

DCF35/20 AMENDMENT C208 - MORELAND HERITAGE NOMINATIONS STUDY - GATEWAY 1 - AUTHORISATION AND EXHIBITION (D20/218977)

Director City Futures

City Strategy and Design

Executive Summary

Council has a strong commitment to conserving the rich cultural heritage of the City. Heritage places and spaces form an important part of the municipality's identity and character, with the Moreland Heritage Action Plan 2017 (HAP) providing a clear framework for Council in identifying, managing, protecting and celebrating our city's heritage.

In accordance with the HAP, the Moreland Heritage Nominations Study 2020 investigated the heritage significance of those places nominated by the public in 2016. This study which can be viewed in full at Attachment 1 and 2 (published under separate cover to the agenda due to their size) has identified approximately 340 places as meeting the threshold for local heritage significance.

This report seeks Council's endorsement of the Moreland Heritage Nominations Study 2020, and to commence a process to amend the Moreland Planning Scheme to implement the findings of the study, summarised as:

- Apply the Heritage Overlay to 46 individually significant places, one serial listing, seven new heritage precincts and extensions to three existing heritage precincts;
- Modify the significance of five places within one precinct from contributory to individual significance;
- Delete four existing individual heritage overlays relating to places that will form part of the new serial listing;
- Modify 10 existing references in the heritage overlay to include the new serial listing and two new individual significant places;
- Rectify anomalies with the mapping of the existing Heritage Overlay;
- Amend the Moreland Heritage Exemptions Incorporated Plan to include maps of the new precincts and precinct extensions;
- Amend Clause 22.06 (Heritage) of the Moreland Planning Scheme to make reference to the Moreland Heritage Nominations Study 2020 and reference the updated Moreland Heritage Exemptions Incorporated Plan 2020; and
- Amend Clause 43.01 (Heritage Overlay - Schedule) to include all new places and modify others to align with recommendations of the study.

Interim heritage controls (via Amendment C207) will be sought concurrently with permanent heritage controls (via Amendment C208) for all sites in a 'blanket' manner while the Planning Scheme Amendment is under consideration. This is consistent with current preferred interim protection practices outlined by the Minister for Planning.

The permanent Amendment will also include the property at 151A Lygon Street, Brunswick which currently has interim controls applied as part of a previous Amendment. Permanent heritage controls were sought as part of C174 Part 2 however it is appropriate to include the property in this Amendment rather than prepare a separate Amendment for an individual property. This report therefore recommends that Council abandons C174 Part 2.

Officer Recommendation

That Council:

1. Endorses the report Moreland Nominations Study 2020 at Attachments 1 and 2 to this report, as a reference document listed in Clause 22.06 – Heritage. This report outlines the rationale and evidence which underpins the proposed planning scheme changes.
2. Requests that the Minister for Planning prepare, adopt and approve prescribed Moreland Planning Scheme Amendment C207 (interim heritage controls) pursuant to section 20A of the *Planning and Environment Act 1987* as shown in Attachments 3 and 4 to this report.
3. Using its powers as a Planning Authority under sections 8A and 8B of the *Planning and Environment Act 1987*, seeks Authorisation from the Minister for Planning to prepare Moreland Planning Scheme Amendment C208 (permanent heritage controls) as shown in Attachments 5 and 6 to this report.
4. Following receipt of the Minister's Authorisation, exhibits Amendment C208 in accordance with Section 19 of the *Planning and Environment Act 1987* and as outlined in the consultation section of this report.
5. Authorises the Director City Futures to make changes to Amendment C208 based on conditions imposed in any Authorisation granted by the Minister for Planning and to make minor changes.
6. Using its powers as a planning authority under Sections 23 and 28 of the *Planning and Environment Act 1987*, abandons Moreland Planning Scheme Amendment C174 Part 2.
7. Writes to the Minister for Planning advising of Council's decision to abandon Moreland Planning Scheme Amendment C174 Part 2.

