

BOROONDARA PLANNING SCHEME

AMENDMENT C355boro

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the amendment

The amendment applies to 337 Auburn Road, Hawthorn.

What the amendment does

The amendment regrades the property at 337 Auburn Road, Hawthorn from contributory to the Longford Estate and Environs Precinct to individually significant.

The amendment applies the Heritage Overlay Schedule 933 (HO933) to 337 Auburn Road, Hawthorn on a permanent basis, and deletes the property from the Longford Estate and Environs Precinct (HO844).

Specifically, the amendment:

- Amends Map 12HO to delete 337 Auburn Road, Hawthorn from HO844, and applies HO933 to the property.
- Amends the schedule to Clause 43.01 (Heritage Overlay) to include HO933 and the Statement of Significance for Currajong, 337 Auburn Road, Hawthorn, and amends the schedule to Clause 43.01 (Heritage Overlay) to revise the Statement of Significance for the Longford Estate and Environs Precinct (HO844).
- Amends the Schedule to Clause 72.04 to introduce a new incorporated document titled *Currajong, 337 Auburn Road, Hawthorn Statement of Significance, May 2021*, and replace the *Longford Estate and Environs Precinct Statement of Significance, March 2019* with the *Longford Estate and Environs Precinct Statement of Significance, May 2021*.
- Amends the Schedule to Clause 72.08 to introduce a new background document titled *Currajong, 337 Auburn Road, Hawthorn Heritage Citation, Silberberg Consulting - May 2021*, and include the *City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East (May 2021)* as a Background Document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment seeks to regrade *Currajong*, 337 Auburn Road, Hawthorn from contributory to the Longford Estate and Environs Precinct to individually significant. The property was initially identified as a contributory graded place with the Longford Estate and Environs Precinct as part of the Hawthorn East Heritage Gap Study and is currently included within interim Heritage Overlay 844 (HO844).

Context Pty Ltd assessed *Currajong* as a contributory property to the Longford Estate and Environs Precinct as part of the Hawthorn East Heritage Gap Study, currently subject of Amendment C308boro. A late submission seeking to regrade the property from contributory to individually significant was received following the public exhibition period for Amendment C308boro, and prior to the Panel Hearing which considered the amendment. The Panel considered the late submission however found that whilst of a mind to recommend the property be regraded, it was premature to do so at that time. The Panel recommended further strategic work be undertaken to review the community nomination following the Panel hearing.

Subsequently, Council commissioned Silberberg Consulting to review the community nomination, the expert evidence tabled for Council at the Panel Hearing, and the Panel Report. Silberberg Consulting recommended the property be regraded and a heritage citation was prepared.

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

The Amendment implements Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) which seeks:

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 will have a net community benefit by continuing Council's efforts to protect places that contribute to heritage in the City of Boroondara.

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. Consequently, it 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 - 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), by including a place of heritage value 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 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 places of cultural heritage significance.

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

The views of relevant agencies will be sought through the public exhibition phase of the planning scheme 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 Boroondara City Council website at www.boroondara.vic.gov.au/C355boro.

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 27 August 2021. A submission should be lodged online at www.boroondara.vic.gov.au/C355boro or be sent to:

Amendment C355boro
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: To commence in the week of Monday, 6 December 2021
- panel hearing: To commence in the week of Monday, 17 January 2022