

BRIMBANK PLANNING SCHEME

AMENDMENT C200

EXPLANATORY REPORT

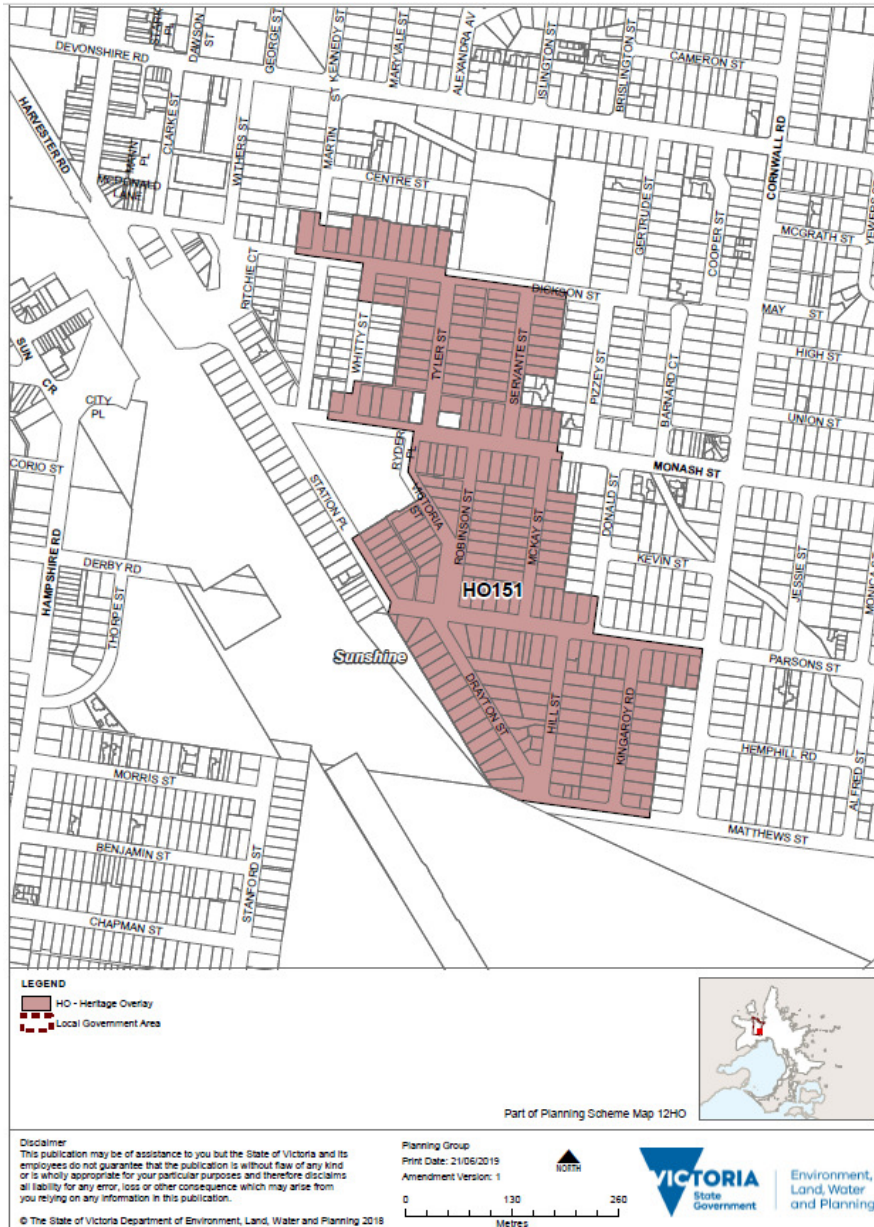
Who is the planning authority?

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

The Amendment has been made at the request of Brimbank City Council.

Land affected by the Amendment

The amendment applies to 222 properties in Sunshine shown in Map 1, known as the Grand Junction Estate and Matthew's Hill Precinct.



Map 1: Brimbank C200 Part 2 001hoMap12 Post Exhibition

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

What the amendment does

The Amendment proposes to implement the recommendations of the Grand Junction Estate and Matthew's Hill Precinct Heritage Study (updated 2018) by applying the Heritage Overlay (HO151) to the Grand Junction Estate and Matthew's Hill Precinct, Sunshine.

More specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) of the Brimbank Planning Scheme and Planning Scheme Map 12HO to apply the Heritage Overlay (HO151) to land within the Grand Junction Estate and Matthew's Hill Precinct, the Canary Island Palms located in the Victoria and Robinson Street reserves and the street tree planting at the junction of Hill, Drayton and Matthews Streets.

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
HO151	Grand Junction Estate and Matthew's Hill Precinct				
		57	Dickson Street	Significant	1927
		59	Dickson Street	Contributory	1920s
		61	Dickson Street	Non-contributory	
		63	Dickson Street	Significant	1915
		65	Dickson Street	Contributory	1920s
		67	Dickson Street	Contributory	1920s
		69	Dickson Street	Contributory	1920s
		71	Dickson Street	Non-contributory	
		73	Dickson Street	Contributory	1920s
		75	Dickson Street	Contributory	1945
		1/77	Dickson Street	Contributory	1930s
		2/77	Dickson Street	Non-contributory	
		1	Drayton Street	Contributory	1945-49
		2	Drayton Street	Non-contributory	
		2A	Drayton Street	Non-contributory	
		3	Drayton Street	Non-contributory	1945-49, altered
		4	Drayton Street	Non-contributory	
		5	Drayton Street	Contributory	1945-49
		6	Drayton Street	Contributory	1930s
7	Drayton Street	Contributory	1959-60		
9	Drayton Street	Contributory	1945-49		
10	Drayton Street	Contributory	1950s		
11	Drayton Street	Contributory	1949-50		
12	Drayton Street	Contributory	1950s		
13	Drayton Street	Contributory	1945-49		
14	Drayton Street	Contributory	1930s-40s		

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		15	Drayton Street	Non-contributory	
		16	Drayton Street	Contributory	1930s
		17	Drayton Street	Contributory	1930s
		19	Drayton Street	Contributory	1930s
		21	Drayton Street	Contributory	1959-60
		23	Drayton Street	Contributory	1930s
		25	Drayton Street	Contributory	1930s
		27	Drayton Street	Contributory	1920s
		29	Drayton Street	Contributory	1930s
		2	Hill Street	Non-contributory	
		4	Hill Street	Non-contributory	1920s, altered
		6	Hill Street	Contributory	1920s
		7	Hill Street	Non-contributory	
		8	Hill Street	Contributory	1920s
		9	Hill Street	Non-contributory	
		10	Hill Street	Contributory	1920s
		12	Hill Street	Contributory	1920s
		13	Hill Street	Contributory	1940s
		14	Hill Street	Contributory	1920s
		15	Hill Street	Contributory	1930s
		16	Hill Street	Contributory	1940s
		17	Hill Street	Non-contributory	
		18	Hill Street	Contributory	1920s
		19	Hill Street	Contributory	1930s
		20	Hill Street	Non-contributory	
		1	Kingaroy Road	Contributory	1950s
		2	Kingaroy Road	Contributory	1920s
		3	Kingaroy Road	Contributory	1950s
		4	Kingaroy Road	Contributory	1950s
		5	Kingaroy Road	Contributory	1950s
		6	Kingaroy Road	Contributory	1920s
		7	Kingaroy Road	Contributory	1950s
		8	Kingaroy Road	Contributory	1930s
		9	Kingaroy Road	Contributory	1945-49
		10	Kingaroy Road	Contributory	1930s
		11	Kingaroy Road	Contributory	1930s
		12	Kingaroy Road	Contributory	1920s
		13	Kingaroy Road	Contributory	1940s