1. Policy Context

Council Action Plan

The Council Action Plan identifies the following deliverable under 'Key Priority 1' to 'Enhance liveability, affordability and sustainability by guiding growth, and excellence in urban design and development':

- Deliverable: P1n) Protect Moreland's Heritage - via implementation of the Heritage Action Plan

Heritage Action Plan

The Moreland Heritage Action Plan 2017-32 (HAP) identifies heritage actions which are already underway and sets out the parameters for further identification, conservation and management of the city's heritage. Of relevance to this Amendment are the following actions:

- Action K5 - Commission heritage expert assistance to undertake a preliminary assessment of the potential heritage places identified as part of the public nomination process held in 2016.
- Action K14 - Commission heritage expert assistance to undertake a heritage study of Pre-War and Post War Modern architectural style heritage places identified as part of the public nomination process held 2016 (this action is based on the outcomes of the Preliminary Assessment as per Action K5). Note two studies may be prepared i.e. Pre-War and Post War.
- Action P3 – Prepare a planning scheme amendment to introduce the places identified and assessed as part of the Pre-War and Post War Modern architectural style Heritage Study(s) (aligned with Actions K5 and K14) into the Moreland Planning Scheme, via application of the Heritage Overlay.

An update of the City of Moreland Thematic History is currently underway and on completion will fulfil Action K12 of the HAP:

- Action K12 – Update the City of Moreland Thematic History by simplifying some of the major themes and improving the current structure of Theme 6: Building Moreland's Houses and Theme 9 Shopping and Retailing in Moreland.

Planning and Environment Act 1987

The *Planning and Environment Act 1987* outlines the objectives of planning in Victoria. Councils have a duty under section 12(1)(a) to implement these objectives. Specific to heritage, these include objectives to:

Provide for the fair, orderly, economic and sustainable use, and development of land. Conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

Council therefore has an obligation to manage its local heritage and subsequently is required to undertake the relevant research to identify properties which hold local significance.

Moreland Planning Scheme

Clause 21 - Municipal Strategic Statement (MSS)

The Municipal Strategic Statement recognises the importance of Moreland's heritage places with the key objective at Clause 21.03-4:

To ensure development responds and contributes to its context and any relevant heritage significance

The MSS also includes strategies in managing heritage places, including:

- Ensuring the conservation and enhancement of heritage places; and
- Encouraging the re-use of heritage buildings for suitable industrial or business uses rather than residential uses.

The MSS seeks to implement the objectives and strategies by applying the Heritage Overlay (HO) to places of recognised State or Local Heritage Significance.

Clause 22.06 - Heritage

Moreland's Local Heritage Policy at Clause 22.06 guides the development of properties in the Heritage Overlay (HO), and applies to all land covered by a HO. The policy notes that the protection and management of Moreland's range of heritage assets helps our understanding of the past, enriches the present and will be of value to future generations.

Clause 43.01 - Heritage Overlay (HO)

The HO of the Moreland Planning Scheme currently provides statutory controls that protect places identified as being of State and local significance within the municipal boundaries of Moreland. The purpose of the Heritage Overlay is to:

- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve heritage places by allowing a use that would otherwise be prohibited if it assists with the conservation of the place.

2. Background

Moreland Heritage Gap Study and Planning Scheme Amendment C174

In 2018, a Moreland Heritage Gap Study (MHGS) was undertaken to review and investigate all outstanding recommendations from previous studies and panel reports. The MHGS was conducted in two stages:

- Stage 1: Preliminary assessment - Stage 1 was completed in May 2016 which collated and confirmed heritage places and precincts of potential cultural heritage significance that were not subject to the HO and that were worthy of further assessment;
- Stage 2: Detailed heritage assessment - Stage 2 was completed in October 2018 and comprised the full research of the places identified during Stage 1 and also additional places identified during fieldwork. This equated to over 400 individual places and 12 potential precincts (containing 365 properties), as well as potential extensions to seven current HO precincts.

Planning Scheme Amendment C174 implemented the findings of the MHGS. This Amendment was adopted by Council on 11 September 2019 and is currently with the Minister for approval.

