
REPORT NO:	8.3
REPORT TITLE:	Hume Heritage Overlay Review 2022 - Planning Scheme Amendment C266
SOURCE:	Coline Duquet, Strategic Land Use Planner
DIVISION:	City Planning & Places
FILE NO:	HCC16/484
POLICY:	-
STRATEGIC OBJECTIVE:	2.1: Facilitate appropriate urban development and enhance natural environment, heritage, landscapes and rural places
ATTACHMENTS:	1. <i>Summary of changes proposed by Amendment C266 per heritage place</i> 2. <i>Summary of submissions to Amendment C266</i>

1. SUMMARY OF REPORT:

- 1.1 Amendment C266 to the Hume Planning Scheme ('the Amendment') seeks to implement the recommendations of the Hume Heritage Overlay Review conducted by Biosis. The Amendment primarily seeks to update the Heritage Overlay mapping for 99 heritage places and the citations for 28 places, in order to ensure that all heritage in Hume is correctly and appropriately considered in planning proposals.
- 1.2 The Amendment was exhibited from Thursday 24 November 2022 to Monday 30 January 2023 and fourteen (14) submissions were received. Four submissions were supportive of the amendment and three submissions opposed the Amendment or requested changes to the Amendment that were resolved by Council officers. The remaining seven submissions either opposed the Amendment or sought changes that could not be resolved at this stage. It is recommended that the Council refer all unresolved submissions to an Independent Planning Panel for consideration.

2. RECOMMENDATION:

- 2.1 **Refers the Amendment and all unresolved submissions to an Independent Planning Panel, in accordance with Sections 23(1)(b) and 23(2) of the *Planning and Environment Act 1987*,**
- 2.2 **Requests the Minister for Planning to appoint a Panel for Planning Scheme Amendment C266 in accordance with Part 8 of the *Planning and Environment Act 1987*.**

3. LEGISLATIVE POWERS:

- 3.1 The *Planning and Environment Act 1987* (the Act) outlines the process Council must follow when undertaking a planning scheme amendment.
- 3.2 The exhibition and notification requirements for an amendment are outlined in Section 19 of the Act. The Act requires an amendment to be publicly exhibited for one calendar month allowing the community and other interested parties to lodge a submission. As the exhibition period for Amendment C266 fell over the end of the year holiday, the Amendment was exhibited over nine weeks to provide additional time for the community to prepare submissions.

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- 3.3 Council must consider every submission that requests a change to the amendment under 23(1) of the Act. Council must then either:
 - 3.3.1 Change the amendment in the manner requested; or
 - 3.3.2 Refer the submission to a panel appointed under Part 8 of the Act; or
 - 3.3.3 Abandon the amendment or part of the amendment.
- 3.4 A planning panel provides all submitters the opportunity to outline their concerns to the Panel either in writing or at a public hearing. The Panel considers all submissions and then will make a recommendation to Council in accordance with Part 8 of the Act.
- 3.5 Following receipt of the Panel’s recommendations, Section 27 of the Act requires Council to decide to:
 - 3.5.1 Adopt the amendment as recommended by the panel;
 - 3.5.2 Adopt the amendment without changes; or
 - 3.5.3 Abandon the amendment.

4. FINANCIAL IMPLICATIONS:

The Amendment will incur standard costs associated with the planning scheme amendment process required under the *Planning and Environment Act 1987*. If the Amendment proceeds to an Independent Planning Panel, Council will be represented by its officers with the heritage expert from Biosis likely to present to assist the panel’s consideration of submissions. The costs will be covered by the City Strategy Department budget.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

The Amendment relates to the protection of heritage places by the Heritage Overlay. As such, the Amendment will not negatively impact environmental sustainability outcomes. The Amendment will also support adaptive reuse of heritage buildings pursuant to Clause 15.03 of the Hume Planning Scheme, which aligns with circular economy principles advocated by Hume Council Plan 2021-2025.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

The Amendment has no direct climate change adaptation implications. The correction of errors and inaccuracies of the Heritage Overlay will ensure the provisions of the Hume Planning Scheme incorporating climate change adaptation measures can be more readily applied to heritage places.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The Amendment has met the principles of Hume’s Social Justice Policy by engaging the community through a formal consultation process, as discussed below. Referring the Amendment to an independent Planning Panel will ensure that all parties will have the opportunity to further present their position.

