

Three (3) places of Contributory significance were recommended for inclusion within the HO309 Wandong Heritage Precinct, as follows:

- 10A Dry Creek Crescent; Wandong
- 19 Wandong Avenue; Wandong and
- 32 Wandong Avenue, Wandong

*\*The citation report and mapping for this site requires further work so this site will be the subject of a future amendment.*

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

Section 4 of the *Planning & Environment Act 1987* sets out the objectives for planning in Victoria. Relevant objectives for consideration as part of this amendment include the need for Planning to:

- (b) *provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity;*
- (d) *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) *balance the present and future interests of all Victorians.*

The Responsible Authority has the ability, and the responsibility, to identify, conserve and enhance buildings or places that are of historic value. The introduction of the Heritage Overlay on sites which are deemed as being of heritage value is a direct response to the objectives of the *Planning and Environment Act 1987*.

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

##### *Environmental Effects*

The Amendment will not have any adverse effects on the environment. The protection of heritage places will retain existing urban infrastructure and resources and will not directly result in any new construction or natural resource use.

##### *Social Effects*

The Amendment will have positive social effects through the protection of culturally significant heritage places for the benefit of current and future generations. The protection of these places in the Mitchell Planning Scheme will benefit the community by:

- adding to the understanding of the cultural history within Wandong, Heathcote Junction and surrounding areas.
- recognising and realising the positive contribution that historically significant places make to the Wandong, Heathcote Junction and surrounding areas.
- providing a link to the past and creating a sense of place and cultural identity.

Conserving cultural heritage helps ensure that this sense of place and cultural identity may be appreciated by present and future generations.

##### *Economic effects*

It is not expected that the Amendment will have any significant economic impacts. Conservation of heritage places has the potential to add to the tourism industry within Wandong, Heathcote Junction and surrounding areas.

The presence of the Heritage Overlay may however trigger the need for a planning permit that was previously not required, therefore costs associated with redeveloping heritage places may slightly increase.

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

Bushfire risk is not relevant given that the Amendment is implementing a heritage study. The Amendment will not result in increased development potential for land which is identified as being at risk from bushfire.

The changes will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

**Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The preparation of this explanatory report has been completed in accordance with the content of Ministerial Direction No 11 - Strategic Assessment of Amendments.

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

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

Clause 11.10-2 Hume Regional Growth Plan – Environmental assets. The Amendment implements the policy by protecting the regions heritage assets.

Clause 15.03 – Heritage Conservation

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

The implementation strategies to achieve the State Policy objective include the following:

- *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, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

The Amendment implements the policy by identifying, assessing and documenting places of local heritage significance in Wandong, Heathcote Junction and surrounding areas.

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

The Amendment is consistent with the Local Planning Policy Framework including the Municipal Strategic Statement.

In particular, the Amendment is consistent with the following:

Clause 21.06-3 Heritage – by recognising places of local heritage significance in Wandong, Heathcote Junction and nearby areas and implementing the controls to conserve and protect these important places.

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

The application of the Heritage Overlay controls are the most appropriate VPP tool for the management of heritage places as identified in this Amendment. The purpose of the Heritage Overlay includes:

- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*

The Amendment has been prepared in accordance with the VPP Practice Note titled 'Applying the Heritage Overlay, September 2012'.

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

Relevant agencies will have an opportunity to comment on this amendment through the exhibition process under section 19 of the *Planning and Environment Act 1987*.

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

The Amendment will not have a significant impact on the transport network and therefore will not impact on the objectives 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 Amendment should not add significantly to the resource and administrative costs of Council.

The Amendment will result in the need for access to the services of a Heritage Adviser by both Council officers and the community. Council currently receives a grant from Heritage Victoria to fund a local heritage adviser and will seek ongoing funding to assist the community and Council officers when considering alterations to a heritage place.

Given the minor number of planning permit applications which are currently considered for sites within the Heritage Overlay and sites in Wandong and Heathcote Junction, the Amendment is not considered to have any significant resource implication.