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		14	Kingaroy Road	Contributory	1920s
		15	Kingaroy Road	Contributory	1930s
		16	Kingaroy Road	Contributory	1940s
		17	Kingaroy Road	Non-contributory	
		18	Kingaroy Road	Contributory	1920s
		19	Kingaroy Road	Contributory	1945-49
		20	Kingaroy Road	Contributory	1930s
		44	Matthews Street	Non-contributory	
		50	Matthews Street	Non-contributory	
		52	Matthews Street	Non-contributory	
		1	McKay Street	Non-contributory	
		2	McKay Street	Contributory	1920s
		3	McKay Street	Non-contributory	
		3A	McKay Street	Non-contributory	
		4	McKay Street	Contributory	1920s
		5	McKay Street	Contributory	1920s
		6	McKay Street	Contributory	1920s
		7	McKay Street	Contributory	1920s
		8	McKay Street	Contributory	1920s
		9	McKay Street	Non-contributory	
		10	McKay Street	Contributory	1920s
		11	McKay Street	Non-contributory	
		12	McKay Street	Contributory	1920s
		13	McKay Street	Non-contributory	1960s
		14	McKay Street	Non-contributory	
		15	McKay Street	Non-contributory	1960s
		16	McKay Street	Contributory	1920s
		17	McKay Street	Contributory	1930s
		18	McKay Street	Contributory	1920s
		72	Monash Street	Contributory	1945-49
		73	Monash Street	Contributory	1920s
		74	Monash Street	Contributory	1920s
		75	Monash Street	Contributory	1930s
		76	Monash Street	Contributory	1930s
		77	Monash Street	Non-contributory	
		78	Monash Street	Contributory	1920s
		79	Monash Street	Contributory	1920s
		80	Monash Street	Contributory	1920s

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		81	Monash Street	Non-contributory	1920s
		82	Monash Street	Contributory	1920s
		83	Monash Street	Non-contributory	
		84	Monash Street	Contributory	1920s
		84A	Monash Street	Contributory	1930s
		85	Monash Street	Contributory	1920s
		86	Monash Street	Significant (HO150)	1937-38
		87	Monash Street	Contributory	1920s
		88	Monash Street	Contributory	1920s
		89	Monash Street	Contributory	1930s
		90	Monash Street	Non-contributory	
		91A	Monash Street	Non-contributory	
		91	Monash Street	Contributory	1920s
		92	Monash Street	Non-contributory	
		94	Monash Street	Non-contributory	
		96	Monash Street	Contributory	1920s
		98	Monash Street	Contributory	1920s
		49	Parsons Street	Non-contributory	1930s, altered
		51	Parsons Street	Contributory	1930s
		53	Parsons Street	Contributory	1930s
		55	Parsons Street	Non-contributory	
		57	Parsons Street	Significant	1941-42
		59	Parsons Street	Contributory	1945-49
		61	Parsons Street	Contributory	1930s
		63	Parsons Street	Contributory	1920s
		65	Parsons Street	Contributory	1920s
		66	Parsons Street	Contributory	1940s
		67	Parsons Street	Non-contributory	
		68	Parsons Street	Contributory	1930s
		69	Parsons Street	Contributory	1930s
		70	Parsons Street	Contributory	1920s
		71	Parsons Street	Contributory	1930s
		72	Parsons Street	Contributory	1920s
		73	Parsons Street	Non-contributory	
		73A	Parsons Street	Non-contributory	
		74	Parsons Street	Non-contributory	
		75	Parsons Street	Contributory	1920s

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		76	Parsons Street	Non-contributory	
		77	Parsons Street	Non-contributory	
		78	Parsons Street	Non-contributory	
		79	Parsons Street	Contributory	1920s
		80	Parsons Street	Contributory	1910s
		81	Parsons Street	Non-contributory	1930s
		82	Parsons Street	Contributory	1920s
		83	Parsons Street	Contributory	1930s
		84	Parsons Street	Contributory	1930s
		85	Parsons Street	Contributory	1910s
		86	Parsons Street	Contributory	1950s
		87A	Parsons Street	Non-Contributory	
		88	Parsons Street	Contributory	1950s
		1	Robinson Street	Contributory	1920s
		3	Robinson Street	Contributory	1920s
		5	Robinson Street	Contributory	1920s
		6	Robinson Street	Non-contributory	
		7	Robinson Street	Contributory	1920s
		9	Robinson Street	Contributory	1920s
		11	Robinson Street	Contributory	1920s
		13	Robinson Street	Non-contributory	1920s, altered
		15	Robinson Street	Non-contributory	
		17	Robinson Street	Non-contributory	1920s
		1	Servante Street	Contributory	1920s
		3	Servante Street	Contributory	1920s
		5	Servante Street	Contributory	1957
		7	Servante Street	Contributory	1955
		8	Servante Street	Non-contributory	1920s, altered
		9	Servante Street	Non-contributory	
		10	Servante Street	Contributory	1920s
		11	Servante Street	Contributory	1920s
		12	Servante Street	Contributory	1920s
		13	Servante Street	Contributory	1920s
		14	Servante Street	Non-contributory	
		15	Servante Street	Non-contributory	c1947-49
		16	Servante Street	Contributory	1950s
		17	Servante Street	Contributory	1930s
		18	Servante Street	Contributory	1950s