8. COMMUNITY CONSULTATION:

- 8.1 The Amendment was placed on public exhibition from 24 November 2022 to 30 January 2023.

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- 8.2 Notice of preparation of the Amendment was given to all affected landowners via letters prior to the start of the exhibition period. A public notice was published in the Sunbury/Macedon Ranges Star Weekly, in the Age and in the Victorian Government Gazette.
- 8.3 Prescribed Ministers, affected authorities and local historical societies were also notified and invited to make comments via email.
- 8.4 A dedicated webpage on Council's Participate Hume online platform provided the community with the amendment documentation, factsheets, an interactive map and an online submission form. Hard copies of the Amendment were available for public inspections at Council's customer service desks in Broadmeadows, Craigieburn and Sunbury.
- 8.5 Fourteen (14) submissions were received from:
- 10 residents and landowners from across the municipality in Sunbury, Yuroke, Attwood, Keilor, Oaklands Junction and Greenvale.
 - A community group in Broadmeadows.
 - A developer in Mickleham.
 - A church in Sunbury.
 - A non-government school in Craigieburn
- 8.6 The consideration of submissions will be addressed in Section 9 of this report.

9. DISCUSSION:

Background – Heritage Overlay Review and Amendment C266

- 9.1 There are currently 198 heritage places protected through the Heritage Overlay contained within the Hume Planning Scheme. These comprise a mixture of public and private buildings and properties within established areas, growth areas and rural areas, including bridges, ruins, quarries, parks, memorials, cemeteries, and trees.
- 9.2 Council is aware of a number of historical errors and inaccuracies in the mapping for the Heritage Overlay. These arose from initial application of the Overlay in the late-1990s and early-2000s for a variety of reasons, such as the technological limitations for mapping, or have developed over time as development or subdivision has occurred.
- 9.3 These errors and inaccuracies may put heritage places at risk. Historically significant features incorrectly outside the mapped extent of the Heritage Overlay are not protected by the Overlay and works or development in these areas would not trigger the requirement for a planning permit to assess their impact on heritage.
- 9.4 Heritage consultants Biosis were engaged to conduct a review of all the existing heritage places within Hume's Heritage Overlay to determine if the mapping of the Overlay and heritage citations, which describe the history and significance of heritage places, are correct and up to date.
- 9.5 The review recommended updating the mapping or citation for 112 places currently protected by the Heritage Overlay. The review did not seek to include any new place in the Heritage Overlay.
- 9.6 To enact the recommendations of the Hume Heritage Overlay Review, Council resolved at its meeting on 21 September 2020 to seek authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C266 in accordance with Section 8A(3) of the *Planning and Environment Act 1987*.

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- 9.7 Modifications were made to the Amendment following Council’s endorsement in September 2020 through the authorisation request to align with the requirements of Department of Transport and Planning.
- 9.8 These modifications were made with the support of Biosis and are detailed in Attachment 1 to this report.
- 9.9 The Department of Transport and Planning granted authorisation to prepare the Amendment on 3 October 2022. The Amendment was placed on exhibition from 24 November 2022 to 30 January 2023.
- 9.10 The exhibited Amendment proposes to:
- 9.10.1 Correct or refine the Heritage Overlay mapping for 99 heritage places to address various anomalies, accurately align the Heritage Overlay boundaries with the heritage features and recognise a consistent and suitable curtilage around each place.
 - 9.10.2 Delete the Heritage Overlay from four places where no heritage significant elements remain on site:
 - (a) the Glenluce homestead at 320 Dalrymple Road, Sunbury that was destroyed in a 2014 bushfire.
 - (b) the Somerton Signal Box formally located along the rail line in Somerton and was moved when the Department of Transport were conducting upgrade works in 2007 to Moorooduc Station Mount Eliza for preservation at the Mornington Railway Museum.
 - (c) an electricity substation and wall at 420 Craigieburn Road, Craigieburn that was demolished in 2017 following a heritage assessment and granting of a planning permit as part of the development of Craigieburn Central.
 - (d) the former Constitution Hotel at 675 Sunbury Road, Sunbury within the Sunbury South Precinct Structure Plan. A planning permit for the demolition of the structure was granted following heritage assessment and archival recordings found that the current structure did not contain any elements of the original hotel. The hotel was demolished in February 2020.
 - 9.10.3 Revise and incorporate the Statements of Significance into the Hume Planning Scheme for 104 heritage places to ensure heritage values are accurately described and protected, in accordance with the *Planning Practice Note 1: Applying the Heritage Overlay*.
 - 9.10.4 Correct miscellaneous typos and errors in the names or addresses of heritage places in the Schedule to the Heritage Overlay identified by Council officers while preparing the Amendment.
 - 9.10.5 Include the *Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)* as a Background Document in the Hume Planning Scheme.
- 9.11 The update to 28 heritage citations was recommended where the current citation did not properly identify and describe heritage values associated with the place or to acknowledge contemporary development that had occurred. Individual heritage citations will be updated in HERMES, the local government heritage database, after Amendment C266 is finalised.
- 9.12 The list of heritage places affected by the amendment and the specific changes proposed to each place are summarised in Attachment 1.

