

MELBOURNE PLANNING SCHEME

AMENDMENT C305

EXPLANATORY REPORT

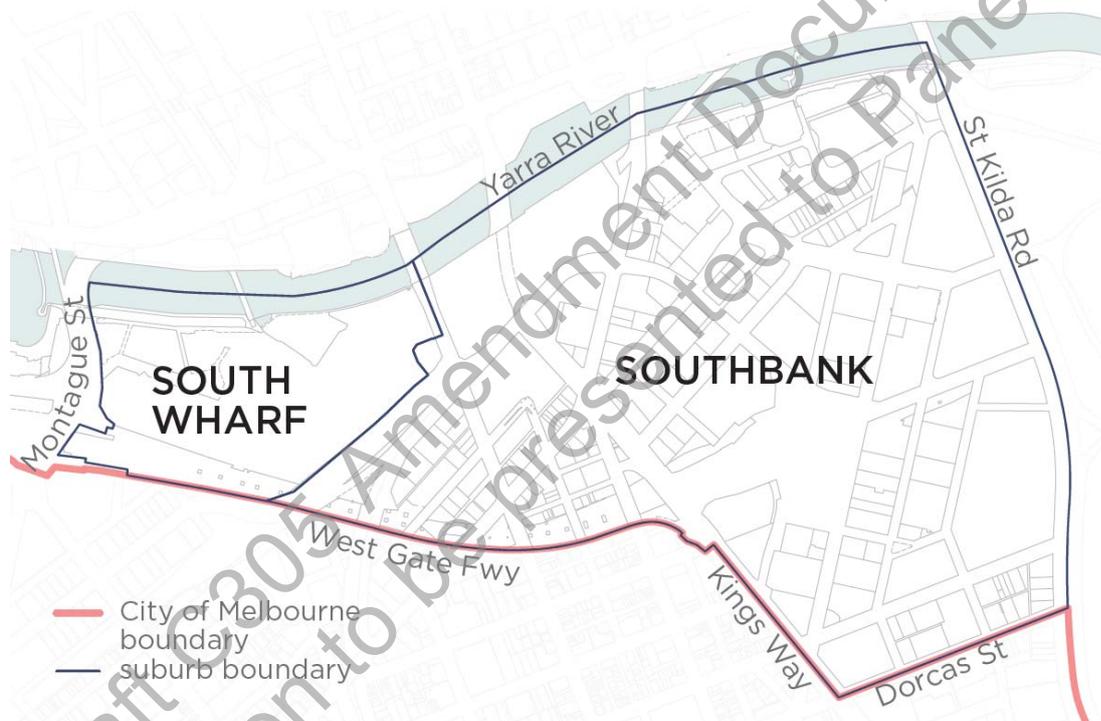
Who is the planning authority?

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

This Amendment has been made at the request of the Melbourne City Council.

Land affected by the Amendment

The Amendment affects 48 places in the suburbs of Southbank and South Wharf shown below and one place in Port Melbourne located at 344-370 Lorimer Street and 231-249 Todd Road. The affected places are listed in Attachment 1 to this Explanatory Report.



What the amendment does

The Amendment implements the recommendations of the *Southbank and Fishermans Bend Heritage Review* 16 June 2017 by:

- Amending the Schedule to clause 43.01 Heritage Overlay for places in Southbank and South Wharf, by:
 - Applying the Heritage Overlay to 20 additional places, including one precinct, two group listings and 17 individual places.
 - Deleting the Heritage Overlay from 11 places due to buildings being demolished or places being incorrectly mapped.
 - Amending the Heritage Overlay for 17 existing places to correct addresses, descriptions or boundary anomalies.

- Amending the Schedule to Clause 43.01 Heritage Overlay for one place in Port Melbourne located at 344-370 Lorimer Street and 231-249 Todd Road to reflect that an aircraft hangar that was previously in this location has been relocated to Tyabb.
- Inserting the following new Incorporated Documents into the Melbourne Planning Scheme at the Schedule to Clause 81.01:
 - *Southbank Statements of Significance*, **2-October-2017-[approval date]**
 - *Southbank Heritage Places Inventory*, **26-April-2018 [approval date]** (this inventory will replace that section of the existing *Heritage Places Inventory* June 2016 relating to Southbank).
 - *Former PMG garage, stores & workshops, part 45-99 Sturt Street Southbank Incorporated Document*, **19-December-2017 [approval date]**.
- Removing the section which relates to Southbank from the *Heritage Places Inventory* June 2016. The *Heritage Places Inventory* June 2016 is an Incorporated Document to the Melbourne Planning Scheme.
- Amending Local Policies Clause 22.04 (Heritage Places within the Capital City Zone) and Clause 22.05 (Heritage Places outside the Capital City Zone) to make reference to the *Southbank and Fishermans Bend Heritage Review*, **[date] 16-June-2017** and the *Southbank Statements of Significance*, **[approval date] 2-October-2017**.
- Amending planning scheme maps 8HO, 8HO1, 8HO2 and 11HO to reflect the changes described above.

