

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 September 2015

Agenda Item 9.2 Adoption of Amendment C143 to the Greater Shepparton Planning Scheme

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Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C143

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of Greater Shepparton City Council.

Land affected by the Amendment

The amendment applies to various parcels of land within the City of Greater Shepparton, including land listed in Table 1:

Table 1

| Heritage Overlay | Affected Land | Proposal |
|------------------|---|--|
| | Ardmona | |
| HO1 | 146 Lenne Road (Lot 1 TP851233 and Lot 1 TP910122), Ardmona (Holy Trinity Anglican Church) | Amend HO1 to remove the overlay from Lot 1 TP851233; and Amend HO1 to apply the overlay to part of Lot 1 TP910122. |
| | Bunbartha | |
| HO101 | 5250 Barmah-Shepparton Road, Bunbartha (Fairley Downs) Lots affected: CP162331; and Crown Allotment 2005 Parish of Tallygaroopna. | Amend HO101 on CP162331; and Amend HO101 to apply the overlay to part of CA 2005. |
| | Cooma | |
| HO9 & HO10 | 1005 Kyabram-Cooma Road, Cooma (Cooma Hall) Lots affected: Crown Allotment 8 Section A Township of Cooma; and Crown Allotment 9 Section A Township of Cooma. | Amend HO9 to remove the overlay from CA 8 Sec A and CA 9 Sec A; and Amend HO10 to apply the overlay to CA 8 Sec A and CA 9 Sec A. |
| HO10 | 985 Kyabram-Cooma Road, Cooma (Methodist Memorial Church) Lots affected: Crown Allotment 5 Section A Township of Cooma; Crown Allotment 6 Section A Township of Cooma; and Crown Allotment 7 Section A Township of Cooma. | Amend HO10 to remove the overlay from CA 5 Sec A, CA 6 Sec A and CA 7 Sec A. |
| HO11 | 245 Kyabram-Cooma Road, Cooma (The Echoes) | Amend HO11 to remove the overlay from part of this land. |
| | Dookie | |
| HO13 | 26-36 Baldock Street, Dookie (St. Luke's Anglican Church) | Amend HO13 to remove the overlay from part of this land. |
| HO14 | 940 Dookie-Nalinga Road, Dookie (Dookie Agricultural College) | Amend HO14 to remove the overlay from part of this land. |

| Heritage Overlay | Affected Land | Proposal |
|------------------|---|---|
| | Harston | |
| HO19 | 915 Springvale Road (Lot 1 TP371667), Harston (Former Springvale-Girgarre East Presbyterian Church) | Amend HO19 to remove the overlay from Lot 1 TP371667. |
| | Lemnos | |
| HO24 | 49 Lemnos North Road, Lemnos (Campbell's Soup Tower) | Amend HO24. |
| | Merrigum | |
| HO32 | 111-113 Waverley Avenue, Merrigum (Merrigum District Historical Society Museum) | Amend HO32 to remove the overlay from part of this land. |
| HO33 | 117 Waverley Avenue, Merrigum | Amend HO33 to remove the overlay from part of this land. |
| HO33 | 119 Waverley Avenue, Merrigum | Amend HO33 to remove the overlay from part of this land. |
| | Moorilim | |
| HO35 | 5455 Goulburn Valley Highway (Crown Allotment 14 Township of Moorilim), Moorilim (Former Catholic Church) | Amend HO35 to apply the overlay to CA 14. |
| HO35 | 5465 Goulburn Valley Highway (Lot 1 TP689475 and Lot 2 TP689475), Moorilim | Amend HO35 to remove the overlay from Lot 1 TP689475 and Lot 2 TP689475. |
| | Mooroopna | |
| HO42 | War Memorials, Public Reserve, McLennan Street, Mooroopna | Amend HO42. |
| HO47 | Water Tower, Road Reserve, McLennan Street, Mooroopna | Amend HO47 |
| HO48 | 2 Morrell Street (Lot 1 PS615710), Mooroopna | Amend HO48 to remove the overlay from Lot 1 PS615710. |
| HO51 | 162 McLennan Street, Mooroopna (Grandstand, Mooroopna Recreation Reserve) | Amend HO51 |
| HO148 | 2 Archer Street, Mooroopna | Allow prohibited uses to be considered for this place. |
| HO54 | 30 Young Street (part of Lot 2 TP609756), Mooroopna (Victrack and SPC Ardmona) | Amend HO54 to apply the overlay to part of Lot 2 TP609756. |
| HO54 | 70 Young Street, Mooroopna (Mooroopna Railway Station) | Amend HO54. |
| | Murchison | |
| HO57 | 1201 Basin Road, Murchison (Prisoner of War Camp No. 13) | Amend HO57 to apply the overlay to this land. |
| HO57 | 256 Angle Road, Murchison (Prisoner of War Camp No. 13) | Amend HO57 to apply the overlay to part of this land. |
| HO63 & HO64 | 55 Old Weir Road, Murchison | Amend HO63 & HO64 to remove the overlay from this land. |
| HO63 & HO64 | 21 Old Weir Road, Murchison (Murchison Cemetery) | Amend HO63 & HO64 to apply the overlay to this land. |
| HO65 | 2 Impey Street (Lot 1 TP339481), Murchison (Uniting Church) | Amend HO65 to apply the overlay to part of Lot 1 TP339481. |
| HO66 | Bridge over Goulburn River, Robinson Street to High Road, Murchison Lots affected: Crown Allotment 25A Township of East Murchison; Crown Allotment 14 Section 8 Township of East Murchison; and Crown Allotment 8 Section 15 Township of Murchison. | Amend HO66 to remove the overlay from CA 25A; and Amend HO66 on CA 14 Sec 8 and CA 8 Sec 15. |