Moreland Heritage Gap Study Public Nominations

Concurrent with the review of outstanding recommendations, a public nomination process was also conducted following the completion of Stage 1 of the MHGS in November 2016. Over 700 places were nominated through this process. The scope of Stage 2 of the MHGS however did not include the assessment of these nominated places due to insufficient budget and the availability of external consultant resources. As such the preliminary assessment of these additional 700 places was deferred and documented in the heritage workplan within the HAP.

Moreland Heritage Nominations Study

The Moreland Heritage Nominations Study 2020 investigated the heritage significance of the 700 places nominated by the public in 2016. This study was also conducted in two stages.

Stage 1: Preliminary Assessment

The Stage 1 study was completed in May 2019 by the heritage consultants GHD Context Pty Ltd who identified which of the places nominated by the public warranted further heritage investigation. This assessment identified approximately 620 places worthy of a more detailed assessment.

Stage 2: Detailed heritage assessment

The Stage 2 study was completed in June 2020 by heritage consultants Extent Heritage Pty Ltd. This study comprised the full research of the places identified in Stage 1 as well as additional places identified through fieldwork. It also included the research and preparation of heritage citations of four places already in the Moreland Heritage Overlay that lacked any documentation.

The Moreland Heritage Nominations Study (Stage 2) was prepared in accordance with Heritage Victoria guidelines, the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. The study comprised of historical research, field work (site visits) and assessment of potential heritage places by comparing them to similar significant places in the City of Moreland. This study identified 340 places as meeting the threshold for being locally significant to Moreland and recommended their significance be recognised by including them in the Moreland Heritage Overlay as:

- 46 individual places;
- 1 serial listing;
- 7 new precincts;
- 3 precinct extensions.

The Moreland Heritage Nominations Study 2020 can be viewed in full at **Attachments 1 and 2**.

Amendment C174 Part 2 – Heritage Protection of 151A Lygon Street, Brunswick

A late submission was received by Council to Amendment C174 for 151A Lygon Street, Brunswick East on 24 May 2019. As the consideration of submissions by an independent planning panel had already occurred, the submitter lodged a procedural appeal through Victorian Civil and Administrative (VCAT), seeking an opportunity to make a formal submission to the Amendment in accordance with the *Planning and Environment Act 1987*.

The matter was settled between Council and the land owners to re-exhibit an Amendment to apply heritage protection to 151A Lygon Street, Brunswick East.

Amendment C174 was subsequently split in two to allow the landowner another opportunity to participate in the Amendment process:

- C174 Part 1 – All proposed heritage places except 151A Lygon Street Brunswick. This Amendment is currently under review by the Minister for Planning for final approval;
- C174 Part 2 – permanent heritage controls for 151A Lygon Street Brunswick East. This Amendment has not yet been exhibited lending itself to incorporation into C208 rather than a separate process for a single property.

It is more efficient and financially appropriate to include the property at 151A Lygon Street, Brunswick East within this Amendment process rather than a separate amendment process for one property. As such it is recommended that C174 Part 2 be abandoned and superseded with this Amendment. Similarly, its ongoing interim protection will continue through incorporation under C207 to clarify that it is now being considered as part of C208.

Amendment C205 more - Heritage Protection of 18 Kendall Street Coburg

Council received planning permit application MPS/2019/71 to construct four double storey dwellings at 18 Kendall Street Coburg in November 2019. Three objections were received during the public exhibition period and a further two later objections were received, one from the Coburg Historical Society on heritage grounds.

New information to support the heritage significance of the place was provided by the Coburg Historical Society based on its aesthetic contribution and association with a notable figure of Moreland. This place had been assessed in the previous heritage studies City of Coburg Heritage Conservation and Streetscape Study (1991) and Moreland Local Heritage Places Review 2004 (revised 2008), where both studies found the place did not meet the threshold for local significance.

However, considering the new information provided by the Coburg Historical Society, Council engaged heritage consultants Extent Heritage Pty Ltd to undertake a heritage assessment. This assessment found that the new information for 18 Kendall Street Coburg did meet the threshold for local significance stating:

What is significant

The house at 18 Kendall Street, Coburg (otherwise known as ‘Wendouree’) is significant. The Victorian Italianate style and built form of the residence is significant, along with key characteristic features of the roof form, chimneys, wrap around verandah, and timber windows and doors. The front fence, double garage, plantings and driveway are not significant.