It is noted that four of the additional heritage places identified as part of the *Southbank and Fishermans Bend Heritage Review* 16 June 2017 were initially proposed to be the subject of Amendment C280 and have now been incorporated into Amendment C305. These places are:

- G.P. Motors Pty. Ltd, 35-41 City Road Southbank.
- Crown Chemicals, 63-65 City Road Southbank.
- The Castlemaine brewery, 107-127, 129-131 and 133 Queens Bridge Street Southbank.
- The PMG/ GPO depot, 45-99 Sturt Street Southbank.

It is noted that the following properties were included within interim heritage overlays on 8 February 2018 under Amendment C276:

- The Castlemaine brewery, 107-127, 129-131 and 133 Queens Bridge Street Southbank.
- The PMG/ GPO depot, 45-99 Sturt Street Southbank.

A further 13 places identified in the Review are not included as part of Amendment C305. Eleven of these places are located in the Fishermans Bend Employment Precinct and two places are wholly or partially affected by the Port of Melbourne Planning Scheme. All 13 places require further investigation before being included in a Heritage Overlay.

The Review also recommended various amendments / deletions to the Heritage Overlay for sites included in the Victorian Heritage Register. These changes cannot be pursued in this Amendment and will be pursued following an application to amend these heritage places on the Victorian Heritage Register.

Strategic assessment of the Amendment

Why is the Amendment required?

Southbank and South Wharf are suburbs with important and rich histories. They are also important urban renewal areas.

The Review was undertaken to assess the heritage significance of all buildings and places in Southbank and South Wharf. The Review recommended the introduction of new heritage places, deletion of the Heritage Overlay due to demolition of heritage buildings or mapping anomalies and the correction of various anomalies relating to existing heritage overlays.

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

By including buildings of historic and aesthetic significance in the Heritage Overlay, the Amendment implements the following objectives under Section 4 of the *Planning and Environment Act 1987*:

- 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?

It is expected that the amendment will have positive environmental, social and economic outcomes for the area. Heritage places enhance an area as a place in which to live, work, invest and visit.

The Amendment will encourage reuse, restoration and adaptation of heritage places. Retention of places will reduce building waste associated with demolition and construction of new buildings and it will also conserve embodied energy in existing buildings.

The Amendment will have positive social effects by recognising buildings, streetscapes, and precincts that make the area a distinctive neighbourhood for its local population and also visitors to the area. Heritage places provide identity for an area, add character, appeal and interest to the city. The inclusion of heritage places in the Heritage Overlay will ensure that the heritage value of these sites is considered as part of any planning permit application process and enable the protection of this part of Melbourne's history for present and future generations.

The Amendment will have positive economic effects by retaining the urban qualities that make the Southbank and Fishermans Bend area distinctive as an area for locals and visitors. It is expected to have further positive economic effects by facilitating decision making and minimising time delays.

Does the Amendment address relevant bushfire risk?

The Amendment will not result in any increased 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, pursuant to section 7(5) of the *Planning and Environment Act 1987*.

The Amendment is consistent with Ministerial Direction 11 on the Strategic Assessment of Planning Scheme Amendments.

The Amendment is also consistent with Ministerial Direction 15 – the Planning Scheme Amendment Process and Ministerial Direction No. 9 – Metropolitan Strategy, which requires that the amendment support the provisions of *Plan Melbourne 2017-2050*. Specifically, the Amendment is supported by the following policy directions:

- Direction 4.4 - Respect Melbourne's heritage as we build for the future: The Amendment will encourage new development to be designed and sited to respect the identified significance of heritage places. The Amendment will also protect newly identified places in Southbank and Fishermans Bend and ensure that they are not compromised by new development.

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

The Amendment supports the following objectives of the State Planning Policy Framework:

Clause 15 - Built Environment and Heritage

- 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

Clause 17 - Economic Development

- 17.03-1 Facilitating tourism - To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination
- 17.03-2 Tourism in Metropolitan Melbourne - To maintain and develop Metropolitan Melbourne as a desirable tourist destination.