| Heritage Overlay | Affected Land | Proposal |
|------------------|---|---|
| HO67 | Bridge over Stuart Murray Canal, Bendigo-Murchison Road, Murchison Lots affected: Crown Allotment 94F Parish of Murchison; Crown Allotment 2037 Parish of Murchison; Crown Allotment 2038 Parish of Murchison; Crown Allotment 2041 Parish of Murchison; Crown Allotment 2042 Parish of Murchison; and Lot 1 TP878729. | Amend HO67 to remove the overlay from CA 94F; and Amend HO67 to apply the overlay to CA 2037, CA 2038, CA 2041, CA 2042 and Lot 1 TP878729. |
| HO137 | 80 River Road, Murchison | Amend HO137 to remove the overlay from part of this land. |
| | Shepparton | |
| HO77 | 31-73 Hawdon Street, Shepparton (Shepparton High School) | Amend HO77. |
| HO81 | 233-251 High Street, Shepparton (Goulburn Valley Hotel) Lots affected: Crown Allotment 1 Section 19A Township of Shepparton Crown Allotment 2 Section 19A Township of Shepparton; Lot 1 TP249370; and Lot 2 TP249370. | Amend HO81 to remove the overlay from part CA 1 Sec 19A, part of CA 2 Sec 19A and part of Lot 1 TP249370; and Amend HO81 to apply the overlay to part of Lot 2 TP249370. |
| HO87 | 65 Nixon Street (Lot 2 TP398956), Shepparton | Amend HO87 to remove the overlay from Lot 2 TP398956. |
| HO94 & HO163 | 122-132 Welsford Street, Shepparton (Senior Citizens' Rooms & the Helen Fairley Garden Reserve and the Joseph Furphy Wilga Tree) | Amend HO94 & HO163. |
| HO100 | 1 Sobraon Street, Shepparton | Amend HO100 to remove the overlay from this land. |
| HO100 | 177-183 Welsford Street, Shepparton | Amend HO100 to remove the overlay from this land. |
| HO100 | 428-438 Wyndham Street, Shepparton | Amend HO100 to remove the overlay from this land. |
| HO100 | 440-452 Wyndham Street (Lot 1 PS632391 and part of Lot CM1 PS632391), Shepparton (Co-Operative Butter Factory) | Amend HO100 to remove the overlay from Lot 1 PS632391 and part of CM1 PS632391. |
| HO133 | 112 Knight Street (Lot 2 TP237491), Shepparton | Amend HO133 to apply the overlay to Lot 2 TP2377491. |
| HO135 | 174-194 Welsford Street, Shepparton (Waterworks Building and Tower) Lots affected: Crown Allotment 2 Section K Township of Shepparton; and Crown Allotment 3 Section K Township of Shepparton. | Amend HO135 to apply the overlay to part of CA 2 Sec K and part of CA 3 Sec K. |
| HO138 | 336 Wyndham Street, Shepparton | Amend HO138 to apply the overlay to this land. |
| HO175 | 135-145 Nixon Street, Shepparton (Deakin Reserve) Lots affected: Crown Allotment 3 Section 24 Township of Shepparton; and Crown Allotment 4 Section 24 Township of Shepparton. | Amend HO175 to remove the overlay from part of CA 3 Sec 24 and part of CA 4 Sec 24. |

| Heritage Overlay | Affected Land | Proposal |
|------------------|---|---|
| | Tallygaroopna | |
| HO103 | 17 Victoria Street (Lot 1 TP683762), Tallygaroopna 21 Victoria Street (Lot 2 TP233557, part of Lot 1 TP624336, part of Lot 1 TP428984, and part of Lot 10 LP1638), Tallygaroopna (Soldiers' Memorial Hall) | Amend HO103 to remove the overlay from Lot 1 TP683762, Lot 2 TP233557, part of Lot 1 TP624336, part of Lot 1 TP428984, and part of Lot 10 LP1638; and Apply Internal Controls to this place. |
| | Tatura | |
| HO116 | 12-16 Casey Street (5-9 Kerford Street), Tatura (Cast Iron Water Tower and Tank) Lots affected: Crown Allotment 4 Section 2 Township of Tatura; and Lot 3 TP744719 | Amend HO116 to apply the overlay to part of CA 4 Sec 2 and to part of Lot 3 TP744719. |
| HO116 | 11 Kerford Street, Tatura | Amend HO116 to remove the overlay from this land. |
| HO120 & HO121 | 165 Winter Road, Tatura Lots affected: Crown Allotment 98A Township of Toolamba West; and Crown Allotment 98B Township of Toolamba West. | Amend HO120 & HO121 to remove the overlay from this land. |
| HO120 & HO121 | 155 Winter Road, Tatura (Tatura Cemetery and German War Cemetery) | Amend HO120 & HO121 to apply the overlay to this land. |
| HO156 | Tatura Township Precinct | To apply the Greater Shepparton Heritage Incorporated Plan (GSHIP) to this place. |
| | Toolamba | |
| HO122 | Bridge Road, Toolamba (Road Bridge) Lots affected: Crown Allotment 2037 Parish of Arcadia; Crown Allotment 2038 Parish of Arcadia; 305 Ross Road, Arcadia (Crown Allotment 68A Parish of Arcadia); Crown Allotment 233C Parish of Murchison North; Crown Allotment 235B Parish of Murchison North; Crown Allotment 2007 (Road Parcel) Parish of Toolamba; Crown Allotment 2009 Parish of Toolamba; Crown Allotment 2008 Parish of Toolamba; Crown Allotment 2021 Parish of Kialla; 140 Union Road West, Kialla West (Lot 1 PS333516); Crown Allotment 2006 Parish of Toolamba; Crown Allotment 2037 (Road Parcel) Parish of Kialla; and Crown Allotment 2038 Parish of Kialla. | Amend HO122 to remove the overlay from CA 2037 (Parish of Arcadia), CA 2038 (Parish of Arcadia), CA 68A, CA 233C and CA 235B; Amend HO122 to apply the overlay to CA 2007, CA 2009, CA 2008, CA 2021 and Lot 1 PS333516; and Amend HO122 on CA 2006, CA 2037 (Parish of Kialla) and CA 2038 (Parish of Kialla). |
| HO125 | 24 Wren Street (Lot 1 TP343511 and part of Lot 1 TP116593), Toolamba (Junction Hotel) | Amend HO125 to remove the overlay from Lot 1 TP343511 and part of Lot 1 TP116593. |
| HO126 | 33 Wren Street, Toolamba (General Store) | Amend HO126 to remove the overlay from part of this land. |

| Heritage Overlay | Affected Land | Proposal |
|------------------|--|--|
| | Other | |
| | Land in road reserves owned by Greater Shepparton City Council | Apply HO5, HO17, HO36, HO37, HO81, HO102, HO125, HO126 and HO134 to some of Council road reserves. |
| | Land in road reserves owned by VicRoads | Apply HO17, HO32, HO50, HO67, HO69, HO71, HO81 and HO117 to some of VicRoads road reserves. |

What the amendment does

The amendment proposes to correct spelling errors and inaccurately identified addresses contained in Schedule to Clause 43.01 (Heritage Overlay) of the planning scheme. The amendment also proposes to correct anomalies in the Heritage Overlay mapping, by removing the Heritage Overlay from land which is not of cultural heritage significance and applying the Heritage Overlay to land of cultural heritage significance.

See Table 1 which describes how each individual land parcel is affected.

Specifically, the amendment proposes to make the following changes to the Greater Shepparton Planning Scheme:

- Amend Schedule to Clause 43.01 (Heritage Overlay) to:
 - update the names and addresses of a number of places of cultural heritage significance;
 - apply internal alteration controls to HO103;
 - allow for the consideration of prohibited uses for HO148; and
 - apply the *Greater Shepparton Heritage Incorporated Plan 2013* to the Tatura Township Precinct (HO156).
- Amend Planning Scheme Map Nos. 2HO, 4HO, 5HO, 6HO, 9HO, 11HO, 17HO, 18HO, 20HO, 21HO, 22HO, 29HO, 31HO, 32HO, 33HO and 34HO.

Strategic assessment of the Amendment

Why is the amendment required?

This amendment proposes to correct a number of errors and anomalies within the Greater Shepparton Planning Scheme relating to the Schedule of Clause 43.01 (Heritage Overlay) and the application of the Heritage Overlay. These errors and anomalies jeopardise the continued conservation of places of local cultural heritage significance and, in some instances, trigger the need for a planning permit for lands that are not of local cultural heritage significance.