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Consideration of Submissions

9.13 Fourteen (14) submissions to the amendment were received:

- 9.13.1 Four submissions supported the amendment (Submissions no. 1, 6, 8 and 14).
- 9.13.2 Three submissions opposed or sought changes to the amendment that were resolved by Council officers (Submissions no. 2, 3 and 5).
- 9.13.3 Seven submissions either objected to the Amendment or suggested changes that could not be supported (Submissions no. 4, 7, 9, 10, 11, 12, 13). Council officers are currently working with the submitters to attempt to resolve their submissions while the Amendment progresses.

9.14 Details regarding each submission and the responses and actions undertaken by Council officers are described in Attachment 2. Advice was sought from Biosis regarding submissions that sought changes to specific heritage places.

Submissions that supported the Amendment

9.15 The four supportive submissions were provided by two landowners, one church and one non-government school. They supported the proposed mapping and citation changes to HO392 Harpsdale, HO345 House in Westmeadows, HO33 Orlig and HO48 Our Lady of Mt Carmel, Church and Presbytery.

Submissions that were resolved by Council officers

- 9.16 Submission no. 2 was made by a resident who opposed the Amendment as they did not see the utility in amending the Heritage Overlay. They noted the recent demolition of heritage places in Sunbury, such as the Constitution Hotel (HO358) and the partial demolition of the Rankin Homestead (HO344), despite being protected by the Heritage Overlay.
- 9.17 Further information was provided to the submitter regarding how the demolitions of heritage places are assessed based on their merits through the planning process. Specific details were provided regarding the heritage approvals that have allowed the demolition of the Constitution Hotel and Rankin Homestead within the context of the Sunbury South Precinct Structure Plan. In both instances, the developers were required to undertake archival recordings before any demolition commenced and encouraged to re-use stone materials as landscape features within their estate. The submitter has confirmed that they consider their submission resolved.
- 9.18 Submission no. 3 was made on behalf of the Friends of the Will Rook Cemetery community group that requested additional details be added to the Cemetery's citation (HO5) and Willow Bank (former Craig Bank) (HO390). These changes were supported by Council officers and Biosis and the citation was updated.
- 9.19 Submission no. 5 was made on behalf of a developer who requested the Heritage Overlay of Kalkallo Park (HO259) also be deleted, as the heritage structures on the site had been demolished following the granting of a planning permit. The deletion of HO259 was not able to be included into the Amendment as the Department of Transport and Planning advised this would be considered an addition and not a change to the Amendment.
- 9.20 The deletion of HO259 is proposed to form part of a future planning scheme amendment and the developer considered their submission to be resolved.

Submissions requesting site specific changes that are unresolved

9.21 Five submissions either objected to the proposed mapping changes to the Heritage Overlay for a specific property or proposed alternative mapping that is not supported by Council officers.

