

Yarra Ranges Planning Scheme

Amendment C226

Explanatory Report

Overview

This amendment proposes to apply the Heritage Overlay to 131 Mangans Road, Lilydale to protect the site's buildings and identified vegetation.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra Ranges Council website at www.yarraranges.vic.gov.au

And

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

Yarra Ranges Community Link Centres

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The Monbulk, Healesville, Upwey and Yarra Junction Community Links are open from 9.00am to 5.00pm Monday to Friday.

The Lilydale Community Link is open from 8.30am to 5.00pm Monday to Friday and from 9.00am to 12 midday on Saturday.

The amendment can also be inspected free of charge at the Department of Transport 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.

Submissions

Any person may make a submission to the planning authority about the amendment.

Submissions about the amendment must be received by TBC.

A submission must be sent to: Design and Place, Yarra Ranges Council, PO Box 105 Lilydale VIC 3140, or at mail@yarraranges.vic.gov.au.

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: TBC
- Panel hearing: TBC

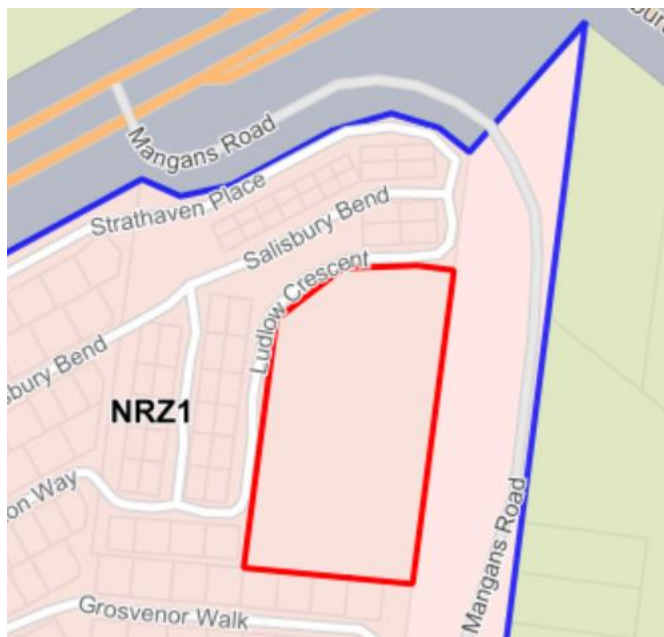
Details of the amendment

Who is the planning authority?

This amendment has been prepared by Yarra Ranges Shire Council.

Land affected by the amendment

The amendment applies to 131 Mangans Road, Lilydale.



A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

- Amends Map No. 41 to apply the Heritage Overlay (HO444) to 131 Mangans Road, Lilydale.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to include HO444 and

specifies a permit requirement for tree removal and internal controls.

- Amends the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to incorporate the Statement of Significance for 131 Mangans Road, Lilydale.
- Amends the Schedule to Clause 72.08 (Background Documents) to specify the Heritage Citation – Individual Place for Coldstream Hill, 131 Mangans Road, Lilydale by Extent Heritage as a background document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment seeks to apply the Heritage Overlay (HO) on a permanent basis to 131 Mangans Road, Lilydale (also known as Coldstream Hill) to implement the recommendations of the *Heritage Citation – Individual Place – Coldstream Hill, 131 Maroondah Highway, Lilydale* (Extent Heritage Pty Ltd, 2024) and the *Stage 1a Lilydale Main Street Heritage Review Gap Study (Trevor Westmore Urban Design and Heritage Conservation, 2019)*.

The need for the studies arose from work on the Lilydale Structure Plan. In 2020, the Lilydale Structure Plan Issues and Opportunities Paper underwent public consultation, which sought public comment on the significance of properties in Lilydale considered to be of potential heritage significance but not protected by a Heritage Overlay.

The analysis of the property has been prepared in accordance with the 'Heritage Victoria Heritage Overlay Guidelines, 2007', the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance (the Burra Charter)' and 'Planning Practice Note 01 – Applying the Heritage Overlay, August 2018'. The place meets the requirements and threshold for local protection through the HO.

The HO is the appropriate planning mechanism to protect the heritage values of the property as the HO requires a permit to be granted for buildings and works, including demolition, that could affect the significance of the property.

The heritage citation for the property states:

What is significant?

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

The Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney

fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.

- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.
- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the dry stone wall to the east.
- The extant double garage and laundry outbuildings and several other small outbuildings along the eastern side.
- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.

How is it significant?

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to Yarra Ranges Council.

Why is it significant?

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period. (Criterion A)

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire. (Criterion B)

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in

the municipality. (Criterion D)

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence. (Criterion E)

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery. (Criterion E)

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela. (Criterion H)

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

The amendment is relevant to objectives of planning in Victoria, as contained in Section 4 of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;
- (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 contributes to these objectives by applying the Heritage Overlay

(HO444) to 131 Mangans Road, Lilydale which will assist in conserving and enhancing the heritage significance of the site. The amendment ensures that the heritage place will be protected for the interest of residents, visitors and future generations of the municipality.

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 impacts through the heritage protection of this place in the Yarra Ranges Planning Scheme. Protection of heritage places benefits the community by adding to the understanding of Yarra Ranges rich cultural history, providing a link to the past and giving a sense of place.

Retaining heritage buildings for adaptive reuse can also lead to environmental and economic benefits through the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

The application of the Heritage Overlay may have an economic impact by affecting any future sale and development of the site.

Does the amendment address relevant bushfire risk?

The amendment will not result in any significant risk to life, property, community infrastructure or the natural environment from bushfire.

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

The amendment complies with the requirements of the Ministerial Direction -The Form and Content of Planning Schemes (section 7(5) of the Act)

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

Key State planning policies of relevance to this amendment include:

Clause 11.01-1S Settlement, which promotes the sustainable growth and development of Victoria and Metropolitan Melbourne through the consideration of the Metropolitan Planning Strategy. The amendment is consistent with Plan Melbourne 2017-2050, Direction 4.4 Respect Melbourne's heritage as we build for the future.

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 Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Key local planning policy of relevance to this amendment includes:

Clause 15.03-1L Heritage, applies to all land affected by the Heritage Overlay and contains general, residential, commercial, alterations and additions and signs strategies. Some of the key strategies include:

- Integrating development with surrounding heritage buildings and streetscape.
- Discouraging changes to the principal facade or principal visible roof form.
- Avoiding development that dominates a precinct.
- Ensuring development of non-contributory buildings is responsive to abutting significant and contributory buildings and the streetscape.
- Discouraging the painting or rendering of unpainted surfaces.

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

The amendment supports the Municipal Planning Strategy, specifically Clause 02.03-5 Built environment and heritage by recognising the diversity of heritage buildings and places and protecting the cultural heritage that is important to nurturing greater community awareness and appreciation of Yarra Ranges' past.

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

The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of overlays to appropriately protect a place of local heritage significance and guide use and development of the relevant land.

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

The prescribed government agencies will be notified of the Amendment and will be given an opportunity to make submissions about the Amendment.

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

The amendment will not impact the relevant requirements of the *Transport Integration*

Act 2010, in particular the need for the transport system to provide for the effective integration of transport and land use.

Resource and administrative costs

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

The amendment will have no significant impact on resource and administrative costs. There will be a minor increase in the number of circumstances where a planning permit will be required. This can be accommodated within existing resources.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Lilydale	0.814 ha Land bounded by Mangans Road and Ludlow Crescent, Lilydale	001hoMap41 Exhibition	131 Mangans Road, Lilydale	Nil	HO444	Nil