

YARRA RANGES PLANNING SCHEME

AMENDMENT C210yan

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Yarra Ranges Shire Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to 1 Montrose Road, Montrose, which is a heritage place.

What the amendment does

- Amends Map No. 52HO to apply the Heritage Overlay (HO430) to 1 Montrose Road, Montrose.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to include HO430.
- Amends the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to incorporate the Statement of Significance for 1 Montrose Road, Montrose.
- Amends the Schedule to Clause 72.08 (Background Documents) to specify the Heritage Citation – Individual Place for Alta Dena, 1 Montrose Road Montrose by Extent Heritage as a background document.
- Deletes the current HO430 from the site, which was implemented on a temporary basis by Amendment C209 (interim Heritage Overlay applying to 1 Montrose Road, Montrose).

Strategic assessment of the amendment

Why is the amendment required?

In January 2022 Council received planning permit application, for development and use of the site for a childcare centre. The proposal involves partial demolition of the existing residential building. The application received a number of objections, including on the basis that the building is of heritage value.

The site had not been identified as being of heritage significance in any previous heritage studies, and there was no record of any nomination or evidence of heritage significance prior to this application.

Subsequent to the advertising of the application, on 11 March 2022 a formal nomination for inclusion in the Heritage Overlay was received.

Council sought expert heritage advice on the property that has identified that the property is of local heritage significance and appropriate for inclusion in the Heritage Overlay.

The heritage citation prepared for the property states:

What is significant?

The property at 1 Montrose Road, Montrose (otherwise known as Alta Dena), is locally significant to the Yarra Ranges Council. Specifically, the form, scale, detailing and sitting of the 1929 Tudor Revival style residence, along with five remnant mature trees on the property, including a Grey Poplar (*Populus x canadensis*), two Lilly Pillys (*Syzygium smithii*) and a Japanese Cedar (*Cryptomeria japonica*) in the south garden, as well as the mature sweet gum (*Liquidambar*) in the east garden, are of local significance. Later alterations and additions are not significant.

How is it significant?

Alta Dena is of local historical and aesthetic significance to the township of Montrose and Yarra Ranges Council more broadly.

Why is it significant?

Alta Dena is historically significant to the township of Montrose as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque resort town during the 1920s and 1930s. Erected as a country holiday home, Alta Dena not only forms a tangible link to this phase of development, which saw the proliferation of architect designed guest houses by affluent Victorians across the mountainous districts of Healesville, Warburton and the Dandenongs, but also provides insight into the ways the region's built environment was shaped by tourism during the interwar period. (Criterion A)

Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, prominent chimney, timber framed leadlight windows with brick window sills, unique clinker brick corner buttresses, half-timbering and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting. (Criterion E).

As the heritage citation identified that the site has local heritage significance, an amendment is required to apply the Heritage Overlay to the site.

Council requested the Minister for Planning to apply an interim Heritage Overlay to the site while the C210 process was undertaken. The Minister approved Amendment C209 to apply the HO on an interim basis on 29 June 2022. The overlay applies to the site until 1 May 2023. This interim overlay is to be deleted as part of approval of C210.

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 will contribute to these objectives by applying the Heritage Overlay (HO340) to 1 Montrose Road, Montrose, 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 effects through the protection of this place in the 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 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 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 Municipal Planning Strategy?

Yarra Ranges Planning Scheme Amendment C195 was approved on 31 October 2022. The amendment replaced the Local Planning Policy Framework of the Yarra Ranges Planning Scheme with a new Municipal Planning Strategy, local policies within the Planning Policy Framework and a selected number of local schedules to overlays and operational provisions consistent with changes to the Victoria Planning Provisions introduced by Amendment VC148.

The amendment is consistent with the Municipal Planning Strategy in Clause 02.03-5. It will contribute to protecting and respecting sensitive environments, significant landscapes and cultural and natural heritage.

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

The Amendment will result in planning scheme provisions that better reflect the land tenure and land use planning objectives for the land. The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of overlays to appropriately guide use and development of the relevant land.

Have the views of any relevant agency been addressed?

The prescribed government agencies were notified of the Amendment and 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.

Where you may inspect this amendment

The Amendment is available for public inspection, free of charge, during office hours at the following 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 Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.