

MACEDON RANGES PLANNING SCHEME

AMENDMENT C132macr

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of the Macedon Ranges Shire Council.

Land affected by the amendment

The amendment affects 1.74 hectares of land known as Lots 1, 2, 9, 10 and 11 on LP9816, 20 Bowen Street, Woodend. The affected land is occupied by a single-storey dwelling, known as 'Carramar', together with associated outbuildings and landscaping.



Source: *Macedon Ranges Shire Heritage Study: Woodend, Lancefield, Macedon and Mount Macedon, April 2019*

What the amendment does

The amendment applies the Heritage Overlay (HO337) to land known as 20 Bowen Street, Woodend on an interim basis for eighteen months from the date of gazettal.

Specifically, the amendment:

- Applies the Heritage Overlay (HO337 - Carramar) to land at 20 Bowen Street, Woodend as shown on Planning Scheme Map No. 24HO.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to insert a new heritage place (HO337 - Carramar) at 20 Bowen Street, Woodend on an interim basis for eighteen months from the date of gazettal.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert a new incorporated document titled '*Carramar Statement of Significance, April 2019*' in the list of incorporated documents forming part of the Macedon Ranges Planning Scheme.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to provide interim heritage protection to the heritage place 'Carramar' located at 20 Bowen Street, Woodend, including its residence, associated outbuildings and expansive garden setting. The interim controls provide temporary protection against demolition, alteration and potential loss of integrity while the process to seek permanent heritage controls is undertaken via Planning Scheme Amendment C127macr. An interim control is sought due to the lodgement of planning permit applications to re-subdivide the existing lots into a new configuration (PLN/2016/511) and extend the heritage place (PLN/2018/376).

The council adopted the *Macedon Ranges Shire Heritage Study: Woodend, Lancefield, Macedon and Mount Macedon Study, April 2019* at its meeting on 24 April 2019. The study was prepared by consultants GJM Heritage and Frontier Heritage and the property 'Carramar' at 20 Bowen Street, Woodend, was identified as being of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

The study assessed the site against the recognised heritage criteria set out in the department's Planning Practice Note No. 1 - *Applying the Heritage Overlay* (August 2018). 'Carramar' was found to meet Criteria A, D, E and H as follows:

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Carramar is illustrative of residential development which occurred in rural townships in the inter-war years of the twentieth century and has associations with the establishment of easily accessible summer residences by wealthy Victorians.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Carramar is a fine and highly intact example of an Inter-war Bungalow house which embraces the outdoors-orientated design of the period. It displays typical features of a house of the 1920s in Woodend and across Victoria more broadly, including long, low house lines, asymmetrical massing, wide spreading roofs, broad eaves, ample windows with projecting window frames, a large porch and typically timber construction.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Carramar is a well-considered and carefully detailed example of an Inter-war Bungalow house. The timber house, with main roof form and prominent front gable, tall chimneys, abundant glazing with multi-paned sashes and an expansive garden setting, presents as a picturesque composition of this architectural style.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Carramar is significant as one of a small number of residential buildings that can be attributed to Robert Haddon, who was a prominent and highly influential Melbourne architect, architectural writer and educator from the early twentieth century until his death in 1929. Haddon was well known and widely recognised for the application of strong architectural principles in his design work and these are evident at Carramar.

The application of the Heritage Overlay (HO337) on an interim basis will ensure that the appropriate permit triggers are in place to manage the recognised heritage values of the place, including the landscape, while Amendment C127macr for permanent heritage controls progresses.

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

The amendment implements the objectives of planning in Victoria as outlined in Section 4(1) of the *Planning and Environment Act 1987* (the Act). The relevant objectives are:

- (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 (HO337) to land at 20 Bowen Street, Woodend on an interim basis, which will conserve and enhance the heritage significance of the dwelling, including the mature trees. The amendment ensures that the heritage place will be retained for the enjoyment and experience of residents, visitors and future generations of the municipality.

