 Summerhill Road, Glen Iris
HO908	Violet Farm Estate precinct	
HO909	Woorayl	3 Valley Parade, Glen Iris

3. Amends Planning Scheme Maps 15HO, 16HO, 17HO and 18HO to include new Heritage Overlays.
4. Amends the Schedule to Clause 72.04 (Schedule to the Documents Incorporated in this Planning Scheme) to include Statements of Significance for 15 individual heritage places and four heritage precincts.

### **Strategic assessment of the amendment**

#### **Why is the amendment required?**

Council engaged heritage consultants, Context, to prepare the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris* (the Study). The Study identifies heritage precincts and individual properties in Glen Iris for inclusion in the Heritage Overlay to the Boroondara Planning Scheme.

The Study, which was adopted by Council's Urban Planning Special Committee (UPSC) on 2 March 2020, recommends 15 individual heritage places and four heritage precincts be included in the Heritage Overlay on a permanent basis.

The study area consists of all properties located outside the existing Heritage Overlay in Glen Iris and Ashburton. Further detail is provided in the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris* background document.

The significance of the precincts and individual properties was assessed against the standard criteria contained in *Practice Note 01 Applying the Heritage Overlay* (August 2018) and are considered to meet the requirements and threshold for local protection through the Heritage Overlay. Consequently, Amendment C333boro is required to implement the findings of the Study by including the 15 individual heritage places and four heritage precincts in the Heritage Overlay.

The Heritage Overlay is the appropriate planning mechanism to protect the heritage values of the precincts and individual properties identified as the Heritage Overlay requires a permit to be granted for building and works, including demolition that could affect the significance of these precincts and individual properties.

#### **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'*.

The heritage values associated with each heritage precinct and property proposed for inclusion in the Heritage Overlay are outlined in the citations contained within the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris* background document and the Statements of Significance Incorporated Document.

#### **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 places 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. Therefore, 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 is consistent with the Ministerial Direction on the form and content of Planning Schemes as identified at Section 7 (5) of the *Planning and Environment Act 1987*.

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 places and precincts which have 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 21.04-5 (Built Environment and Heritage) of the Municipal Strategic Statement which includes the objective to *'identify and protect all individual places, objects and precincts of cultural heritage, aboriginal, townscape and landscape significance'*; and Clause 22.03-2 (Heritage Policy) which seeks to *'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'*.

**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 places and precincts.

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

The views of relevant agencies will be sought through the public exhibition of the 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**

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 is available for public inspection, free of charge at [www.boroondara.vic.gov.au/c333](http://www.boroondara.vic.gov.au/c333). The amendment is also available for public inspection, free of charge, during office hours at the Camberwell Library and Ashburton Library.

The amendment is also available, free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

## Submissions

Any person who may be affected by the amendment make a submission to the planning authority. Submissions about the amendment must be received by **8 March 2020**. A submission should be lodged online at [www.boroondara.vic.gov.au](http://www.boroondara.vic.gov.au) or be sent to:

Amendment C333boro  
Strategic and Statutory Planning Department  
City of Boroondara  
Private Bag 1  
Camberwell VIC 3124

## 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: the week commencing 21 June 2021
- panel hearing: the week commencing 19 July 2021