At present, paint, tree and outbuildings or fences controls erroneously apply to all properties within the Precinct. The *Greater Shepparton Heritage Incorporated Plan 2013* (GSHIP) seeks to apply paint, tree and outbuildings or fences controls to a limited number of places within the Tatura Township Precinct (HO156). The application of the GSHIP to the Precinct was erroneously excluded from the approved Schedule prepared for Amendment C110. The application of the GSHIP through this amendment would limit the number of places that these controls apply to. The proposed amendment seeks to relax the paint, tree and outbuildings or fences controls applying to places within the Precinct.

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

The amendment is consistent with the objectives of planning in Victoria, and in particular, the following objective with regard to heritage and neighbourhood character components:

- “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” (Objective 4(1)(d) of the *Planning and Environment Act 1987*).

The correction of errors and anomalies within the Greater Shepparton Planning Scheme is an action which will assist in achieving this objective.

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

The proposed amendment will have no adverse effects on the natural environment, and will provide a mechanism for protection of the richness and diversity of the built and natural environment.

Social and Economic Effects

The amendment is anticipated to have positive social and economic effects for the City of Greater Shepparton by correctly applying the Heritage Overlay to places of cultural heritage significance and removing it from places where it should not apply.

The inclusion of a site within the Heritage Overlay does not prohibit changes to that site or building, rather it allows for the consideration of a place's cultural heritage significance before any decision on an application is made.

The proposed amendment will ensure that impacts on cultural heritage significance will be considered at the planning permit stage. This provides a benefit to the community in the long term by conserving the aesthetic, historical, social, spiritual and technical values of places of cultural heritage significance.

The proposed amendment will ensure a net community benefit by enhancing the effectiveness and efficiency of the Greater Shepparton Planning Scheme in achieving environmental, social and economic objectives.

Does the Amendment address relevant bushfire risk?

The amendment will not have an adverse impact on bushfire risk as development potential will not be increased. The changes proposed will not result in any increase to the risk of life as a priority, property, community infrastructure and the natural environment from bushfire.

The Country Fire Authority will be notified with a full copy of the amendment documentation during the limited exhibition of this amendment and will be provided with an opportunity to comment on the proposed changes to 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) and Ministerial Direction 11 'Strategic Assessment of Amendments' under section 12(2)(a) of the *Planning and Environment Act 1987*.

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

The amendment is consistent with and supportive of the State Planning Policy Framework. In particular:

- Clause 10.04 – Integrated Decision Making

“Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.”

- Clause 15.03-1 – Heritage Conservation

“To ensure the conservation of places of heritage significance.”

“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.”

This amendment proposes to correct existing errors and anomalies in the Greater Shepparton Planning Scheme to better meet the objectives of planning in Victoria. In particular, this amendment ensures that the mechanisms of the planning scheme are appropriately applied when assessing planning applications for places of cultural heritage significance.

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

The Municipal Strategic Statement (MSS) recognises that places of “*cultural heritage significance are highly valued by the community*” and are “*committed to the continued conservation, protection and maintenance of these places*” (Clause 21.05-4 – Cultural Heritage).

The following objectives, contained in Clause 21.05-4, are particularly relevant to this amendment:

- *“to ensure that places of cultural heritage significance are conserved or restored”;*
- *“to discourage the demolition of places of cultural heritage significance that are designated as Individually Significant or Contributory in heritage precincts”;* and
- *“to ensure that development does not adversely affect places of cultural heritage significance.”*

The proposed amendment better implements the objectives of the MSS by correcting errors and anomalies in the planning scheme.

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

The proposed amendment makes proper use of the Victoria Planning Provisions (VPPs). The Heritage Overlay is the most effective way of managing and conserving properties of cultural heritage significance. The Heritage Overlay generally requires planning permission for all buildings and works, enabling consideration of the impacts of any proposed development on the cultural heritage significance of a place.

The proposed amendment corrects errors and anomalies in the application of the Heritage Overlay. This allows the planning mechanisms contained within the VPPs to be correctly applied and, in some cases, relaxes unnecessary controls erroneously applying to some properties in the Municipality.

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

The amendment does not revise any existing referral provisions. The proposed amendment seeks to correct a number of errors and anomalies in the Heritage Overlay and apply the appropriate tools to ensure the cultural heritage significance is considered at the planning permit stage. The proposed amendment will be exhibited to all referral authorities for their consideration.

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

Council, as an interface body under the provisions of the *Transport Integration Act 2010*, has an obligation to have regard to specified matters under that Act. It is not considered that the proposed amendment will have any significant impact on the transport system and will not be inconsistent with the transport system objectives nor the decision-making principles of the Act.

Resource and administrative costs

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

The amendment does not place any unreasonable resource or administrative costs on responsible authority. The amendment improves efficiency in the application of the planning scheme and relaxes unnecessary controls applying to some properties in the Municipality.

The amendment has a positive effect on the resource and administrative costs of the responsible authority. By removing errors and anomalies within the planning scheme, a consistent and timely assessment of planning applications can be achieved.

Where you may inspect this Amendment

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

Greater Shepparton City Council
90 Welsford Street
Shepparton

Tatura Library
12-16 Casey Street
Tatura

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection and on the Greater Shepparton City Council website at www.greatershepparton.com.au.

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 **Monday, 20 July 2015**.

A submission must be sent to:

Greater Shepparton City Council
Locked Bag 1000
Shepparton VIC 3632

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:

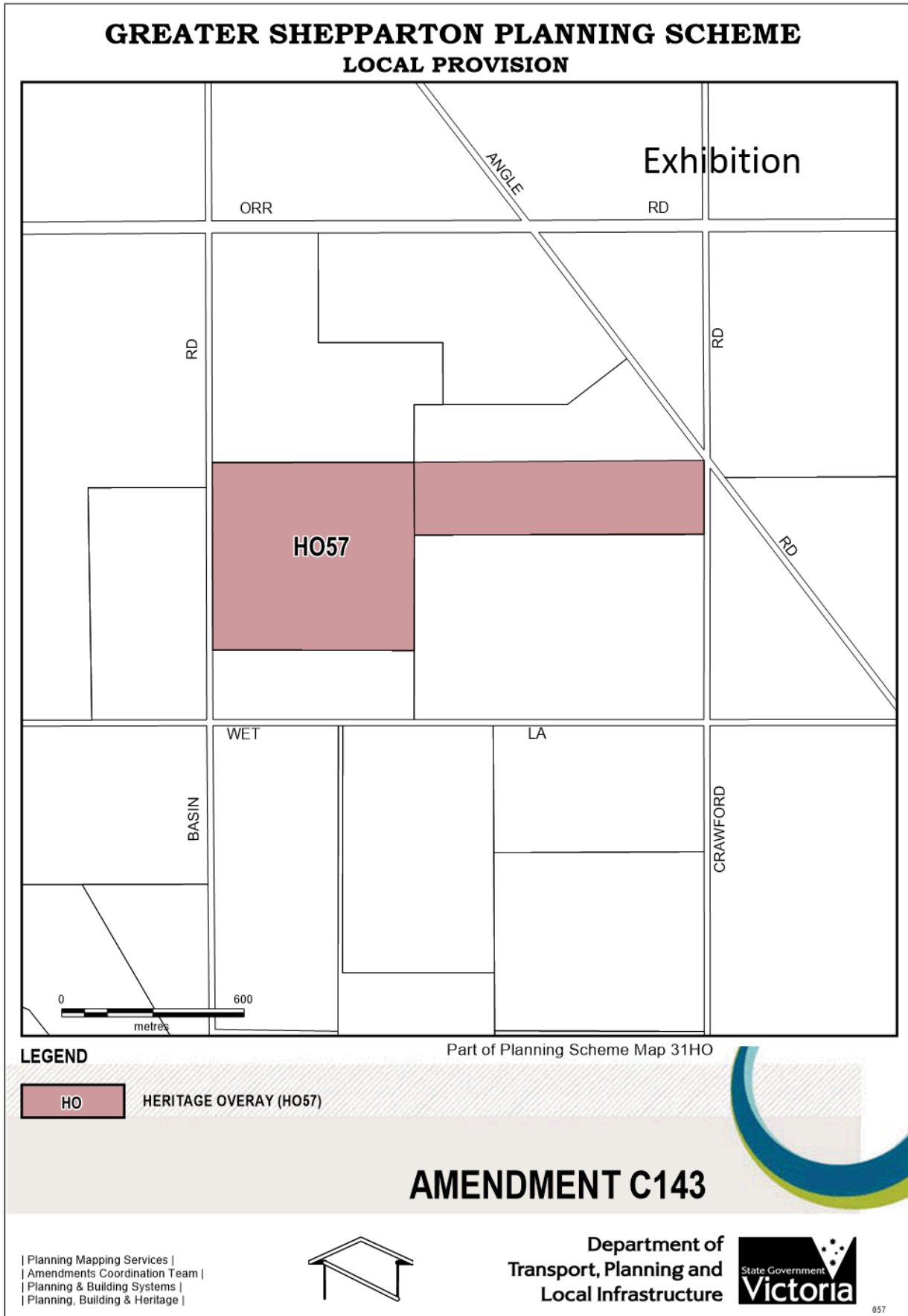
- directions hearing: the week starting 17 August 2015
- panel hearing: the week starting 21 September 2015