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- 9.22 Submission no. 4 refers to the proposed changes to amend the extent of the Heritage Overlay for Arundel Farm (HO254). The submission acknowledges that the Overlay should be updated, however it considers that the extent of the Overlay mapping proposed in Amendment is too large, should not include non-significant structures and areas, and should be reduced to two bluestone buildings only.
- 9.23 Submission no. 7 refers to the proposed changes to amend the extent of Heritage Overlay for the Farmhouse and Outbuilding in Yuroke (HO393). It supports the Heritage Overlay being placed over the historical buildings but opposes the proposed curtilage and extension of the Overlay over non-significant structures and proposes a smaller HO393 extent.
- 9.24 Biosis advised that the revised extent of the Heritage Overlay proposed in these submissions for HO254 and HO3939 does not sufficiently cover the landscape setting surrounding the heritage buildings which Biosis consider to be of heritage significance.
- 9.25 Biosis have advised some further refinement of the Heritage Overlay could occur without compromising the Heritage Overlay purpose and intent and recommended a site visit to inform any further revisions to the Heritage Overlay for these properties. Officers supported this and organised the site visits with the landowners and Biosis to these properties in March 2023. Following these site visits and in advance of the panel hearing, Biosis will propose revisions to the Overlays to address the submitters’ concerns whilst continuing to ensure it applies to heritage significant aspects of the property. Any recommended changes will be reported to Council post panel when the amendment is next considered – see Next steps.
- 9.26 Submission no. 11 refers to the proposed increase to the area of the Heritage Overlay for the Holden Ford and Bridge in Diggers Rest (HO29) to capture the full extent of the access track leading from Bulla Diggers Rest Road to the Holden Ford, which is considered to be of heritage significance. The submitter does not support the proposed extension of the Heritage Overlay that encroaches on their property as they do not consider it to be justified. They submit that the boundary of the Heritage Overlay should align with the boundary fence of the property. The submitter has requested to meet with Council Officers on site to further discuss the submission. Officers will arrange for the site visit to occur in the coming weeks – see Next Steps below.
- 9.27 Biosis reviewed the submission and confirmed the appropriateness of the mapping of HO29 proposed in the Amendment. Based on this advice, officers do not propose any changes to the amendment to respond to this submission.
- 9.28 Submission no. 12 refers to the proposed updated extent of the Heritage Overlay for the Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394). The submission objects to these changes on the basis that the exhibition period of the Amendment did not allow sufficient time for them to engage a heritage consultant.
- 9.29 Whilst the difficulties of engaging in a heritage consultation are appreciated, officers undertook an extended exhibition period for the Amendment of over 9 weeks rather than one calendar month as required by the Act. Officers have offered to consider further detail to the submission once the submitter has obtained heritage advice. No further submission has been provided at 29 March 2023, so officers do not propose any changes to the amendment to respond to this submission.
- 9.30 Submission 13 refers to the Heritage Overlay for the Dunhelen Homestead (HO31) within the Craigieburn West Precinct Structure Plan area. The submission agrees that the extent of HO31 should be corrected. It proposed an updated mapping aligned to the proposed subdivision layout as per a current planning permit application which seeks to create a new property title for the homestead, with new housing on the balance of the property. The submission also proposed that additional details be added to the HO31 citation.

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- 9.31 If the subdivision permit is approved and new property titles subsequently created, it would likely be appropriate to align the Heritage Overlay to the new property boundaries.
- 9.32 However, since the permit and subdivision plan have not been approved yet, the realignment of the Heritage Overlay is considered to be premature at this stage and could pre-empt the outcomes of the permit application process.
- 9.33 Officers and Biosis are working with the submitter to validate the additional details proposed to be included in the citation and propose the extent of HO31 could be considered further prior to the amendment being adopted by Council – see Next Steps.

Objections to the Amendment that are unresolved

- 9.34 Two submissions were made by community members who objected to the proposed reductions or deletions of the Heritage Overlay on principle.
- 9.35 Submission no. 9 submits that the demolished or destroyed places such as the Constitution Hotel (HO358) or Glenluce (HO301) in Sunbury, should be kept on the Schedule to the Heritage Overlay as a historical record and interpretative signage should be provided by Council.
- 9.36 Submission no. 10 raised concern with any instance where the Heritage Overlay was proposed to have a reduced curtilage, particularly for the heritage places around Westmeadows and Sunbury. They submitted that this could allow for inappropriate development to occur, such as multi-dwelling and affordable housing developments.
- 9.37 Officers engaged with the submitters to further understand the nature of their concerns which reflected a strong passion for the ongoing protection and celebration of heritage in Hume.
- 9.38 Officers explained how the planning system seeks to consider proposals for demolition of heritage places and proposals for development of, and adjoining heritage places, and record the heritage values of heritage places approved for demolition.
- 9.39 Specifically, officers advised that:
- 9.39.1 The primary purpose of the Heritage Overlay is to trigger the requirement for a planning permit to change the use, demolish, or to undertake development or works to the heritage place.
- 9.39.2 It is not the purpose of the Overlay to prevent all development of, or adjacent to, heritage places. Indeed, appropriate development can contribute greatly to preserving heritage places.
- 9.39.3 Given the costs and delays that gaining planning permit approval can create, it is not desirable and or efficient for the Heritage Overlay to trigger a planning permit for works to non-heritage significant parts of properties.
- 9.39.4 State Government Planning Practice Note 1 guides how the extent of a Heritage Overlay should be determined. It encourages the extent of the Heritage Overlay to include a curtilage around heritage buildings and features to manage their setting but avoid or minimise including non-heritage significant parts of properties.
- 9.39.5 Large areas around heritage places do not need to be included in the extent of a Heritage Overlay to ensure that proposed works trigger a planning permit and ensure that the impact to the heritage place is considered. Other policies in the Hume Planning Scheme would trigger a planning permit for most works adjacent to a heritage place and Clauses 15-03-1S and 21.04 of the Hume Planning Scheme specifically require that the impact of works on the significance of the heritage place be considered in the assessment of such permits.