Statement of Planning Policy

Under section 46AZC(1) of the Act, the Minister must not approve an amendment to a declared area planning scheme if the amendment is inconsistent with a Statement of Planning Policy for that declared area. The *Macedon Ranges Statement of Planning Policy* was approved on 10 December 2019 and gazetted on 12 December 2019.

The amendment is consistent with Objective 5 *to recognise, conserve and enhance the declared area's significant post-contact cultural heritage values*. The amendment conserves and enhances a heritage place by applying a Heritage Overlay (HO337) to the land at 20 Bowen Street, Woodend on an interim basis.

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

The amendment will have positive environmental effects by identifying and protecting a heritage place of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges. The amendment will trigger a planning permit application requirement for new buildings and works including subdivision, which will ensure that the heritage values of the property, including the mature trees, are considered during the assessment process.

The amendment will also have positive social effects by recognising the heritage significance of a dwelling, which is illustrative of residential development which occurred in rural townships in the Inter-war years, is a fine and highly intact example of an Inter-war Bungalow house and is one of a small number of residential buildings that can be attributed to Robert Haddon, who was a prominent and highly influential Melbourne architect, architectural writer and educator.

Heritage places contribute to the character, amenity and interest of towns in the municipality and make a direct economic contribution through tourism opportunities. Respect for cultural heritage involves retaining and managing places that have importance to the community. The inclusion of a new heritage place in the Heritage Overlay (HO337) will ensure that part of the history of the Shire of Macedon Ranges is preserved for visitors, residents and future generations. The listing of a place in the Heritage Overlay on an interim basis allows it to be protected and its significance considered until permanent measures come into effect.

The amendment may result in some additional economic costs to owners in applying for planning permit applications, engaging heritage consultants and funding the cost of maintenance and renovation of heritage places.

Does the amendment address relevant bushfire risk?

Woodend has a risk rating of extreme under the *Loddon Mallee Regional Strategic Fire Management Plan, 2011*. The *Regional Bushfire Planning Assessment - Loddon Mallee Region, 2012* highlights the bushfire risk for Woodend by identifying that there are small lots close to bushfire hazard and an urban/bushfire hazard interface along the southern boundary of Woodend. The more recent *Strategic Bushfire Management Plan - West Central Bushfire Risk Landscape, 2015* indicates that Woodend is affected by the Wombat-Macedon bushfire catchment, which is about 380,000 hectares and includes the Wombat State Forest and Lerderderg State Park to the south of Woodend.

The land affected by the amendment is not considered to be in an area with a high landscape risk. The land is not affected by the Bushfire Management Overlay (BMO) but is located within a Designated Bushfire Prone Area. The closest area affected by the BMO is located approximately 760 metres to the south-west of the site. However, the vegetation on the site does connect with vegetation to the north of the site forming part of Ruby McKenzie Park, where Five Mile Creek traverses the town.

The amendment does not direct growth to this part of Woodend but applies a Heritage Overlay (HO337) to an existing heritage place on an interim basis.

The land is located on the north-east corner of Bowen Street and Mount Macedon Road and has good access to safer areas like the town centre of Woodend, which is approximately 700 metres to the west

and can be easily accessed by pedestrians, cyclists and vehicles. The Buffalo Stadium in Forest Street is a Designated Neighbourhood Safer Place and can also be easily accessed from the affected land by a vehicle (approximately a three-minute drive).

The amendment does not allow for additional uses and does not introduce or intensify development potential beyond what exists at present. The Schedule to the Heritage Overlay does not allow planning permit applications for prohibited uses and the affected land is already developed with a dwelling.

Due to the size of the land, there is potential for further subdivision and/or additional dwellings on the site, which would be subject to an assessment against bushfire policies and provisions in the planning scheme.

However, the application of the Heritage Overlay (HO337) may reduce the potential for development and subdivision of the land because of the requirement to consider the heritage significance of the place, which may reduce the risk to life, property, community infrastructure and the natural environment from bushfire.

On balance, due to the nature of this amendment, there is no increase in the potential bushfire risk to the affected land as a result of the of the amendment.

The views of the relevant fire authority have not been sought but will be sought during the preparation of the amendment to introduce permanent heritage controls.