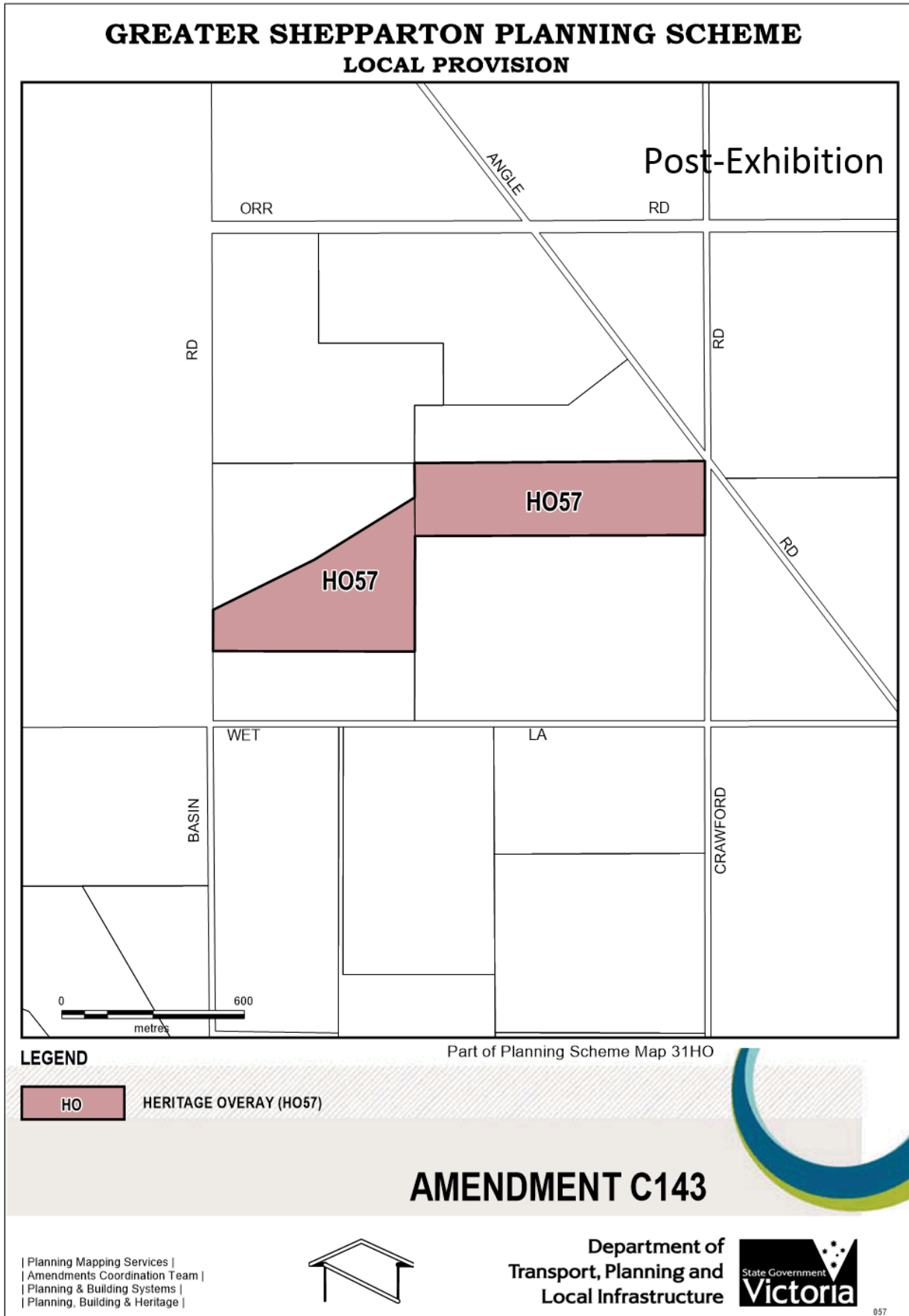
Submissions for Amendment C143

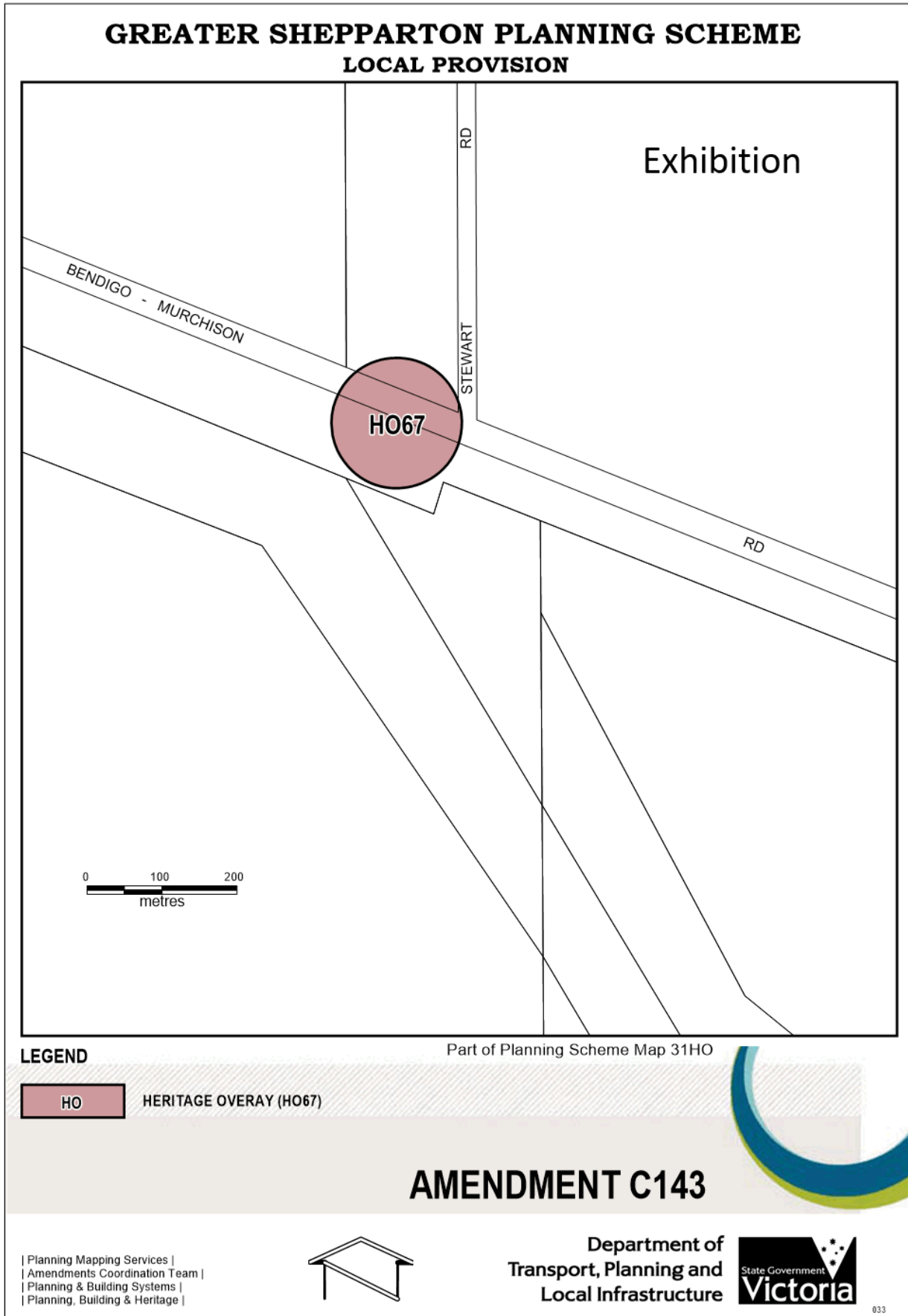
| Sub No. | Organisation | Content of Submission | Assessment of submission | Recommendation |
|---------|---|---|---|---|
| 1 | Landowner | Objection - requests that the Heritage Overlay (HO57) be reduced. | * Submitter does not object to the application of the Heritage Overlay to the land, rather has requested that the area of HO57 be reduced to only apply to the remnant structures. | *Council officers agree in principle to reduce the extent of the Heritage Overlay proposed to apply to the subject land. In order to accurately assess the size of a reduced Heritage Overlay, a site visit is required to survey the location of these remnant structures and archaeological features. This will ensure that any reduction in the extent of the Heritage Overlay will continue to conserve this place. An appropriate curtilage for these structures and features will also need to be included in the Heritage Overlay. *Council officers have arranged for a planning officer, Council's Heritage Advisor and a surveyor to meet on site to assess whether it is possible to reduce the proposed Heritage Overlay on this land. *Following this meeting, Council officers will issue a copy of the revised Heritage Overlay proposed to apply to the subject land as a post-exhibition change for further consideration of the landowner. *Submission withdrawn. No action required. |
| 2 | Goulburn Valley Region Water Corporation | No Objection | | |
| 3 | Goulburn Broken Catchment Management Authority | No Objection | | |
| 4 | EPA Victoria | No Objection | | |
| 5 | GM Water | No Objection | | |
| 6 | Department of Environment, Land, Water & Planning | No Objection | | |
| 7 | VicRoads - North East Victoria | Objection - requests that two Heritage Overlays (HO67 & HO81) be reduced and Clause 43.01 be amended to provide planning permit exemptions. | * That the area of HO67 be reduced to only apply to the timber bridge. * That Clause 43.01 (Heritage Overlay) be amended to provide planning permit exemptions for routine maintenance undertaken to HO66. * That the area of HO81 proposed to be extended to include the verandah be reduced to apply only to the verandah and be removed from the road reserve. | * Council agrees in principle to reduce the extent of HO67 to only apply to the timber bridge and an appropriate curtilage. * Clause 43.01 Heritage Overlay is included in the Victorian Planning Provisions and has a state-wide application. It is not possible to make any amendments to this Clause. Clause 43.01-2 <i>No permit required</i> states that permit exemptions can be provided if an incorporated plan is specified in the Schedule to Clause 43.01. The Schedule does not currently apply an incorporated plan for this place. It is not possible to include an incorporated plan for this place as part of this Amendment. * Council agrees in principle to reduce the extent of the proposed extension of HO81 to only apply to the verandah on the southern and western elevations of the hotel building. An appropriate curtilage of 5 metres on either side of the verandah should apply to the north of the verandah on the western elevation and to the east of the verandah on the southern elevation. * Council officers have prepared revised Heritage Overlay maps for HO67 and HO81 addressing the concerns raised in the submission. Council officers are proposing to include these revisions as post-exhibition changes to the amendment. *Submission withdrawn. No action required. |

