

## MELBOURNE PLANNING SCHEME

### AMENDMENT C328

#### EXPLANATORY REPORT

##### Who is the planning authority?

This Amendment has been prepared by the City of Melbourne as the planning authority for this amendment.

The Amendment has been made at the request of the City of Melbourne.

##### Land affected by the Amendment

The Amendment applies to 64 places and 6 (six) precincts within the study area of the *Hoddle Grid Heritage Review 2018* (the Review), as shown in Figure 1 below.

A mapping reference table is attached at Attachment 1 to this Explanatory Report and lists the places affected by this amendment. The land affected is also shown on the planning scheme map forming part of this amendment.

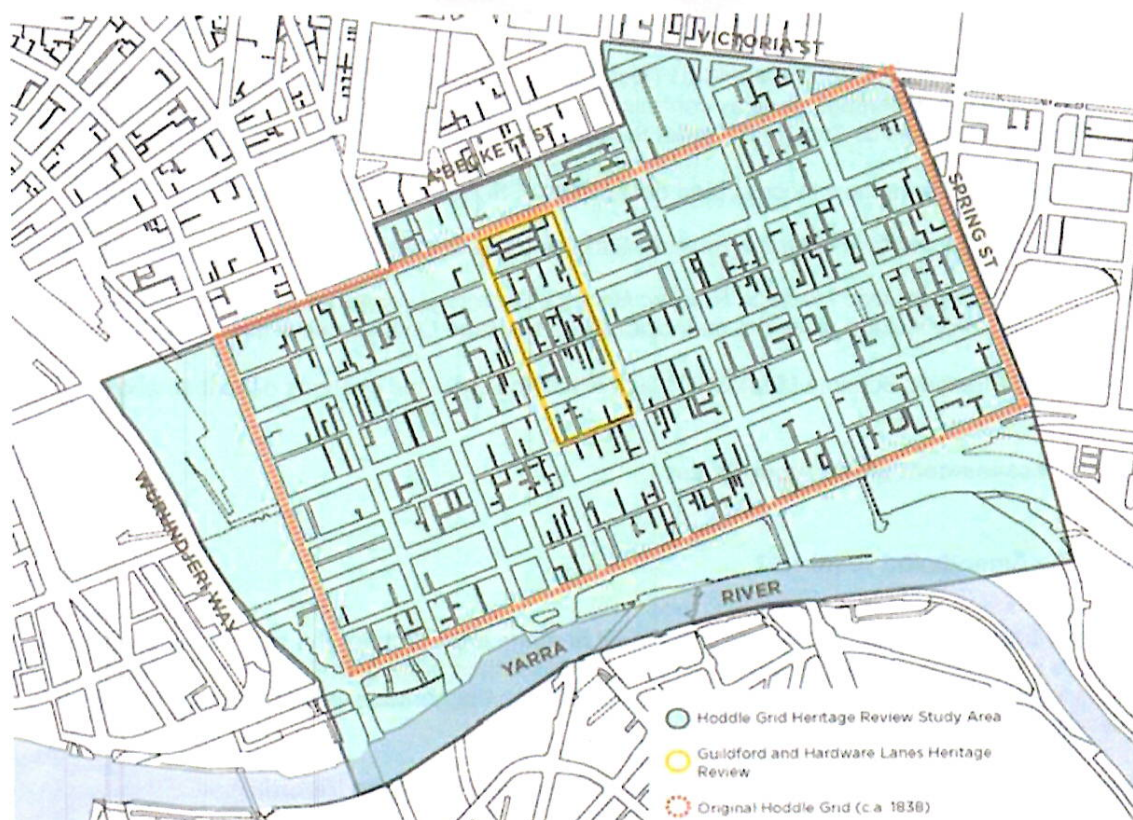


Figure 1 Hoddle Grid Heritage Review Study Area

## What the amendment does

The Amendment implements the findings of the Review by proposing to:

- Apply the Heritage Overlay to individual places and precincts.
- Extend the boundary of the existing Little Lon precinct Heritage Overlay.
- Insert a new incorporated document titled *Hoddle Grid Heritage Review 2018: Statements of Significance*, [approval date] into the Melbourne Planning Scheme.
- Insert a new incorporated document titled *Hoddle Grid Heritage Review 2018: Heritage Inventory*, [approval date] into the Melbourne Planning Scheme.