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		19	Servante Street	Contributory	1950s
		20	Servante Street	Contributory	1930s
		21	Servante Street	Contributory	1930s
		22	Servante Street	Contributory	1930s
		4	Station Place	Contributory	1910s
		6	Station Place	Non-contributory	
		8	Station Place	Contributory	1920s
		10	Station Place	Contributory	1920s
		12	Station Place	Contributory	1920s
		14	Station Place	Contributory	1920s
		1	Tyler Street	Contributory	1920s
		2	Tyler Street	Significant (HO116)	1900s
		3	Tyler Street	Contributory	1920s
		4	Tyler Street	Non-contributory	
		5	Tyler Street	Contributory	1920s
		6	Tyler Street	Contributory	1920s
		7	Tyler Street	Contributory	1945-49
		8	Tyler Street	Non-contributory	1920s, altered
		9	Tyler Street	Contributory	1920s
		10	Tyler Street	Contributory	1920s
		11	Tyler Street	Contributory	1950s
		12	Tyler Street	Contributory	1930s
		13	Tyler Street	Contributory	1950s
		14 & 14A	Tyler Street	Non-contributory	
		15	Tyler Street	Non-contributory	
		16	Tyler Street	Non-contributory	
		18	Tyler Street	Contributory	1950s
		19	Tyler Street	Contributory	1910s
		20	Tyler Street	Contributory	1960s
		24	Tyler Street	Contributory	1920s
		26	Tyler Street	Contributory	1930s
		1	Victoria Street	Contributory	1920s
		3	Victoria Street	Contributory	1920s
		5	Victoria Street	Contributory	1920s
		6	Victoria Street	Contributory	1920s
		7	Victoria Street	Non-contributory	1920s, altered
		8	Victoria Street	Non-contributory	

HO number	Name of Precinct	Properties included in the HO			
		Number	Street	Grading	Built Date
		10	Victoria Street	Contributory	1920s
		12	Victoria Street	Contributory	1920s
		14	Victoria Street	Contributory	1920s
		16	Victoria Street	Contributory	1920s
		18	Whitty Street	Contributory	1920s
		20	Whitty Street	Contributory	1920s
		22	Whitty Street	Contributory	1920s

- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the *Grand Junction and Matthew's Hill Precinct Statement of Significance, August 2019*.

Strategic assessment of the Amendment

Why is the Amendment required?

In accordance with the Planning Policy Framework (PPF), it is State policy to ensure the conservation of heritage significant places. To do this, places, buildings and objects must be identified, assessed and documented as places of natural and cultural heritage significance, as a basis for their inclusion in Victorian planning schemes.

Brimbank City Council has an obligation to conserve and protect Brimbank's cultural and built heritage. To do this Council undertakes heritage reviews and gap studies to investigate the significance of places and the appropriateness of their protection via a Heritage Overlay, and subsequent inclusion in the Brimbank Planning Scheme. This is consistent with the Brimbank Council Plan (2017-2021) strategy to '*protect Brimbank's significant built heritage*'. The planning scheme is the most appropriate means of protecting heritage places and achieving the desired outcome.

The amendment proposes to implement the recommendations of the Grand Junction Estate and Matthew's Hill Precinct Heritage Study (updated 2018). This document provides strategic justification to support the amendment. The desired outcome will be to formally protect places of local heritage significance in the Brimbank Planning Scheme and ensure new development; whether contributory or non-contributory dwelling, does not affect the significance of the heritage precinct. This aligns with the purpose of the Heritage Overlay.

The amendment will ensure that a planning permit is required for demolition and a range of buildings and works to ensure the heritage significance is protected. Any proposal will then be able to be assessed by council having regard to the purpose and decision guidelines of the Heritage Overlay and council's local heritage policy contained at Clause 22.01 of the Brimbank Planning Scheme.

Various structural improvements were made to the Schedule to the Heritage Overlay as part of Amendment VC148. These changes enable a statement of significance to be listed and incorporated to assist decision making.

The amendment makes use of these new provisions by listing the Statement of Significance for the precinct in the Schedule to the Heritage Overlay and incorporating the document in the Schedule to Clause 72.04.