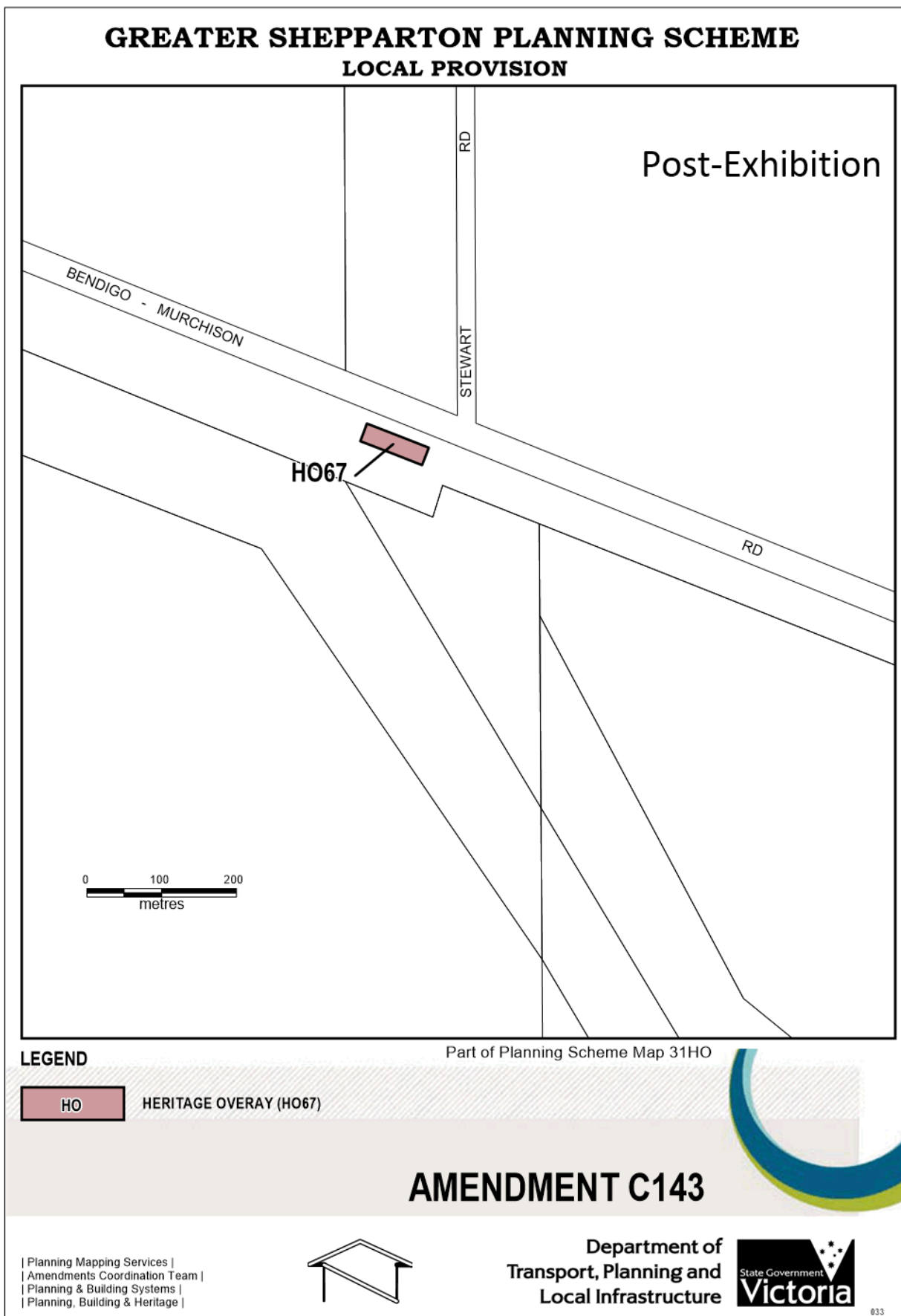
Submissions for Amendment C143

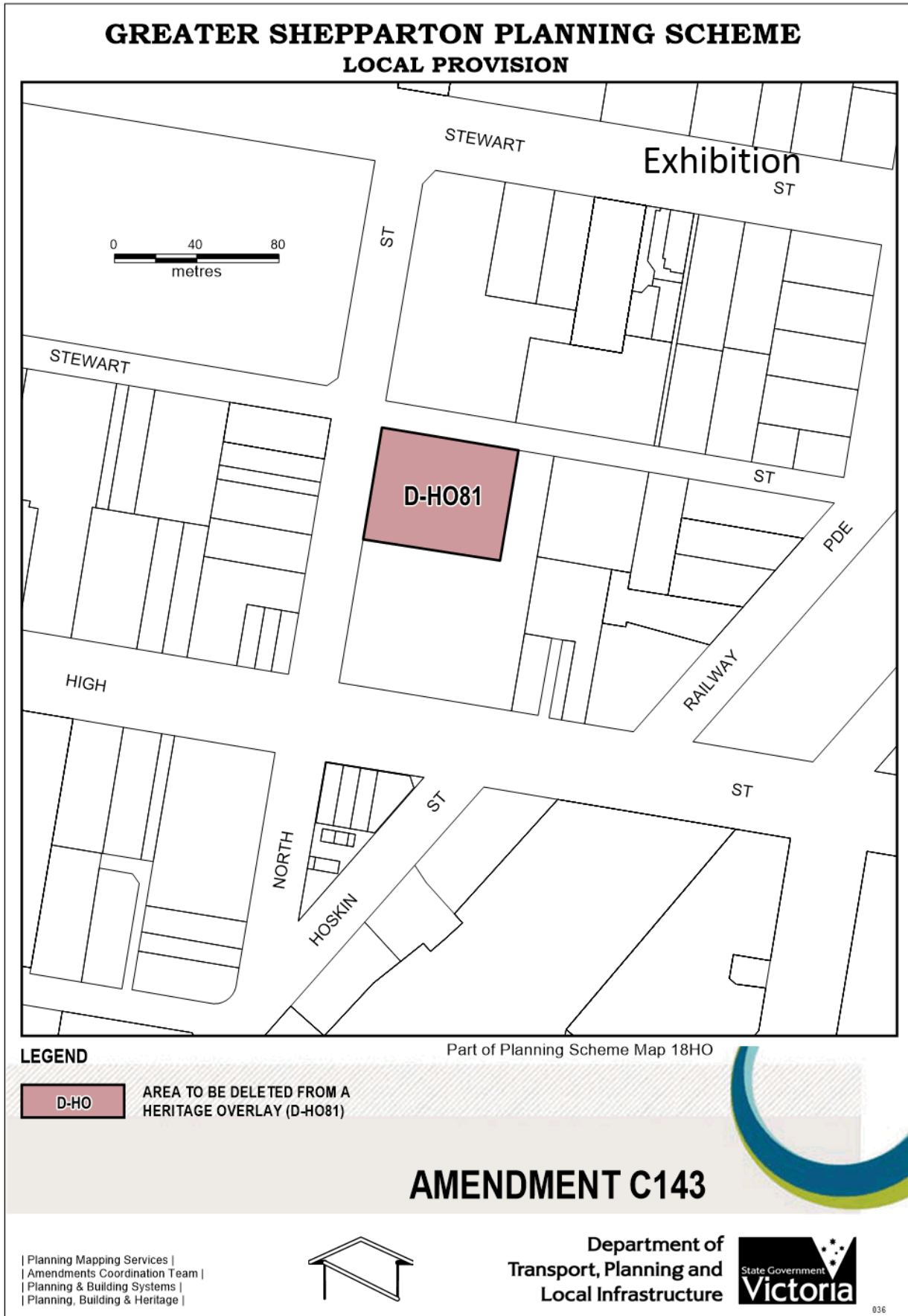
| Sub No. | Organisation | Content of Submission | Assessment of submission | Recommendation |
|---------|--|---|---|--|
| 8 | Tixxis Consulting Pty Ltd on behalf of landowner | Objection - requests that the area of the Heritage Overlay (HO81) be reduced. | <p>* That the area of HO81 be reduced to apply only to the verandah and be removed from the road reserve.</p> <p>* That significant alterations have occurred to the building and believe that the area of HO81 be reduced to only include the original hotel building.</p> | <p>* Council agrees in principle to reduce the extent of the proposed extension of HO81 to only apply to the verandah on the southern and western elevations of the hotel building. An appropriate curtilage of 5 metres on either side of the verandah should apply to the north of the verandah on the western elevation and to the east of the verandah on the southern elevation.</p> <p>* Council officers agree in principle to reduce the extent of HO81 further. Council has proposed to further reduce the Overlay and the proposed post-exhibition area identified to be removed measures approximately 68 metres along North Street and 54 metres along Stewart Street. This further reduction in the extent of the Overlay removes the majority of the accretions constructed to the rear or north of the main hotel building and allow for an appropriate curtilage to be retained for the original hotel building. This will ensure that this place of local aesthetic/architectural, historical and social significance will continue to be conserved. This post-exhibition change aligns with the recently revised <i>Planning Practice Note 1 Applying the Heritage Overlay, July 2015</i>.</p> <p>* Council officers have prepared revised Heritage Overlay maps for HO81 addressing the concerns raised in the submission. Council officers are proposing to include these revisions as post-exhibition changes to the amendment.</p> <p>*Submission withdrawn. No action required.</p> |
| 9 | Public Transport Victoria | Objection - requests Clause 43.01 be amended to provide planning permit exemptions. | * That permit exemptions should be included at Clause 43.01 for routine maintenance and rail related works on land owned by Public Transit Victoria and VicTrack. | <p>* Clause 43.01 is included in the Victoria Planning Provisions and has a state-wide application. It is not possible to make any amendments to this Clause.</p> <p>*Submission withdrawn. No action required.</p> |
| 10 | Landowner | Support | *Provides support to the removal of HO87 from part of the land. | |