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- 9.39.6 Where planning permits are approved to enable the demolition of heritage places, such permits typically require the heritage values remaining on site to be recorded prior to the start of the works and encourage re-using heritage materials in the development as well as the installation of interpretative signage where possible. Unfortunately, such recordings and salvages are not always possible or practical. For example, no recordings of heritage values were able to be conducted for HO301, due to the accidental and unexpected nature of the homestead’s destruction in a bushfire.
- 9.39.7 It is not the role of the Heritage Overlay to be a record or location of historical information about heritage places. This is best recorded and kept in other locations and databases designed for this purpose, including the Council’s records, the local government heritage database (HERMES) and local history groups.
- 9.40 Considering the above, officers do not consider that changes should be made to the amendment to address Submissions 9 and 10 as:
- 9.40.1 The deletion of the Heritage Overlay from places that were demolished and reducing the extent of the Overlay from non-heritage significant development as proposed in the amendment is appropriate and consistent with the role and requirements of the Victorian Planning System.
- 9.40.2 Amendment C266 will ensure the effective operation of the Hume Planning Scheme without removing the consideration of potential impacts of new development to the significance of heritage places in the municipality.

Next steps

- 9.41 Officers recommend that the seven unresolved submissions to Amendment C266 be referred to a planning panel for consideration and allowing the submitters the opportunity to speak to their submissions at a public hearing.
- 9.42 Officers will continue to coordinate further discussions between Biosis and submitters to attempt to resolve additional submissions before the planning panel hearings.
- 9.43 If the amendment progresses to a planning panel as proposed, the panel will consider all unresolved submissions and provide recommendations to Council to consider. Under the Planning and Environment Act, Council will then be required to consider the submissions and the panel report and determine whether to adopt the amendment, make changes to the amendment, or abandon the amendment.
- 9.44 If Council adopts the amendment, it will then be submitted to the Minister for Planning who will consider it for approval.

10. CONCLUSION:

Council received fourteen submissions to the exhibition of Hume Planning Scheme Amendment C266 that proposed to update and correct errors in the Heritage Overlay. Seven submissions either objected to the Amendment or proposed changes that were not supported by officers. It is recommended that Council refers the unresolved submissions to an Independent Planning Panel for consideration under Sections 23(1)b and 23(2) of the Planning and Environment Act 1987.

Attachment 1 - Summary of changes proposed by Amendment C266 per heritage place

HO No.	HO Name	Address	Overlay Mapping Update	Citation Revision	Statement of Significance Incorporation	Schedule Address/Name Correction	Delete from Heritage Overlay	Modifications post Council endorsement (Sept. 2020)
HO1	Victoria Bridge (over Merri Creek)	Donnybrook Road, Kalkallo	X	X	X			Statement of Significance incorporation
HO2	Presbyterian Church	3-9 Cameron Street, Kalkallo	X	X	X	X		- Typo corrected in the Schedule - Statement of Significance incorporation
HO5	Will Will Rook Cemetery	220-240 Camp Road, Broadmeadows		X	X			Statement of Significance incorporation
HO7	Bluestone Police Lock-up (adjacent to Westmeadows Preschool)	9A Ardlie Street, Westmeadows	X		X	X		- Address corrected in the Schedule - Statement of Significance incorporation
HO8	Former Foresters Hall	107-109 Raleigh Street, Westmeadows	X		X			Statement of Significance incorporation
HO12	Former Bulla Shire Hall	96-98 Bulla Road, Bulla	X	X	X			Statement of Significance incorporation
HO13	Bulla War Memorial	96 Bulla Road, Bulla	X	X	X	X		- Name corrected in the Schedule - Statement of Significance incorporation
HO19	Sunnyside	20 Loemans Road, Bulla	X	X	X			Statement of Significance incorporation
HO20	Glen Loeman	65 Loemans Road, Bulla	X		X			Statement of Significance incorporation
HO21	Bulla Presbyterian (Uniting) Church and Manse	1 Uniting Lane, Bulla	X		X	X		- Typo corrected in the Schedule - Statement of Significance incorporation
HO22	Lochton and Lochton Steam Mill	145 Green Street, Bulla	X	X	X			Statement of Significance incorporation
HO24	Wildwood Road Bridge (over Deep Creek)	Wildwood Road, Bulla	X		X			Statement of Significance incorporation
HO28	Gellies Road Bridge (over Emu Creek)	Gellies Road, Wildwood	X	X	X			Statement of Significance incorporation