How is it significant?

Wendouree is of local aesthetic and associative significance to the City of Moreland.

Why is it significant?

As a highly intact and well-kept Victorian Italianate residence, Wendouree exhibits high quality aesthetic characteristics. The wrap around verandah, hip and valley roof form, profiled chimneys and timber joinery to windows and doors are of particular note. (Criterion E)

Wendouree has a special association with Eli Williams, who was significant to Coburg as both a former mayor, sitting two terms from 1905-1906 and 1906-1907, and as a representative for Coburg council on the Melbourne Municipal Board of Works from 1905 until 1909, where he fought for a range of better services for the Coburg area. Williams built the house in 1887 and lived there for the remainder of his life, a further 23 years. (Criterion H)

Officers prepared Amendment C205 via delegation to request the Minister for Planning to apply interim controls on the property in line with Action K9 of the HAP. Amendment C205 was prepared and submitted to the Minister on 28 May 2020. Amendment C205 seeks an interim Heritage Overlay (HO) be applied to 18 Kendall Street, Coburg while permanent heritage controls are progressed through Amendment C208. At the time of writing this report, the Minister has not made a decision regarding Amendment C205. If the interim controls are approved the property will be incorporated into Amendment C208 in accordance with the provisions on recommendation five of this report.

3. Issues

Recommendations of the Nominations Study

The study identified places of local heritage significance within 4 main themes as detailed below:

Theme 1: Individual places of significance

A total of 47 heritage places (some places contain more than one property) were identified as having individual local significance. These places comprise of residential (24), commercial (3), community (14), education (1), industrial (3), infrastructure (1) and open spaces (1).

A list of all individual places which are locally significant are contained in **Attachments 1 and 2** to this report, including Council owned land such as the Coburg Olympic Swimming Pool, Coburg Velodrome (Richards Reserve), Brunswick Velodrome (Roberts Reserve), Glenroy Library, CERES, Joe's Market Garden and bluestone retaining walls in Oak Park.

Theme 2: Serial listing

According to the Victorian Planning Provisions (VPP) Practice Note (Practice Note 1), serial places share a common history and/or significance but do not adjoin each other or form a geographical group. A group of 14 substations in Moreland that share a common theme were confirmed to be of local significance and recommended for a serial place (10 of which are already within the Moreland Heritage Overlay). The substations identified to be part of a serial heritage place are contained in **Attachments 1 and 2** to this report.

Theme 3: New heritage precincts

7 new heritage precincts (207 individual properties) were identified to have local heritage significance. The precincts identified are contained in **Attachments 1 and 2** to this report.

Theme 4: Changes to existing Heritage Overlay Precincts

Extensions to the following three existing precincts, Glenmorgan Street, Gordon Street and Coonans Hill Precincts were recommended, totalling approximately 75 additional individual properties. It was also recommended that the heritage significance of five places within the Phillipstown Precinct should change from contributory to individually significant. The changes to these existing precincts are contained in **Attachments 1 and 2** to this report.

Other proposed changes recommended by the Nominations Study

The Moreland Heritage Nominations Study recommended that 10 of the substations already within the heritage overlay be absorbed into the new substation serial listing. The study also identified that the substation at 17 Edward Street, Brunswick identified by HO295, was demolished. As such, the following changes are recommended to their current HO controls.