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

The Amendment is consistent with the objectives, strategies, and policies outlined in the Local Planning Policy Framework of the Melbourne Planning Scheme. In particular, the Amendment supports the following provisions:

- Clause 21.06-2 (Heritage) which specifies the objective to conserve and enhance places and precincts of identified cultural heritage significance.
- Clause 22.04 (Heritage Places within the Capital City Zone), particularly the objective to conserve fabric of historic, aesthetic, social, spiritual and scientific heritage value, which contributes to the significance, character and appearance of heritage places.
- Clause 22.05 (Heritage Places outside the Capital City Zone), particularly the objective to conserve and enhance Melbourne's heritage places.

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

The 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 for places identified as having heritage significance.

The Amendment also addresses the requirements of the Planning Practice Note "Applying the Heritage Overlay, September 2012". This Practice Note specifies that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established.

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 not expected to have any significant impact on the transport system as defined under 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 Southbank and Fishermans Bend places may contribute to a minor increase in the number of planning permit applications on an annual basis. However, this increase can be accommodated within existing Council resources.

The resource and administration costs will be offset 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.
- At the City of Melbourne website at: 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 **Friday 29 June 2018**.

A submission must be in writing and lodged either:

- Online: <https://participate.melbourne.vic.gov.au/AmendmentC305>
- By email: amendmentC305@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: **Week of 8 October, 2018.TBA**
- Panel hearing: **Week of 5 November, 2018.TBA**

ATTACHMENT 1: SITES AFFECTED BY AMENDMENT C305

1. Existing heritage overlays to be amended

HO Number	HO Map changed	Address	Name /Description and proposed change
HO5	Deletion Map - 8HO and 11HO	Various streets	Commonwealth Clothing Factory and surrounding streets (no heritage significance)
HO366	Deletion Map - 8HO and 11HO	135 and 151 City Road, 68-82 Southbank Boulevard, Southbank	James Moore timberyard and sawmills façade – revised address in the schedule to the heritage overlay, heritage inventory and revised heritage overlay boundaries
HO368	Deletion Map - 8HO and 11HO	171-193, 195-205 City Road, 100 and 118 Kavanagh Street, 1 Balston Street Southbank	Sharp & Sons timber, later General Motors, later International Harvester - revised address in the schedule to the heritage overlay, the heritage inventory and revised heritage overlay boundaries
HO369	N/A	207 City Road, Southbank	State school No. 2686, later South Melbourne Girls School, JH Boyd Domestic College (1932 -) and Boyd Community Hub - revised address in the schedule to the heritage overlay
HO370	N/A	235 -239 City Road, Southbank	Main Point Hotel – revised address in the schedule to the heritage overlay and heritage inventory, and no mapping change
HO371	Deletion Map - 8HO and 11HO	269 - 283 City Road, Southbank	Bank of New South Wales - revised address in heritage inventory the schedule to the heritage overlay, and revised heritage overlay boundaries
HO374	Map 8HO	272 City Road, Southbank	Edward Murphy's warehouse and workshop - revised address in the schedule to the heritage overlay and revised heritage overlay boundaries
HO375	Deletion Map - 8HO and 11HO	276-282 City Road, Southbank	Murphy's Buildings, Australian Chemicals/Scott Paint Works - revised address in the schedule to the heritage overlay and heritage inventory, and revised heritage overlay boundaries
HO376	Deletion Map - 8HO and 11HO & 8HO	300 City Road, Southbank	White & Hancock's Warehouse, later White, Hancock and Mills Pty. Ltd - revised address in the schedule to the heritage overlay and revised heritage overlay boundaries

HO Number	HO Map changed	Address	Name /Description and proposed change
HO390	Map 8HO Deletion Map 8HO & 11HO	113 Sturt Street, Southbank	Castlemaine Brewery Malthouse - revised address in the schedule to the heritage overlay and heritage inventory, and revise heritage overlay boundaries
HO760	N/A	100 St. Kilda Road, Southbank	Hamer Hall and Arts Centre – amend the schedule to the heritage overlay and the heritage inventory, no mapping change
HO762	N/A	1 Queens Bridge Street, Southbank	Sandridge Rail Bridge, over the Yarra River, Queensbridge Square - revised address in the schedule to the heritage overlay and heritage inventory, no mapping change
HO764	N/A	1-27 and 29-65 South Wharf Promenade and 2 Clarendon Street, South Wharf	Duke and Orrs Dry Dock, South Wharf and Cargo Sheds 4, 5, 6, 7, 8, 9, South Wharf – revised address in the schedule to the heritage overlay and heritage inventory, no mapping change
HO765	N/A	28 Clarendon Street, Southbank	Fergus & Mitchell, later Robur Tea warehouse - revised address in the schedule to the heritage overlay and heritage inventory, no mapping change
HO791	N/A	Queens Bridge Street, Southbank	Queens Bridge over Yarra River - revised address in the schedule to the heritage overlay and heritage inventory, no mapping change
HO792	N/A	180 St Kilda Road, Southbank	National Gallery of Victoria – revised address in the schedule to the heritage overlay and heritage inventory, no mapping change
HO910	N/A	234 St Kilda Road and 13 Dodds Street, Southbank	Police Barracks (later part of the Victorian College of the Arts) - revised address in the schedule to the heritage overlay and heritage inventory, no mapping change