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COUNCIL MEETING

Attachment 1 - Summary of changes proposed by Amendment C266 per heritagae place

H029	Holden Ford & Bridge (over Jacksons Creek)	Bulla-Diggers Rest Road, Diggers Rest	X		X			Statement of Significance incorporation
H031	Dunhelen House and Barn	1240 Mickleham Road, Greenvale	X	X	X	X		- Revision of citation to add description of driveway. - Statement of Significance incorporation
H033	Olrig	5-15 Windrock Avenue, Craigieburn	X	X	X			Statement of Significance incorporation
H036	Former Post Office/Former Parnell's Inn	1920 Mickleham Road, Mickleham	X	X	X	X		- Name and address corrected in the Schedule - Statement of Significance incorporation
H040	St Andrews Presbyterian (Uniting) Church	Corner Brook and Barkley Street, Sunbury			X	X		- Mapping update not needed as GIS data was confirmed to be correct in Department GIS system. - Statement of Significance incorporation
H042	Ben Eadie Mill (ruins on Jacksons Creek)	Harker Street, Sunbury	X		X			Statement of Significance incorporation
H043	Sunbury Park	Jackson Street, Sunbury	X		X			Statement of Significance incorporation
H046	Aitken Gap Lock-Up	Macedon Street, Sunbury	X		X			Statement of Significance incorporation
H047	Former Sunbury Courthouse	43 Macedon Street, Sunbury	X		X			Statement of Significance incorporation
H048	Our Lady of Mt Carmel, Church and Presbytery	45-51 Macedon Street, Sunbury		X	X			Statement of Significance incorporation
H050	Kororoit Creek (Corkscrew) Bridge	Old Calder Highway, Sunbury				X		- Mapping not being updated as heritage place is across the municipal boundary. It will be subject to subsequent Amendment. - Name correction in Schedule.
H051	St Mary the Virgin (Anglican) Church	7-19 O'Shanassy Street, Sunbury	X	X	X			Statement of Significance incorporation
H052	Kismet	45 Racecourse Road, Sunbury	X	X	X			Statement of Significance incorporation

HO56	Sunbury Memorial Hall	Stawell Street, Sunbury	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO58	Craiglee Winery	785 Sunbury Road, Sunbury					X	Address corrected in the Schedule. New inclusion to the scope of the Amendment.
HO59	Goonawarra Terraces (Council Reserve)	1-11 Eadie Street & 790A Sunbury Road Sunbury	X			X	X	- Address corrected in the Schedule - Statement of Significance incorporation
HO205	Ardcloney House	7 Macedon Street, Sunbury	X			X		Statement of Significance incorporation
HO209	Ritchies Ruin	285 Loemans Road, Bulla	X			X		Statement of Significance incorporation
HO210	Former Leyden Building	670 Sunbury Road, Bulla	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO212	House	5 Trap Street, Bulla	X			X		Statement of Significance incorporation
HO216	Barry Farm Ruins	2-10 Barry Road, Campbellfield	X		X	X	X	- Name and address corrected in the Schedule - Statement of Significance incorporation
HO221	Ford Complex (Three storey Administration Building and Sign only, single storey additions are excluded)	1727-1787 Sydney Road, Campbellfield					X	Typo corrected in the Schedule. New inclusion to the scope of the Amendment.
HO222	Former Thompson Farmhouse	550 Konagaderra Road, Clarkefield	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO223	Somerton Signal Box	South of Somerton Road, Coolaroo/Somerton					X	n/a
HO224	Electricity Substation & Wall	420 Craigieburn Road West, Craigieburn					X	n/a
HO228	Former Craigieburn Wall (Brunskill's Factory)	55 Potter Street, Craigieburn	X			X		Statement of Significance incorporation