HO No.	Name of Heritage Place	Related substation in serial listing	Proposed change to the HO
HO61	10 Dawson Street, Brunswick – Brunswick Baths	S1 - 10 Dawson Street, Brunswick	Remove the curtilage associated with the substation S1 from HO61. Include substation in a new serial listing HO600.
HO184	423A-425A Victoria Street, Brunswick – Brunswick Park & Oval	S2 - 425 Victoria Street Brunswick	Remove the curtilage associated with the substation S2 from HO184. Include substation in a serial listing HO600.
HO113	Methven Park/Methven Street Precinct, East Brunswick	S3 – 7 Methven Street Brunswick (Methven Park)	Remove the curtilage associated with the substation S3 from HO113. Include substation in a serial listing HO600.
HO106	318-324 Lygon Street Brunswick – Baby Health Centre	S5 - 318-324 Lygon Street Brunswick	Remove the curtilage associated with the substation S5 from HO106. Include substation in a serial listing HO600.
HO278	119 Brunswick Road, Brunswick – City of Brunswick Electricity Supply Building	S6 - 119 Brunswick Road, Brunswick	Delete HO278 as it relates entirely to the substation S6. Include substation in a serial listing HO600.
HO279	188 Brunswick Road, Brunswick – Former City of Brunswick Electricity Supply Transformer Station	S7 - 188 Brunswick Road, Brunswick	Delete HO279 as it relates entirely to the substation S7. Include substation in a serial listing HO600.
HO139	Phillipstown Precinct – Barkly Street/Union Street Brunswick.	S9 - 24 Gray Street Brunswick (Temple Park)	Remove the curtilage associated with the substation S9 from HO139. Include substation in a serial listing HO600.
HO311	Howarth Street (part of 14 Frith Street) – Former City of Brunswick Electricity Supply Transformer Station	S10 - Howarth Street (part of 14 Frith Street)	Delete HO311 as it relates entirely to the substation S10. Include substation in a serial listing HO600.
HO301	14 Frith Street Brunswick – Former	S10 – Howarth Street (part of 14 Frith	Extend HO301 to correctly cover the

HO No.	Name of Heritage Place	Related substation in serial listing	Proposed change to the HO
	Company of Australia Ltd	Street)	Heritage Building. There is a mapping anomaly with location of HO311 (S10) and resultant gap with its proposed deletion.
HO52	2A Connelly Street, Brunswick – BCC Sub-station	S12 - 25A Stewart Street Brunswick	Delete HO52 as it relates entirely to the substation S12. Include substation in a serial listing HO600. Note: the substation is actually located at 25A Stewart Street Brunswick, with HO52 applied to the garage of the dwelling at 2A Connelly Street Brunswick.
HO24	Blyth Street Precinct, Brunswick	S12 - 25A Stewart Street Brunswick	Remove the curtilage of 25A Stewart Street Brunswick from HO24 as it relates entirely to the substation S12. Include substation in a serial listing HO600.
HO92	Hoffman and Hunter Streets Precinct, West Brunswick	S13 - 2A Walker Street Brunswick West	Remove the curtilage of 2A Walker Street Brunswick West from HO92. Include substation in a serial listing HO600.
HO295	170 Edward Street Brunswick – Former City of Brunswick Electricity Supply Transformer Station	N/A	Delete HO295 as the substation has been demolished

See substation serial place citation in **Attachment 2** for details of curtilages of the new serial listing HO600 (Brunswick substations) referenced in the above table.

The Heritage Nominations Study also identified that 86 Gordon Street Coburg, (currently within HO87 - Gordon Street Precinct) and part of 31 The Avenue Coburg (currently within HO172 – The Grove/Sydney Road Precinct) as individually significant in their own right and should be recognised by a separate Heritage Overlay. As such, it is recommended that 86 Gordon Street Coburg and part of 31 The Avenue Coburg be removed from their current HO's and a new individual HO created for these places.

Rectify Heritage Anomalies

A number of anomalies relating to the Moreland Heritage Overlay were identified within the Moreland Planning Scheme Review 2018 as well as by Council officers. These anomalies and proposed action are summarised in the table to follow:

HO No.	Properties	Anomaly description	Action
HO136	19A Passfield Street Brunswick West	HO136 was applied to 19 Passfield Street to recognise the closer settlement house's significance. A subsequent subdivision approval divided the land into two lots, 19A Passfield containing the heritage dwelling and 19 Passfield Street a vacant allotment to the rear. A serial heritage listing has been created that consolidates all the closer settlement houses in Brunswick West into one listing, being HO540, with the subsequent deletion of HO136 from the Heritage Overlay Schedule at Clause 43.01. An oversight has resulted in the rear vacant parcel retaining HO136 on the planning scheme mapping, even though it has been deleted from the HO schedule and contains no heritage fabric.	Delete HO136 from map 13HO
HO82	71-75 and 79-87 Linda Street Coburg	The former laneway between Linda and Wattle Streets was likely within HO82 - Glencairn Avenue Precinct. However, with the laneway's discontinuation and subsequent sale to adjacent owners, HO82 applies to the rear portions of some properties facing Linda Street. These properties contain no heritage fabric that is contributory to the Glencairn Avenue Precinct.	Delete HO82 associated with properties on Linda Street Coburg from map 11HO
HO179	3,5,7,9, 11,15,17,21,23, 25,37,39 Lansdowne Street Pascoe Vale South 4, 4A, 8, 12, 14, 20, 1/20, 22, 24, 30 and 34 Hatter Street Pascoe Vale South 235 O'hea Street Pascoe Vale South	HO179 boundary was applied to the former laneways between Turner and Lansdown Streets and Turner and Hatter Streets. However, with the laneway's discontinuation and subsequent sale to adjacent owners, HO179 applies to the rear portions of some properties facing Lansdowne Street and Hatter Street. These properties contain no heritage fabric that contributes to the Turner Street Precinct.	Delete HO179 associated with the properties on Lansdowne, Hatter and O'hea Streets from map 11HO

Interim Heritage Protection

Proposed Interim Heritage controls during the Amendment process

It is proposed to request a 'blanket' interim HO to all properties in the Moreland Nominations Study 2020. This is considered the most efficient way to protect the properties until permanent heritage protection is secured. This is more efficient than seeking interim controls on a case-by-case basis as buildings within the proposed heritage overlay come under threat and is no longer an approach supported by DELWP (noting this used to be the preferred approach of the Minister).

Existing interim heritage protection

Amendments C205 seeks to apply a HO to 18 Kendall Street, Coburg on an interim basis. These temporary controls were sought to provide Council time to undertake the necessary strategic work to support a planning scheme amendment to introduce a similar control on a permanent basis. The Heritage Nominations Study now provides this further work and will effectively continue these controls as part of C208 subject to authorisation and final approval by Council.

Similarly, Amendment C173 applied interim HO controls to 151A Lygon Street, Brunswick. Permanent controls were proposed to be sought following the VCAT hearing for this site as part of C174 Part 2. Rather than expend resources for a single amendment, it is more appropriate to seek permanent controls through this Amendment and connect the interim controls to C208 via C207 moving forward. Alternatively, confirmation from DELWP that C173 remains live but connects to C208 will be sought.

City of Moreland Thematic History

In conjunction with the Moreland Heritage Nominations Study 2020, Extent Heritage Pty Ltd has undertaken a review and updated of the City of Moreland Thematic History. The Draft Moreland Thematic History (2020) seeks to update thematic themes to resolve identified gaps, reflect contemporary issues and events, integrate aspects of Moreland's Pre and Post Contact Heritage Studies and improve the documents readability. This standalone document is appropriately revisited and updated with each Heritage study.

The revised document is expected to be finalised within the 2020/2021 financial year following further consultation with the Wurundjeri Woi Wurrung Elders and is expected to be ready for Council's endorsement when it considers the Gateway 3 (post Panel Report) Council report for C208.

The Moreland Heritage Nominations Study 2020 references the updated themes of the Draft City of Moreland Thematic History.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities. The application of a Heritage Overlay is relevant to Section 20 – Property Rights of the Charter. Public Exhibition of the Amendment will provide property owners with an opportunity to make a submission about the Amendment. All submissions will be considered by an independent Planning Panel in making a recommendation to the Minister for Planning about the Amendment.

4. Consultation

Public consultation will be conducted as part of the formal statutory exhibition process for the Amendment. Subject to the timing of the Minister's authorisation of the amendment it is anticipated that exhibition will occur in November 2020 for a period of four weeks after notice of the Amendment is published in the Government Gazette and in the newspaper circulating the area. Should the timing of the Authorisation prevent this from occurring in November, a Ministerial exemption to the timing of the exhibition will be sought to enable this to be pushed out to February 2021 so as not to conflict with the Christmas and summer school holiday period.