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

The amendment implements the following objectives for planning in Victoria as outlined in section 4 of the Planning and Environment Act 1987:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *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.*
- *To balance the present and future interests of all Victorians.*

- *To secure a pleasant, efficient and safe working, living and recreational environmental for all Victorians and visitors to Victoria*
- *To facilitate development in accordance with the objectives outlined above.*

The amendment implements these objectives by applying the Heritage Overlay to the Grand Junction Estate and Matthew's Hill Precinct, Sunshine.

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

The amendment is expected to have positive environmental effects by protecting properties identified as having heritage significance in the City of Brimbank. The amendment is also expected to have positive social effects by ensuring future development responds to the heritage significance, so it can be appreciated by future generations. Further a number of trees have also been identified for protection which results in both social and environmental benefits.

In addition to protecting the heritage of the City of Brimbank, the retention of larger homes in well serviced locations, where higher densities are often sought, will ensure housing diversity for existing and future residents.

There are potential economic impacts to the property owners as a result of this amendment, including fees associated with planning permit applications, however there will be no economic impact to the wider area.

The impact of the Heritage Overlay on the potential capacity for residential growth in the municipality is negligible; 46 properties are zoned Residential Growth Zone, there are an additional 4,841 lots in the municipality that are in the Residential Growth Zone. This is in addition to approximately 82 hectares of land in the Activity Centre Zone in Sunshine, where higher density housing is encouraged.

On this basis, a net community benefit will result from this amendment.

Does the Amendment address relevant bushfire risk?

The area affected by this amendment is not in a bushfire risk area.

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 under section 7(5) of the Act. The amendment is consistent with Ministerial Direction No. 9 - Metropolitan Planning Strategy which requires amendments to have regard to Plan Melbourne. The amendment is consistent with Direction 4.4 of Plan Melbourne: Respect Melbourne's Heritage as we build for the future. The amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

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

The amendment supports the Planning Policy Framework at Clause 15 (Built Environment and Heritage) and Clause 15.03-1S (Heritage Conservation).

Objective

- *To ensure the conservation of places of heritage significance.*

Strategies

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*

- *Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced*

The amendment implements state planning policy as it has identified and assessed the Grand Junction Estate and Matthew's Hill Precinct, Sunshine as having local cultural heritage significance and is proposing to apply the Heritage Overlay to the precinct to ensure its protection.

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

The amendment supports the Municipal Strategic Statement as follows:

Clause 21.06-1 Heritage

Objective 1

To conserve and enhance historic buildings, features and precincts that contribute to the community's understanding of the development within the municipality.

Strategies

1.1 Identify and protect heritage places and objects of natural, aboriginal and cultural significance.

Objective 2

To ensure alterations and additions to heritage buildings and places do not negatively impact on the heritage quality of the building or place.

Strategies

2.3 Ensure that heritage applications are considered in accordance with the Brimbank Heritage Policy at Clause 22.01.

The Heritage Overlay will protect the identified heritage significance in the Grand Junction Estate and Matthew's Hill Precinct. This change will be of no consequence to the remainder of the MSS.

How does the amendment support or implement the Municipal Planning Strategy?

The Brimbank Planning Scheme does not contain a Municipal Planning Strategy.

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

The Heritage Overlay is the most appropriate mechanism for recognising and protecting the heritage significance of the identified buildings and trees and is consistent with the Ministerial Direction - The Form and Content of Planning Schemes.

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

The views of relevant agencies will be considered through the public exhibition stage of the amendment process.

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

The amendment will not have any impact on the transport system.

Resource and administrative costs

The amendment will increase the number of sites subject to the provisions of the Heritage Overlay, therefore potentially resulting in more planning applications. The anticipated increase in planning applications is not expected to have a significant impact on resourcing and administrative costs.

Where you may inspect this Amendment

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

Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine and website at www.brimbank.vic.gov.au/haveyoursay

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

Submissions about the Amendment closed 5pm Thursday 28 March 2019.

Submission were sent to:

Strategic Planning
Brimbank City Council
PO Box 70,
Sunshine VIC 3020

Or

Email: info@brimbank.vic.gov.au

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, if required:

- directions hearing: Week beginning Monday 15 July 2019
- panel hearing: Week beginning Monday 12 August 2019

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Sunshine	Land bounded by the Grand Junction Estate and Matthew's Hill Precinct.	Brimbank C200 001hoMap12 Exhibition