In detail, the Amendment makes the following changes:

- Amend the policy at Clause 22.04 (Heritage Places within the Capital City Zone) to:
  - make reference to the Review as a consideration when making decisions relating to any of the places and precincts which are the subject of this Amendment.
  - Delete 'Little Lon Precinct, Statement of Significance' to consolidate all Statements of Significance within the new incorporated document under this Amendment.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to include 64 individual Heritage Overlays, five (5) new Heritage Overlay precincts and extend the boundary of one existing Heritage Overlay precinct on a permanent basis.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to replace 8 interim Heritage Overlays with permanent Heritage Overlay controls to individual places, delete two (2) interim individual Heritage Overlays as they do not meet the threshold for inclusion in a Heritage Overlay.
- Insert the following new incorporated documents at Schedule 1.0 to Clause 81.01 titled:
  - *Hoddle Grid Heritage Review: Statements of Significance*, [approval date]
  - *Hoddle Grid Heritage Review: Heritage Inventory*, [approval date] (this inventory will only include places to be included in a Heritage Overlay under this Amendment).
- Amend Planning Scheme Maps 8HO1 and 8HO2 to reflect the changes described above.

## Strategic assessment of the Amendment

### Why is the Amendment required?

The Amendment is required to provide permanent heritage protection for the places identified in the Review to ensure that their heritage values are recognised and protected. The introduction of heritage controls will ensure that the impact of new development on the heritage value of these places is assessed as part of development applications.

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

The Amendment is consistent with the objectives of planning in Victoria, in particular the following objectives under Section 4 of the *Planning and Environment Act 1987*, being:

- 4(1)(d) - 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.
- 4(1)(g) – to balance the present and future interests of all Victorians.



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

### *Environmental*

The retention of heritage places will have positive environmental effects by reducing building waste and conserving embodied energy through the reuse of existing buildings.

### *Social and Economic*

The recognition of buildings, streetscapes and precincts will contribute to an understanding of Melbourne's social and architectural history, for present and future generations. The protection of these heritage places will ensure that the unique character, appeal and interest of the central city area is retained for the benefit of locals and visitors. It is expected to have further economic effects by increasing certainty, facilitating decision making and minimising time delays.

## **Does the Amendment address relevant bushfire risk?**

The Amendment will not result in any increase in bushfire risk.

## **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 Minister's Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, Plan Melbourne in preparing an amendment. Specifically, the Amendment is supported by Policy Direction No. 4.4 - *respect Melbourne's heritage as we build for the future*.
- The Amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments.

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

The Amendment supports the following objectives of Clause 15 (Built Environment and Heritage) in the State Planning Policy Framework:

- 15.01-1 (Urban design) – *to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*
- 15.03-1 (Heritage conservation) – *to ensure the conservation of places of heritage significance.*
- 15.03-2 (Aboriginal cultural heritage) – *to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

By including the identified places within the Heritage Overlay, the Amendment will ensure that the significance of these heritage places is protected, conserved and enhanced. The Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.

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

The Local Planning Policy Framework (LPPF) contains objectives and strategies that are relevant to the proposed Amendment. In particular, the Amendment supports the following objectives:

- Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks *to conserve and enhance places and precincts of identified cultural heritage significance.*

- Clause 22.04 (Heritage Places within the Capital City Zone) of the LPPF which seeks to *conserve and enhance all heritage places* as well as to *promote the identification, protection and management of aboriginal cultural heritage values*.

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

The proposed Amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision tool for the introduction of heritage controls over a place of heritage significance. The Amendment also meets the requirements of the Planning Practice Note “*Applying the Heritage Overlay, January 2018*” and states that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established. The Review clearly establishes the importance of each identified place and addresses the heritage criteria.