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

The amendment complies with the requirements of:

- The Ministerial Direction - *The Form and Content of Planning Schemes* under Section 7(5) of the Act. The amendment complies with the required format of the schedules in Annexure 2 of the ministerial direction.
- Ministerial Direction No. 11 *Strategic Assessment of Amendments* and the department's Planning Practice Note No. 46, *Strategic Assessment Guidelines*, August 2018. This explanatory report evaluates and includes a discussion about how the amendment addresses several strategic considerations.

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

The amendment supports the following clauses of the Planning Policy Framework:

Clause 11.01-1S *Settlement*, which promotes the sustainable growth and development of Victoria through the consideration of eight regional growth plans and the Metropolitan Planning Strategy. *The Loddon Mallee South Regional Growth Plan (2014)* recognises '*heritage assets generate social benefits, such as a sense of identity, direct user benefits through tourism and the benefits stemming from the intrinsic value of preserving these assets for future generations to appreciate and enjoy*'. The amendment encourages the protection of the natural and built environment and development in sympathy with environmental and heritage assets.

Clause 15.01-5S *Neighbourhood character*, which supports the role of heritage values and built forms that reflect community identity. The amendment ensures that new buildings and works respond to cultural identity and contribute to neighbourhood character, respond to its context and reinforce a sense of place and the valued features and characteristics of the local environment and the heritage place.

Clause 15.03-1S *Heritage conservation*, which seeks to ensure the conservation of places with heritage significance. The amendment identifies and provides for the protection of a place of heritage significance and encourages appropriate development that respects the heritage values of the place.

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

The amendment supports the following clauses of the Local Planning Policy Framework:

Clause 21.01 *Municipal Profile* and Clause 21.02 *Key Issues and Influences* both identify and acknowledge that heritage buildings, particularly in Woodend, Lancefield and Mount Macedon, contribute to the amenity and character of the townships. The amendment supports the key influences that inform the strategies of the Municipal Strategic Statement, which recognise the contribution heritage makes to economic development through tourism.

The amendment also assists in fulfilling the *Municipal Vision* which aspires *'to provide leadership in this inspiring region by providing the opportunity for all to live a fulfilling life, while continuing to protect our heritage, environment and sense of community through our shared commitment to a sustainable Macedon Ranges'* (Clause 21.03).

Clause 21.05 *Environment and Landscape Values* identifies the landscape character within the Macedon Ranges Shire that is characterised by *'heritage gardens with native vegetation, exotic species, hedgerows, managed plantations and pastoral qualities'*. The amendment identifies a heritage place, which contains an expansive garden setting and includes tree controls that allow for the protection of mature trees.

Clause 21.08 *Built Environment and Heritage* states *'regulation and protection of the heritage features and values is critical in achieving sustainable development outcomes and decision making'*. Objective 1 at Clause 21.08-1 Heritage Conservation is *'to protect and enhance important heritage features and values for residents, visitors and future generations'* through the specific implementation of *'applying the Heritage Overlay to sites and places of heritage significance'*.

The amendment also supports Clause 21.10 *Economic Development and Tourism*, which states that *'historic gardens and heritage precincts are acknowledged as significant attractions for tourism'*.

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

The amendment makes proper use of the Victoria Planning Provisions by applying the Heritage Overlay (HO337) to land at 20 Bowen Street, Woodend. The Heritage Overlay is the most appropriate mechanism for identifying and managing sites of heritage significance. As outlined in the department's 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'*.

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

The views of any relevant agencies will be sought through the exhibition of the amendment for permanent controls.

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

The amendment is not expected to have a significant impact on the transport system or the objectives or decision-making principles of the Victorian *Transport Integration Act 2010*, as it applies the Heritage Overlay (HO337) to an existing heritage place.

Resource and administrative costs

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

The amendment applies the Heritage Overlay (HO337) to *'Carramar'* at 20 Bowen Street, Woodend, which will trigger permit applications on the affected land to subdivide, demolish or remove a building and construct a building or construct or carry works. It is not expected that this will have a significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, at the Macedon Ranges website at www.mrsc.vic.gov.au and

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