

MAROONDAH PLANNING SCHEME

AMENDMENT C104

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Maroondah City Council which is the planning authority for this amendment.

The Amendment has been made at the request of Maroondah City Council.

Land affected by the Amendment

The Amendment applies to land at 14 Wonga Road, Ringwood and 46-48 Dickasons Road, Heathmont.

What the amendment does

The Amendment proposes to apply the Heritage Overlay to two (2) significant places within the Maroondah City Council municipal area. Specifically, the amendment applies the Heritage Overlay to the following places:

- 14 Wonga Road, Ringwood; and
- 46-48 Dickasons Road, Heathmont.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to apply the heritage overlay at two locations that have been assessed as worthy of a heritage overlay. Both properties were initially nominated for the heritage overlay by their respective owners. A heritage citation was prepared by Council at the landowners request and the citations support the landowner's view that the properties are of local significance and worthy of a heritage overlay.

14 Wonga Road, Ringwood

The house at 14 Wonga Road, Ringwood (The Holmes House) was designed by James Earle in early 1952. Earle was working for architects Muir and Shepherd at the time. He was a notable designer of fine modernist residences, churches and schools and a key figure in municipal planning and landscape architecture in Victoria until retirement in 2007.

The house is adapted to its sloping site and oriented north east toward hill and mountain views. It is a lightweight structure with a brick garage under one end, and is clad in stylish wide weatherboards mitred at the corners.

The Holmes House is significant for architectural and historical reasons at the Local level. It is of architectural significance as an early example of a Modernist house in Maroondah with a high level of intactness. It has historical significance as one of a small number of architect designed Modernist houses that form a minor but highly significant part of the massive post WW2 growth in the suburbs forming the City of Maroondah.

46-48 Dickasons Road, Heathmont

46-48 Dickasons Road, Heathmont (The Dexter House) is a simple, elegant rectangular building with a low pitched gable roof of aluminium with wide eaves on the north and south sides. The house is in good condition and largely intact externally including the north facing entrance deck with steel balustrading and stair down to the undercroft. The original deck on the south side has been extended sympathetically. Internally, there are minor modifications but the layout and detailing is mostly original.

The Dexter House is significant for architectural, historical and social reasons at the Local level. The property is architecturally significant as fine, virtually intact example of a Modernist house in Victoria, and for its simple yet elegant design by notable architects Phyllis and John Murphy. Their residential work was considered “contemporary, elegant and timeless”.

It is historically significant as one of a small number of architect designed Modernist houses that form a minor but highly significant part of the massive post WW2 growth in the suburbs forming the City of Maroondah, and as a house designed by John and Phyllis Murphy.

The house and land are socially significant for its Conservation Covenant which protects Dexters Bush nature reserve, once part of the original site, now a community environmental resource, well known and regularly visited by friends groups, students and environmentalists. Dexter’s Arboretum is also of aesthetic and historical significance as a decorative, blended native and exotic garden developed and curated by Mick and Lyn Dexter, original owners of the house, over a period of some 55 years.

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

The relevant objective of planning in Victoria is:

(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;

The Amendment furthers this objective by ensuring properties of local significance have appropriate controls applied to facilitate their conservation on an on-going basis.

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

The Amendment will not have significant adverse effects on the environment. It is considered that the long-term social and economic effects of the amendment will be positive as the aim of the amendment is to conserve buildings that are of local social and historical significance.

The Dexter House is located adjacent to the ‘Dexter’s Bush’ reserve which is well known and regularly visited by friends groups, students and environmentalists. The preservation of the house through a heritage overlay will protect the adjacent bush area from unsympathetic development and any associated adverse impacts.

Does the Amendment address relevant bushfire risk?

The study area is located within an established urban environment and has not been identified as at risk from bushfire. It is considered that general bushfire risk in the State Planning Policy Framework is addressed through the planning scheme.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

Ministerial Direction No. 9 – Metropolitan Strategy (Plan Melbourne 2017-2050: Metropolitan Planning Strategy) includes:

Direction 4.4 Respect Melbourne's heritage as we build for the future. This Direction notes the need to "Recognise the value of heritage when managing growth and change". It indicates that "there will need to be continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change."

The Amendment is consistent with the directions and initiatives in the Metropolitan Strategy, as it will help to conserve a part of Maroondah's and Melbourne's heritage.

The Amendment is consistent with the Ministerial Direction No 11 – Strategic Assessments of Amendments.

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

The Amendment is consistent with the objectives of the State Planning Policy Framework. Clause 15.11 of the Planning Scheme encourages the conservation of places of natural, environmental, aesthetic, historic, cultural, scientific or social significance as a means of maintaining and enhancing Victoria's image and cultural growth.

Plan Melbourne 2017-2050 Metropolitan Planning Strategy

As stated above, the Amendment also furthers Direction 4.4 *Respect Melbourne's heritage as we build for the future*.

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

The Municipal Strategic Statement (MSS) states that the recognition of Maroondah's heritage is crucial to the development of a vibrant and confident community.

Clause 15.03-1 – Heritage conservation contains the following objective:

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

The strategies set out to achieve the above objective include:

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.

Pursuant to *Clause 21.04 – Heritage*, an objective is to "identify and plan for the future protection, enhancement and appropriate use of heritage places in Maroondah".

Clause 21.04 further identifies that the objectives and strategies set out in Clause 21.04 should be implemented, in part, by:

“Applying the Heritage Overlay to all sites with cultural or natural heritage value in the municipality, as identified through a Statement of Significance”.

Council’s heritage consultant has undertaken an investigation of the identified houses and considers them of significance to the extent that they warrant heritage protection. The Statement of Significance is contained in the Heritage Citations submitted as part of this Amendment.

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

The Heritage Overlay is the appropriate tool to protect houses of heritage significance.

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

The views of relevant agencies will be sought as part of the exhibition process.

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

The amendment, which adds two (2) properties to the heritage overlay, is not expected to impact on the transport system.

Resource and administrative costs

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

The Heritage Overlay will be applied to two (2) new sites. The application of the overlay may result in a small increase in the number of planning permit applications or advice from Council’s heritage advisor. Any additional work created can be resourced with current staff levels.

Where you may inspect this Amendment

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

Maroondah City Council:

- City Offices Service Centre, Braeside Avenue, Ringwood
- Realm, Ringwood Town Square, 179 Maroondah Highway, Ringwood
- Civic Square Service Centre, Civic Square, Croydon
- Croydon Library, Civic Square, Croydon

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/publicinspection .

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 by 2 July 2018.**

A submission must be sent to Mr Phil Turner, Director City Development, Maroondah City Council, PO Box 156, Ringwood 3134 or via email at maroondah@maroondah.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: Week commencing 27 August 2018
- panel hearing: Week commencing 15 October 2018