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

The views of any relevant agencies have not been sought.

Council will engage with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase for the Amendment.

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

The Amendment is unlikely to have any impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

### **Resource and administrative costs**

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

The inclusion of additional places within the Schedule to the Heritage Overlay may contribute to a minor increase in the number of planning permit applications on an annual basis.

This increase can be accommodated within the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the Heritage Overlay.

### **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at:

City of Melbourne

Customer Service Counter

Ground Floor

Melbourne Town Hall Administration Building

120 Swanston Street

MELBOURNE VIC 3000

The Amendment can also be inspected 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).
- At the City of Melbourne website at: [www.participate.melbourne.vic.gov.au/amendmentc305](http://www.participate.melbourne.vic.gov.au/amendmentc305)

## 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 **[insert submissions due date]**.

A submission must be in writing and lodged either:

- Online: <https://participate.melbourne.vic.gov.au/AmendmentC327C328>
- By email: [amendmentC328@melbourne.vic.gov.au](mailto:amendmentC328@melbourne.vic.gov.au)
- By post:

Team Leader – Heritage

City of Melbourne

GPO Box 1603

MELBOURNE VIC 3001

### 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: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**



**ATTACHMENT 1 – HODDLE GRID HERITAGE PLACES – SITES AFFECTED BY AMENDMENT C328:**

***1. Existing heritage overlays to be amended***

<b>HO Number</b>	<b>HO Map Changed</b>	<b>Address</b>	<b>Name/Description and proposed change</b>
HO984	Amend map 8HO1	Little Lonsdale Street, Exhibition Street, Bennetts Lane, Evans Lane and various addresses	HO984 Little Lon Precinct. Change description to the Little Lonsdale Precinct and remove external paint controls.

***2. Existing heritage overlays to be deleted***

<b>HO Number</b>	<b>HO Map Changed</b>	<b>Address</b>	<b>Name/Description and proposed change</b>
HO1023	Deletion map - 8HO2	453-457 Elizabeth Street	Delete
HO1024	Deletion map - 8HO2	463-465 Elizabeth Street	Delete

***3. New heritage overlays to be introduced***

<b>HO Number</b>	<b>HO Map Changed</b>	<b>Address</b>	<b>Name/Description and proposed change</b>
HO995	8HO2	185-187 A'Beckett Street	Grange Lynne Pty Ltd
HO1236	8HO2	7-19 Alfred Place	Former German Club
HO1244	8HO2	146-150 Bourke Street	Shops, residence and former bank
HO1266	8HO2	152-158 Bourke Street	Paterson's Building
HO1237	8HO2	171 Bourke Street	Shop
HO1238	8HO2	173-175 Bourke Street	Shops
HO1002	8HO2	194-200 Bourke Street	Hoyts Mid City Cinemas
HO1239	8HO2	201-207 Bourke Street	Shops and Dwellings
HO1240	8HO2	209-215 Bourke Street	Shops and Dwellings
HO1243	8HO2	220 Bourke Street	Minotaur Building/Former Palmer's Emporium
HO1006	8HO2	468-470 Bourke Street	Former London Assurance House
HO1242	8HO2	480 Bourke Street	Commercial Building
HO1241	8HO2	482-484 Bourke Street	Former Victorian Amateur Turf Club
HO1265	8HO2	13-15 Collins Street	Post War Site
HO1008	8HO2	404-406 Collins Street	Former Atlas Assurance Building
HO1010	8HO2	430-442 Collins Street	Royal Insurance Group Building
HO1245	8HO2	1-5 Coverlid Place	
HO1267	8HO2	11-15 Duckboard Place	Warehouse
HO1246	8HO2	17-19 Elizabeth Street	Excelsior House/Formerly Excelsior Chambers