2. Existing heritage overlays to be deleted

HO Number	HO Map changed	Address	Name / Description
HO367	Deletion Map -8HO and 11HO	157-165 City Road, South Melbourne	Stewarts & Lloyds (demolished)
HO377	Deletion Map -8HO and 11HO	109-117 Clarendon Street, South Melbourne	Southern Cross Service Station (demolished)
HO378	Deletion Map -8HO and 11HO	Clarendon Street Bridge, South Melbourne	Clarendon Street Rail Bridge (demolished)
HO380	Deletion Map -8HO and 11HO	46-48 Haig Street, South Melbourne	Former Cider factory (demolished)
HO381	Deletion Map -8HO and 11HO	93 Kavanagh Street, South Melbourne	Former Halford Timber (demolished)
HO384	Deletion Map -8HO and 11HO	40-46 Kavanagh Street, South Melbourne	Former Thomas Warburton & co (demolished)
HO387	NA	234-254 St Kilda Road, South Melbourne	Victorian College of The Arts (listed twice in HO schedule with two separate numbers - HO387 needs to be deleted from schedule)
HO388	Deletion Map - 8HO2	23-31 Sturt Street, South Melbourne	Alcock's Billiard Tables (demolished)
HO389	Deletion Map -8HO and 11HO	43 Sturt Street, Southbank	Victorian College of the Arts (replaced with new HO)
HO391	Deletion Map -8HO and 11HO	102-118 Sturt Street, Southbank	Former Melford Motors (demolished)
HO913	Deletion Map - 8HO2	20 Convention Centre Place, South Wharf	Buchanan & Brock (demolished - mapping change only required, not listed in 43.01s)
HO934	Not on existing HO maps	Lorimer Street /Todd Road, Port Melbourne	Former Commonwealth Aircraft Hangar (building no longer exists)

3. New heritage overlays to be introduced

HO Number	Address	Name /Description
HO1214	Heritage precinct: City Road various (and others), Southbank	City Road Industrial and Warehouse Precinct
HO1215	Group listing – various addresses Southbank	Group listing – 5 Electrical substations
HO1216	Group Listing – various addresses Southbank	Group Listing – 10 bluestone laneways
HO1200	107-127 (part), 129 -131 and 133 Queens Bridge Street, Southbank	Castlemaine Brewery
HO1201	45-99 Sturt Street, Southbank	GPO/ PMG depot
HO1202	35-41 City Road, Southbank	G.P. Motors Pty. Ltd.
HO1203	63-65 City road, Southbank	Crown Chemicals
HO1218	20 City Road, Southbank	New St Johns Lutheran church
HO1219	67-69 City Road, Southbank	Kosky Bros Pty. Ltd. Furriers
HO1220	71-75 City Road, Southbank	Maurice Artaud & Co
HO1221	Clarendon Street, Southbank and Spencer Street, Melbourne	Spencer Street Bridge
HO1222	93-103 Clarendon Street, Southbank	Eckersley & Sons soda fountain factory
HO1223	67-69 Clarke Street, Southbank	Melbourne Metropolitan Tramways Board Electricity Substation 'S'
HO1224	49-61 Coventry Street and 50 Dorcas Street, Southbank	Thornycraft (Aust.), later Herald Sun Television Studio
HO1225	Grant Street (corner Dodds Street) Southbank	Vault sculpture
HO1226	63 Kings Way, Southbank	Austral Otis engineering works, later Regent House
HO1227	Kings Way, Southgate	Kings Way Bridge
HO1228	1-7 Queens Bridge Street, Southbank	Queensbridge Hotel
HO1229	107-127 (part) Queens Bridge Street, Southbank	Robur Tea Company factory/warehouse
HO1230	242-246 Sturt Street, Southbank	Commonwealth Artificial Limb Factory