Importantly, opportunities for one on one meetings with Strategic Planning Officers and heritage consultants will be held during the public exhibition process (via video conference if social distancing requirements are still in place due to COVID-19). This will be undertaken on a case by case basis at the request of the stakeholders.

In accordance with section 19 of the *Planning and Environment Act 1987* notice of the Amendment via direct mail will be given to:

- Owners and occupiers of affected properties;
- Relevant state government departments and Ministers;
- All abutting Municipal Councils;
- Relevant community groups including Coburg Historical Society.

To comply with other notice requirements in section 19 of the *Planning and Environment Act 1987* and to reach the wider community, the following will be provided throughout the exhibition process:

- Notice of the preparation of the Amendment in the Government Gazette and newspapers *The Age* and *Herald Sun*;
- Communication through Council's websites and social media platforms;
- Copies of exhibition material, including background material, will be available on Council's website and hard copies will be posted to residents upon request;
- Council's website will include a search tool to allow interested parties to search their property address and understand how the Amendment affects their property. Copies of exhibition material, including background material, will be available on Council's website as well as the ability to provide feedback through an online portal;
- Copies of Amendment documentation, including all background material, will be available on Council's website and at Moreland Service Centres and Libraries for the public to access (if these facilities are open at the time of exhibition).

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The Moreland Heritage Nominations Study was completed using \$27,215.13 (excl. GST) of the 2018/2019 budget and \$184,049 (excl. GST) from the 2019/2020 budget. The Thematic History Review and Update was conducted concurrently using \$28,340.00 (excl. GST) from the 2019/2020 budget.

Further budget to resource the exhibition of the Amendment and an independent Planning Panel process will be funded by the Strategic Planning Unit operating budget in 2020/2021. The estimated costs are broken down as follows:

Financial:

- Between \$12,000 for exhibition of the planning scheme amendment, including letters posted to affected properties (owners and occupiers) and advertisement in the newspapers;
- \$1610 per day for meetings with owners with an expert heritage consultant, review of up to 25 submissions and any updates required to the heritage study.
- \$20,000 for the heritage experts to prepare an expert witness report and response for each submitter and appear for cross examination at a Planning Panel; and
- Approximately \$25,000 for Planning Panel fees (subject to the number of submissions received and the number of days/panel members required).
- \$8000.00 to complete the Moreland Thematic History Review and Update (consultation with Elders and finalisation of document by heritage consultants).

Resources:

It is anticipated that the amendment will come into effect in the 2021/2022 financial year. The impacts on the Urban Planning Unit at this time will be minimal as the inclusion of the additional properties within the HO proposed by Amendment C208 is likely to generate approximately five additional planning permit applications annually. This minimal increase in planning applications can be managed within the existing resources of the Urban Planning Unit.

7. Implementation

Amendment Process

If the Council resolution is in accordance with the Council officer recommendation, the next step will be to seek authorisation to prepare the Amendment (as drafted) from the Minister for Planning. Following receipt of authorisation, exhibition of the amendment will be undertaken.

The following timeline is broken down into key 'decision gateways' for Council. The timeline is approximate and subject to Ministerial approval timelines and Planning Panels Victoria reporting and assumes a November 2020 exhibition period.

Decision Gateway 1: Authorisation and exhibition (current report)

Decision Gateway 2: Submission review and panel request (February 2021)

Decision Gateway 3: Panel Report review and approval request (July 2022)

Attachment/s

1	Moreland Heritage Nominations Study - Recommendations Report - Final Vol 1 - Attachment 1	D20/326043
2	Moreland Heritage Nominations Study - Recommendations Report - Final Vol 2 - Attachment 2	D20/326045
3	C207 - Interim HO - Draft Clause 43.01 Heritage Overlay Schedule	D20/241640
4	C207 - Interim HO - Interim HO Maps	D20/280794
5	C208 - Permanent HO - Gateway 1 - Draft Clause 43.01 Heritage Overlay Schedule	D20/241629
6	C208 - Permanent HO - Gateway 1 - New HO and Modify & Delete existing HO Maps	D20/275383