HO1247	8HO2	25 Elizabeth Street	Former Universal House
HO1287	8HO1	Exhibition Street various addresses	Little Collins Street Heritage Precinct
HO1286	8HO1	Flinders Lane and various addresses	Flinders Lane East Heritage Precinct
HO1270	8HO2	87-89 Flinders Lane	Swiss Club of Victoria
HO1292	8HO2	137-139 Flinders Lane	Former Bank of New South Wales
HO1271	8HO2	384-386 Flinders Lane	Former Gordon Buildings
HO1272	8HO2	96-98 Flinders Street	Dreman Buildings
HO1273	8HO2	100-102 Flinders Street	Former Sunday School Union of Victoria
HO1274	8HO2	134-136 Flinders Street	Epstein House
HO1248	8HO2	23-25 George Parade	Citipower/Former Melbourne City Council Substation
HO1268	8HO2	11 Highlander Lane	Former Zanders no. 2 Store
HO1269	8HO2	11A Highlander Lane	Former warehouse
HO1250	8HO2	25 King Street	Former Melbourne Shipping Exchange
HO1251	8HO2	295-305 King Street	Former Zander's Warehouse
HO1252	8HO2	307-309 King Street	Former Walton and Scott Engineering
HO1275	8HO2	30-34 La Trobe Street	Former Turn Verein Hall
HO1276	8HO2	37 Little Collins Street	Shop
HO1277	8HO2	39-41 Little Collins Street	Former Wenley Motor Garage
HO1255	8HO2	188-194 Little Collins Street	Shocko House/Formerly Godfrey's Building
HO1278	8HO2	577-583 Little Collins Street	Warehouses
HO1279	8HO2	582-584 Little Collins Street	Commercial Building
HO1280	8HO2	616-622 Little Collins Street	Former Melbourne and Metropolitan Tramways Board Building
HO1296	8HO2	120-122 Little Lonsdale Street	Shop & dwellings
HO1256	8HO2	364-370 Little Lonsdale Street	Former Tuberculosis Bureau
HO1281	8HO2	470-472 Little Lonsdale Street	Shops
HO1282	8HO2	474 Little Lonsdale Street	Residence
HO1253	8HO2	53-57 Lonsdale Street	
HO1293	8HO2	268-270 Lonsdale Street	Pacific House
HO1254	8HO2	414-416 Lonsdale Street	Lauren's House
HO1283	8HO2	8-12 Market Street	Reed House formerly Southern Cross Assurance Building
HO1257	8HO2	10-14 Park Street	Citipower/Former Melbourne City Council Substation
HO1284	8HO2	53-57 Queen Street	SDA House/Former Norwich Union Insurance Building
HO1068	8HO2	111-129 Queen Street	Former RACV Club
HO1258	8HO2	131-141 Queen Street	Victoria Club Building
HO1285	8HO2	2-18 Ridgeway Place	Lyceum Club



HO1259	8HO2	20 Ridgeway Place	Former Ridgway Terrace
HO1261	8HO2	124-130 Russell Street	Theosophical Society
HO1260	8HO2	166 Russell Street	
HO1262	8HO2	93-101 Spring Street	Treasury Gate
HO1263	8HO2	199-207 Spring Street	Park Tower
HO1264	8HO2	119-121 Swanston Street	Talma Building, formerly Buxton's Building
HO1294	8HO2	149-153 Swanston Street	Sanders and Levy Building
HO1295	8HO2	152-156 Swanston Street	Former Bank of Australasia
HO1291	8HO2	215-217 Swanston Street	Shop & residence
HO1288	8HO1	Swanston Street various addresses between Bourke Street and Lonsdale Street	Swanston Street North Heritage Precinct
HO1289	8HO1	Swanston Street various addresses between Collins Street and Bourke Street	Swanston Street South Heritage Precinct
HO1290	8HO1	Swanston Street various addresses between Lonsdale Street and Little Lonsdale Street	Drewery Lane Heritage Precinct
HO1249	8HO2	11-27 Tavistock Place	Citipower/Former Melbourne City Council Substation
HO1180	8HO2	114-128 William Street	Former Dillingham Estates House
HO1231	8HO2	263-267 William Street	Metropolitan Hotel