

GOLDEN PLAINS SHIRE PLANNING SCHEME

AMENDMENT C101

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Golden Plains Shire Council who is the planning authority for this amendment.

The amendment has been made at the request of the Golden Plains Shire Council.

Land affected by the amendment

The amendment applies to 4 Wallace Street, Meredith.

What the amendment does

The amendment applies the Heritage Overlay to 4 Wallace Street Meredith on a permanent basis.

Specifically, the amendment:

- Amends Map No. 18HO to apply the Heritage Overlay (HO174) to 4 Wallace Street, Meredith.
- Amends the Schedule to the Clause 43.01 (Heritage Overlay) to include HO174.
- Amends the Schedule to the Clause 72.04 (Incorporated Documents) to include the *Clontarf Homestead, 4 Wallace Street, Meredith Statement of Significance (Lorraine Huddle Heritage Consultant May 2022)* as an incorporated document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to apply heritage protection to the Clontarf Homestead at 4 Wallace Street Meredith.

Golden Plains Shire Council received a request to demolish the house at 4 Wallace Street, Meredith under Section 29A of the Building Act (1993) on the 28th of March 2022. Council wrote to the Minister for Planning on 13 April 2022, requesting a ministerial amendment under Section 20(4) of the *Planning and Environment Act 1987* (the Act) to apply an interim Heritage Overlay to the property, thereby suspending the request for demolition consent. The section 29A application was subsequently modified to remove the demolition of the dwelling, buggy shed and stables, negating the need to consider an interim Heritage Overlay.

The property was first considered in the Golden Plains Shire Stage One Heritage Study, 2004 however budgetary constraints resulted in the property not being fully assessed at that time. Council's Heritage Adviser believed the property had heritage significance and should be protected.

A Heritage Adviser was engaged to undertake a Heritage Assessment on 13th of April. The Heritage Assessment states the "homestead known as Clontarf at 4 Wallace Street Meredith including the Victorian Regency styled house and the Federation Georgian house attached behind it, and the stable and buggy shed, are significant to the town of Meredith. The date of construction was unable to be confirmed during the investigation, however the Victorian Regency styled house was renovated in 1884 and the materials and form is consistent with it having been constructed in the 1870's or earlier. The stables and buggy shed were likely constructed at the same time. The Federation Georgian house was moved to the site in 1930 and was likely to have been constructed circa 1900 at Bamganie. The Heritage Assessment recommended to apply a permanent Heritage Overlay and was approved by Council on 24 May 2022.

The large established trees on the site were assessed as part of the Heritage Assessment but did not meet the threshold for the Heritage Overlay. The boundary for HO174 has been defined on the overlay map to include the house and the stables and buggy shed.

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 objective detailed in section 4(1) of the P&E Act, being:

(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.

(g) To balance the present and future interests of all Victorians.

The amendment applies the Heritage Overlay (HO174) to 4 Wallace Street, Meredith, which will assist in conserving and enhancing the heritage significance of the property. The amendment ensures that the heritage place will be protected for the interest of residents, visitors, and future generations of the Shire.

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

The amendment will not have any adverse effects on the environment.

The amendment will have positive social and cultural effects through the protection of this place in the planning scheme.

Protection of heritage places benefits the community by adding to the understanding of Golden Plains Shire's rich cultural history, providing a link to the past and giving a sense of place.

Does the amendment address relevant bushfire risk?

The amendment will not result in any 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 and 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 supports and implements the Planning Policy Framework (PPF).

Key State planning policies of relevance to this amendment include:

Clause 11.01-1S Settlement, which promotes the sustainable growth and development of Victoria through the consideration of the *Central Highlands Regional Growth Plan*.

Clause 15.01-5S Neighbourhood Character: recognise, support and protect neighbourhood character, cultural identity and a sense of place. Clause 15.03-1S Heritage Conservation: ensure the conservation of places of heritage significance". Relevant strategies identified to achieving this objective include:

- 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 which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.

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

The amendment will achieve the objectives of the Municipal Planning Strategy including:

Clause 02.03-5 Built environment and heritage: Council seeks to develop the Shire's character and sense of place by:

- Protecting, maintaining and enhancing heritage areas and features in private and public ownership.

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

The Heritage Overlay is the appropriate Victoria Planning Provision (VPP) to identify and protect places of heritage significance.

As outlined in Planning Practice Note No. 1 Applying the Heritage Overlay (August 2018), places that should be included in the Heritage Overlay are 'Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay'. The place has been identified in Golden Plains Shire Stage One Heritage Study and an assessment by Lorraine Huddle has found that it has local significance.

Given the local heritage significance of the dwelling at 4 Wallace Street, Meredith, applying a Heritage Overlay to the property is the appropriate mechanism to protect the house and buggy shed and stables.

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

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

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

The amendment does not impact the *Transport Integration Act 2010*.

Resource and administrative costs

The amendment will have a negligible impact on the resource and administrative costs of the responsible authority.

Where you may inspect this amendment

Golden Plains Shire Council website at <https://www.goldenplains.vic.gov.au/resident/planning/strategic-planning-projects>

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

Bannockburn Customer Service Centre

2 Pope Street

Bannockburn VIC 3331

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Meredith	4 Wallace Street	Golden Plains C101gpla 001hoMap18