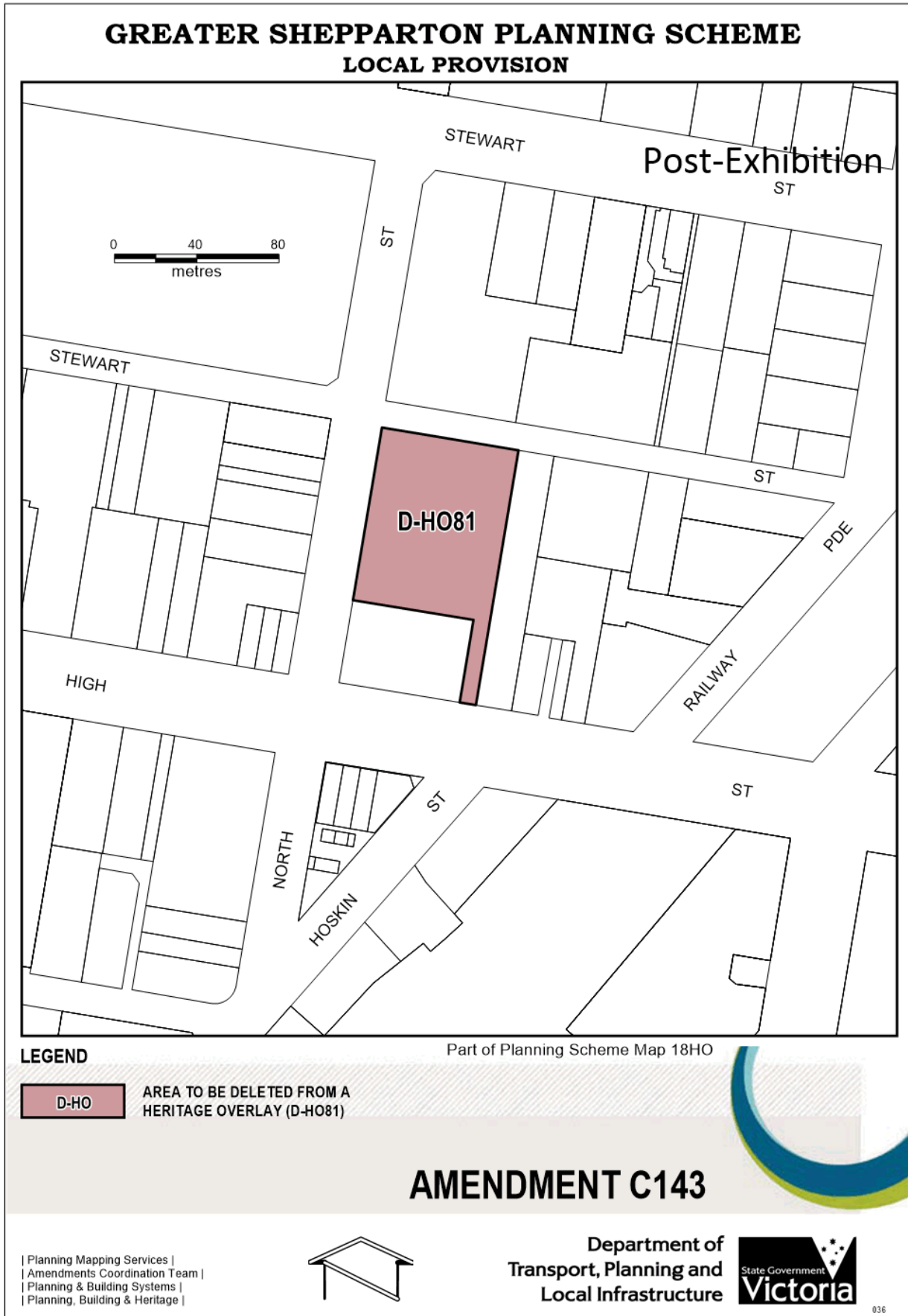


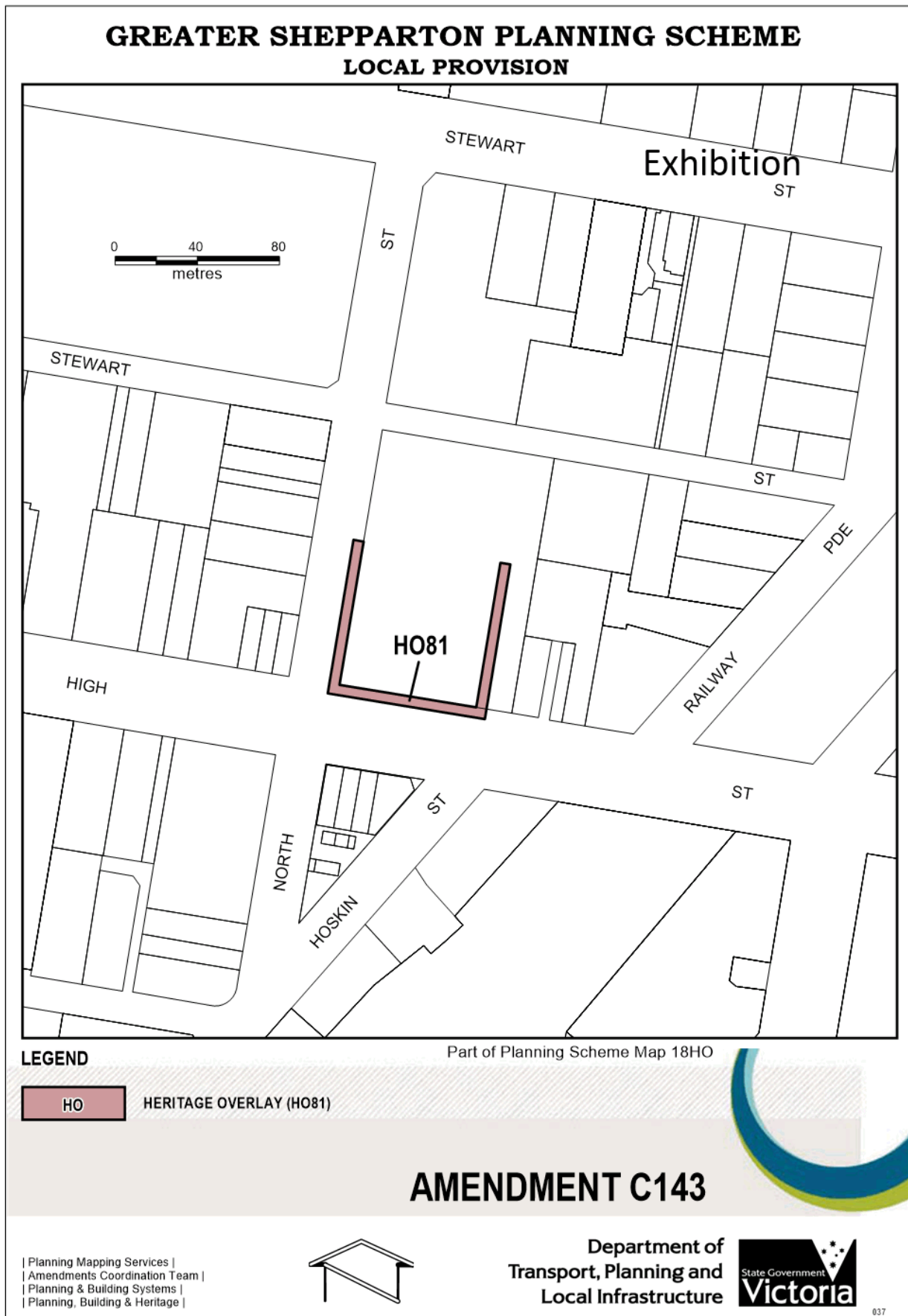




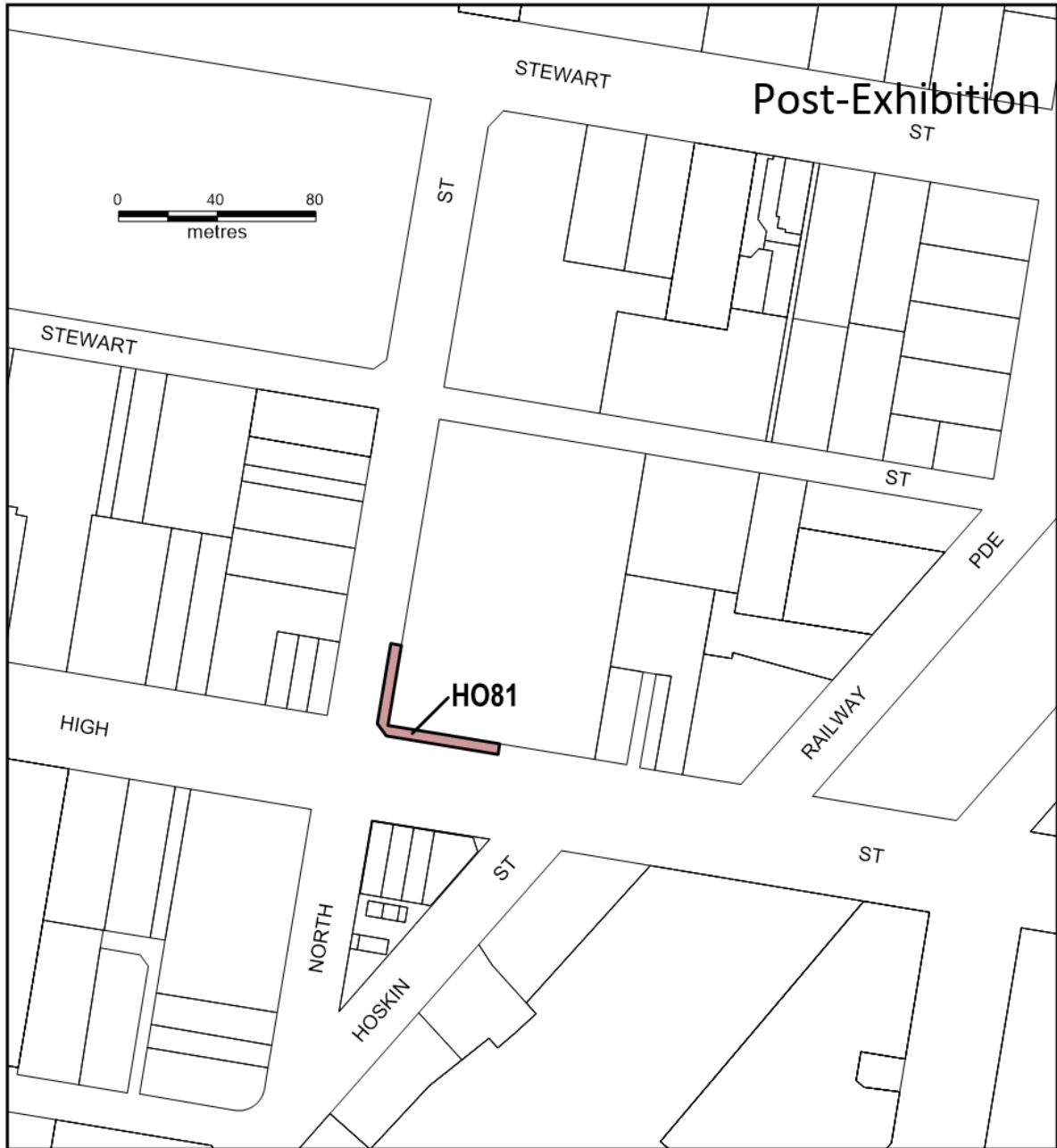








GREATER SHEPPARTON PLANNING SCHEME LOCAL PROVISION



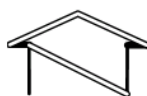
Part of Planning Scheme Map 18HO

LEGEND

| | |
|----|-------------------------|
| HO | HERITAGE OVERLAY (H081) |
|----|-------------------------|

AMENDMENT C143

| Planning Mapping Services |
 | Amendments Coordination Team |
 | Planning & Building Systems |
 | Planning, Building & Heritage |



Department of
 Transport, Planning and
 Local Infrastructure



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