**Where you may inspect this Amendment**

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

- Mitchell Shire Council Offices, 4A and 4B (Level 1), 61 High Street, Wallan
- Kilmore Library and Customer Service Centre, 12 Sydney Street, Kilmore

The Amendment can also be inspected free of charge at

- the Department of Environment, Land, Water and Planning website at <https://www.planning.vic.gov.au/planning-schemes/amending-a-planning-scheme/planning-documents-on-exhibition>

- Mitchell Shire Council website: [www.mitchellshire.vic.gov.au](http://www.mitchellshire.vic.gov.au)

**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 **30 June 2017**.

Submissions can be emailed to Council at [mitchell@mitchellshire.vic.gov.au](mailto:mitchell@mitchellshire.vic.gov.au) or sent to:

Mitchell Shire Council

Submission to Planning Scheme Amendment C113

113 High Street

BROADFORD VIC 3658

**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 commencing 14 August 2017
- panel hearing: Week commencing 11 September 2017

*Planning and Environment Act 1987*

**MITCHELL PLANNING SCHEME**

**AMENDMENT C113**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Mitchell Shire Council.

The Mitchell Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map No 21HO in the manner shown on the 2 attached maps marked "Mitchell Planning Scheme, Amendment C113".
2. Amend Planning Scheme Map No. 15SLO and insert Map No. 18SLO in the manner shown on the 1 attached map marked "Mitchell Planning Scheme, Amendment C113".
3. Insert new Planning Scheme Map No. 20HO in the manner shown on the 1 attached map marked "Mitchell Planning Scheme, Amendment C113".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.
6. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
7. In Overlays – Clause 42.03, insert a new Schedule 4 in the form of the attached document.
8. In General Provisions – Clause 61.03, replace the Schedule with a new Schedule in the form of the attached document.
9. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

## MITCHELL PLANNING SCHEME

**21.06 BUILT ENVIRONMENT AND HERITAGE**24/09/2015  
C56

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

**21.06-1 Urban environment**05/12/2013  
C87

The siting and design of development should consider the character and local heritage values of towns. The design of buildings, their mass and scale are important in preserving the character and historical attributes of towns. Streetscape elements are also important to the character of each town and identified streetscape character should be taken into account in the consideration of new use and development.

Development along highways and main roads is important for the character and streetscape presentation of the towns. Development at town entrances should be designed to respect the built environment, and sited and finished to enhance the overall appearance and character of the town and the town entrance.

Street trees are important in creating areas that offer shade and protection from the elements and are conducive to people stopping and using the town. Development located along entrances to all towns should be landscaped with species consistent with the landscape assessment or plan for the town.

Developments located on the edge of towns should also be landscaped to absorb the development within the surrounding landscape and to provide a delineated edge to the town. Attention should also be paid to any opportunities to landscape railway station areas that have a significant impact on the townscapes of Wandong, Broadford, Tallarook and Seymour.

**Key issues**

- Improving the presentation of towns and activity centres, particularly from the highways, major roads and pedestrian level.
- Improving the design, siting and landscaping of development.

**Objective 1**

To enhance the presentation of towns and their main road entrances.

**Strategies**

- Improve the quality of development through improved design, siting and landscaping.
- Improve the urban quality of train stations and their links to town centres.
- Build on the established and strong sense of identity and character of each town.
- Support respectful infill development that contributes to the character and identity of towns.

**Objective 2**

To enhance the safety of neighbourhoods.

## MITCHELL PLANNING SCHEME

**Strategies**

- Implement crime prevention through environmental design principles, encouraging activity in public places, upgrading public lighting where needed and working with the police and other stakeholders on crime prevention and perceptions of safety.

**21.06-2**05/12/2013  
C87**Sustainable development**

Built form and urban infrastructure can contribute substantially to the demand for energy. Energy efficiency of buildings is affected by a range of factors including solar orientation, fittings and occupant behaviour. Urban form impacts on the ability of buildings to be energy efficient, particularly through solar orientation and access. Urban form also impacts on the need for people to use transport, including to access services and employment. Consolidated settlements provide for shorter travel distances, walking and cycling, and support more effective public transport.

**Key issues**

- Achieving more sustainable development.
- Reducing greenhouse gas emissions.

**Objective 1**

To minimise the production of greenhouse gas emissions.

