

URBAN PLANNING DELEGATED COMMITTEE



MINUTES

(Open to the public)

Monday 2 October 2023

Council Chamber, 8 Inglesby Road, Camberwell.

Commencement 6:30pm

Attendance

Councillor Nick Stavrou (Chairperson)
Councillor Jim Parke
Councillor Felicity Sinfield (Mayor)
Councillor Victor Franco
Councillor Wes Gault
Councillor Di Gillies
Councillor Lisa Hollingsworth
Councillor Jane Addis
Councillor Cynthia Watson
Councillor Susan Biggar
Councillor Garry Thompson
Councillor Nick Stavrou

Apologies Nil

<u>Officers</u>	Phillip Storer Daniel Freer Scott Walker David Cowan Bryan Wee Robert Costello Kirstin Ritchie Marie Sheriff Nick Brennan	Chief Executive Officer Director Places and Spaces Director Urban Living Manager Statutory & Strategic Planning Manager Governance & Legal Coordinator Strategic Planning Coordinator Governance Principal Heritage Planner Senior Strategic Planner
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Table of contents

1.	Adoption and confirmation of the minutes	3
2.	Declaration of conflict of interest of any councillor or council officer	3
3.	Presentation of officer reports	3
3.1	Wattle Road Heritage Study - Preliminary Consultation Outcomes and Request for Authorisation	3
3.2	VPP reform - Modernising sign requirements - Discussion Paper August 2023	6
4.	General business	7
5.	Urgent business	7
6.	Confidential business	7

1. Adoption and confirmation of the minutes**MOTION****Moved Councillor Hollingsworth****Seconded Councillor Gault**

That the minutes of the Urban Planning Delegated Committee meeting held on 18 September 2023 be adopted and confirmed.

CARRIED**2. Declaration of conflict of interest of any councillor or council officer**

Nil.

3. Presentation of officer reports**3.1 Wattle Road Heritage Study - Preliminary Consultation Outcomes and Request for Authorisation**Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the preliminary consultation process on the draft Wattle Road Heritage Study. The report also seeks a resolution to commence the planning scheme amendment process to implement the recommendations.

The draft Wattle Road Heritage Study has identified fifteen (15) individual properties and two small precincts in Wattle Road, Hawthorn.

Background

In March 2021, a request was received from residents seeking an investigation of the heritage significance of properties in Wattle Road, Hawthorn. GML Heritage was engaged to carry out an investigation and to determine whether:

1. There is justification for a heritage precinct to be identified over all properties in the street, or properties in a section of the street.
2. There are individual properties on Wattle Road, Hawthorn which should be included in the Heritage Overlay.

While the preliminary investigation did not find strategic justification for a heritage precinct covering all properties in Wattle Road, Hawthorn, it did identify select individual properties and two smaller precincts which warranted protection through inclusion in the Heritage Overlay. GML Heritage has prepared draft citations for the identified properties.

Key Issues

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Preliminary consultation was carried out on the draft citations from 10 February to 22 April 2023. Council received 124 responses to the draft citations through the preliminary consultation process, including:

- 95 submissions requesting changes to the recommendations.
- 29 submissions supporting the recommendations.

Key issues raised in the submissions include:

- Objections to the process leading to the Wattle Road Heritage Study.
- Requests for a street-wide heritage precinct.
- Impacts on property values.
- Unfair limitations on development potential.
- Objections to specific properties being recommended for heritage protection.
- Requests for a review of the zoning of the area.

A summary of all submissions received, as well as a response to the points raised, is included at **Attachment 1**.

Following a review of submissions received, Council's heritage consultants are recommending the following changes to the draft Wattle Road Heritage Study:

1. Updating the citation for 18-20 Burton Avenue, Hawthorn to:
 - a. Note that the original clotheslines have been removed.
2. Updating the citation for 51-53 Wattle Road, Hawthorn to:
 - a. Reflect changes made to the entry.
 - b. Note the re-tiling of the front entry porch.
 - c. Note that certain planes of the roof have had their slate replaced by corrugated iron.
 - d. Reflect changes made as documented in 1998 building permit documentation.
3. Updating the citation for 48 Wattle Road, Hawthorn to:
 - a. Include mention of the carport.
 - b. Include the window along west elevation.
 - c. Note that the front verandah tiles are not original.
4. Updating the citation for the Wattle Grove, Hawthorn Precinct to:
 - a. Ensure 5 Wattle Grove is consistently referred to as a timber house and that it has been re-clad.
5. Updating the citation for 18 Wattle Road, Hawthorn to:
 - a. Reflect that the springer blocks have been potentially altered and to remove reference to them in the '*what is significant*' section of the Statement of Significance.
6. Updating the citation for 57 Wattle Road, Hawthorn to:
 - a. Refer to the house as being of brick and brick veneer construction.
 - b. Note changes to the landscape.
 - c. Remove dwarf piers from the list of elements that contribute to the significance.
 - d. Remove reference to red being an original colour of the pillars in the citation.
 - e. Note reduction in the height of the vertical grills either side of the front door.
 - f. Remove reference to the rear pillars being evenly spaced.
 - g. Remove reference to the pool house being used as a gym.

Next Steps

Officers recommend the UPDC resolve to adopt the draft Wattle Road Heritage Study and to write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment to introduce a Heritage Overlay based on the recommendations.

Seven speakers opposing the officers' recommendation addressed the meeting. One submitter opposing the officers' recommendation chose not to address the meeting.

Five speakers supporting the officers' recommendation addressed the meeting. One submitter in support of the officers' recommendation chose not to address the meeting.

MOTION

Moved Councillor Biggar

Seconded Councillor Hollingsworth

That the Urban Planning Delegated Committee resolve to:

- 1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the Draft Wattle Road Heritage Study.**
- 2. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft Wattle Road Heritage Study outlined in Attachment 1.**
- 3. Adopt the Wattle Road Heritage Study contained at Attachment 3 subject to the following changes:**
 - a. Update the citation for 18 Wattle Road, Hawthorn to remove reference to the early path layout;**
 - b. Update the citation for 18 Wattle Road, Hawthorn to remove the word 'original' when referring to the garden setting.**
- 4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Wattle Road Heritage Study in the Heritage Overlay.**
- 5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.**
- 6. Authorise the Director Urban Living to:**
 - a. Undertake administrative changes to the amendment that do not change the intent of the amendment.**
 - b. Undertake any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.**

CARRIED

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Procedural motion - Adjournment

Moved **Councillor Sinfield**

Seconded **Councillor Watson**

That the Urban Planning Delegated Committee meeting be adjourned.

CARRIED

The Urban Planning Delegated Committee meeting was adjourned at 8:22pm.

Procedural motion - Resumption

Moved **Councillor Parke**

Seconded **Councillor Thompson**

That the Urban Planning Delegated Committee meeting be resumed.

The Urban Planning Delegated Committee meeting was resumed at 8:32pm.

3.2 VPP reform - Modernising sign requirements - Discussion Paper August 2023

Purpose

The Department of Transport and Planning (DTP) proposes eight changes to Victorian Planning Provision (VPP) requirements for signs at Clause 52.05 (Signs) of all Planning Schemes, which predominately manages the visual amenity and road safety impacts of signs. DTP is seeking feedback on the proposed changes by 5 October 2023. This report outlines the changes and the proposed response from Boroondara Council.

Background

DTP propose that new technologies and shifting business needs have changed the type and nature of signs. The review of sign requirements is intended to enable an update to the relevant planning provisions to reduce regulatory burden and provide more proportional assessment of signs.

Key Issues

In general, the proposed changes are supported. Where necessary, officers have made some additional recommendations to provide more clarity of planning controls relating to signs and ensure an appropriate level of amenity is upheld.

The eight proposed changes to the VPP and officer recommendations for the submission are set out in the appendix.

Next Steps

Council to submit feedback on the proposed changes to Clause 52.05 prior to 5 October 2023 and DTP will consider all submissions received before briefing the Minister for Planning on recommendations for implementation.

No speakers address the meeting on this Item.

MOTION

Moved Councillor Sinfield

Seconded Councillor Thompson

That the Urban Planning Delegated Committee endorse the attached submission to the Department of Transport and Planning regarding proposed amendments to the Victorian Planning Provisions at Clause 52.05 (Signs) of all Planning Schemes.

CARRIED

4. General business

Nil.

5. Urgent business

Nil

6. Confidential business

Nil

The meeting concluded at 9:03pm

Confirmed

Chairperson



Date

16/10/23