**Strategies**

- Support renewable energy technologies in buildings and enterprises.
- Support low carbon modes of transport.
- Ensure new residential subdivisions, roads and allotments are orientated in accordance with energy efficiency principles.
- Support home-based businesses.

**21.06-3**24/09/2015  
C56**Heritage**

Mitchell has a number of places of heritage significance including the Kelly family house in Beveridge, the Australian Light Horse Memorial Park in Seymour (Site 17), Aboriginal greenstone axe quarries at Mount William, the pioneer homestead at Reedy Creek, and numerous buildings in Kilmore which is Victoria's oldest inland town.

The Mount William Stone Axe Quarry is a major archaeological place and it and other places have significant cultural and spiritual connections for the Wurundjeri people. The quarry is an example of one of the most influential complexes of stone working traditions known to have occurred in the Greenstone belts of Victoria. It is one of the best preserved examples of prehistoric quarrying and ground edge hatchet head manufacturing technologies to have survived into the 19th century in southeast Australia. Other Aboriginal cultural heritage sites are evident throughout the Shire and have state heritage protection.

The Australian Light Horse Memorial Park was an important site for the Australian Army and its Light Horse Regiment. Since the formation of the Seymour Group of the Victorian Mounted Rifles in 1887 the community has had a rich association with the Australian Army. The Australian Light Horse Memorial Park is a major heritage asset for the community and visitors. The Goulburn River has 'Heritage River' status and the Trawool Valley is listed as a regionally significant landscape by the National Trust.



## MITCHELL PLANNING SCHEME

In addition to its intrinsic value, Mitchell's heritage is of enormous value in community, cultural and economic terms. It gives the Shire's towns and regions distinctive amenity and character as well as a cultural identity and sense of place. It is also a basis for building tourism and business opportunities.

Heritage Studies have been prepared for a number of areas within the Mitchell Shire including the *Kilmore Heritage Study 1982*, *Mitchell Shire Heritage Study 2006*, *Mitchell Shire Heritage Amendment Review of Heritage Precincts 2012*, ~~and~~ *Mitchell Shire Review of Individual Places 2013* *and Wandong & Heathcote Junction Heritage Gap Study 2016*. Heritage Citation Reports for many heritage places within Mitchell Shire have been consolidated into the *Mitchell Shire Heritage Study Amendment C56 - Heritage Citations, April 2014* and *Kilmore Heritage Study 1982*. The Heritage Studies have identified post-contact places and precincts of cultural significance, provide a thematic environmental history of post-colonial European occupation and seek to provide a more comprehensive heritage analysis for the Mitchell Shire.

**Key issues**

Managing heritage places to ensure their preservation.

**Objective 1**

To recognise and protect places of heritage, cultural and social significance.

**Strategies**

- Conserve and enhance the heritage places that distinguish each town.
- Ensure that development on land adjoining heritage places located within the Heritage Overlay does not detract from or obscure the heritage significance of the adjoining heritage place.
- Conserve places that contribute to the further development of tourism.
- Support the preservation of heritage places threatened by development or neglect.
- Identify places with cultural heritage values.
- Ensure supporting information for all places is contained in HERMES.

**Objective 2**

To recognise and to protect the heritage, cultural and social significance associated with the Australian Light Horse Memorial Park.

**Strategies**

- Conserve the site's heritage features as evidence of the area's rich association with the Australian Army and its former role as a training facility for the Australian Light Horse.
- Retain the significant block of remnant box/stringybark on the site.
- Focus the long term development of the site on open space, conservation and recreational activities.
- Guide the use and development of the site by an overall development plan for the site.



## MITCHELL PLANNING SCHEME

**Objective 3**

To preserve the cultural significance and archaeological fabric of the Mt William Archaeological Area, and all associated archaeological artefacts.

**Strategies**

- Discourage development which adversely affects the significance of the site.
- Protect the site from unsympathetic development beyond its boundaries but within its visual and activity catchment.

**Policy guidelines****Exercise of discretion**

- Seek the views of Aboriginal Affairs Victoria and the Wurundjeri people when deciding on an application on land abutting or encroaching on the Mt William Quarry.