H0231	Railway Bridge (over Malcolm Creek)	East of Hume Highway, Craigieburn	X			X			Statement of Significance incorporation
H0232	Camii Turkish Mosque	45-55 King Street, Dallas	X			X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0233	Oakbank Outbuildings	185 Bulla-Diggers Rest Road, Diggers Rest	X			X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0235	Former Shipley Bank	55 Edwards Road, Diggers Rest		X		X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0236	Tate's Ford, Bridge, Track and School Site (Jacksons Creek)	East of McLeods Road, Diggers Rest	X			X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0237	Sunbury Rock Festivals Site (Jacksons Creek)	North of Glencoe Drive, Diggers Rest	X			X			Statement of Significance incorporation
H0238	Former 'Little' Homestead	25 McLeods Road, Diggers Rest	X	X		X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0239	Cumberland ruins	Woodlands Historic Park, Greenvale	X			X	X		- Name corrected in the Schedule - Statement of Significance incorporation
H0240	Dundonald	Woodlands Historic Park, Greenvale	X			X			Statement of Significance incorporation
H0244	Nelson's Farmhouse	705-725 Donnybrook Road, Kalkallo	X			X	X		- Typo corrected in the Schedule - Statement of Significance incorporation
H0245	Kalkallo Hotel (former Donnybrook)	1324 Hume Highway, Kalkallo	X			X			Statement of Significance incorporation
H0246	Sydney Road Bridge	Hume Highway, Kalkallo	X			X			Statement of Significance incorporation
H0247	St Barnabas Anglican Church (ruin)	1220 Hume Highway, Kalkallo	X			X			Statement of Significance incorporation
H0248	Former Donnybrook Racecourse	1200 Hume Highway, Kalkallo	X	X		X	X		- Name corrected in the Schedule - Statement of Significance incorporation

HO249	Bluestone and Iron Bridge (over Malcolm Creek)	Malcolm Street, Kalkallo	X			X	X	- Name and address corrected in the Schedule - Statement of Significance incorporation
HO250	Donnybrook Cemetery (later Kalkallo)	100-110 Malcolm Street, Kalkallo	X			X		Statement of Significance incorporation
HO251	House	21-23 Mitchell Street, Kalkallo	X			X		Statement of Significance incorporation
HO252	House	40 Mitchell Street, Kalkallo	X	X		X		Statement of Significance incorporation
HO253	Kalkallo Quarry	Off Stawell Street south of cemetery, Kalkallo	X			X	X	- Name and address corrected in the Schedule - Statement of Significance incorporation
HO254	Arundel Farm	321 Arundel Road, Keilor	X			X		Statement of Significance incorporation
HO257	McNabs Road Ruin	End of McNabs Road, Keilor	X	X		X	X	- Name and address corrected in the Schedule - Statement of Significance incorporation
HO261	Tulloch Outbuilding (former Cheese Factory, ruin)	30 Farleigh Court, Mickleham	X			X		Statement of Significance incorporation
HO262	Bleak House (ruin)	155 Gunns Gully Road, Mickleham	X			X		Statement of Significance incorporation
HO263	Mickleham Uniting Church (former Methodist)	1881 Mickleham Road, Mickleham	X			X		Statement of Significance incorporation
HO266	St Johns Hill Ruin (former Branigan Homestead)	Craigieburn Road West extension, Oaklands Junction	X			X		Statement of Significance incorporation
HO267	Plovers Plain Homestead Site (ruins)	350 Konagaderra Road, Oaklands Junction	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO268	Former Brookville	65 Konagaderra Road, Oaklands Junction	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO271	Oaklands Farm Complex	380 Oaklands Road, Oaklands Junction	X			X	X	- Name corrected in the Schedule - Statement of Significance incorporation

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HO272	Oaklands Bluestone Quarry	380 Oaklands Road, Oaklands Junction	X		X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO273	Warlaby	395 Oaklands Road, Oaklands Junction	X		X	X		Statement of Significance incorporation
HO274	Oaklands (Sherwood) Hunt Club	1060 Somerton Road, Oaklands Junction	X		X	X		Statement of Significance incorporation
HO275	Mudbrick Cottage (Wayletts Cottage)	1100 Somerton Road, Oaklands Junction	X		X	X		Statement of Significance incorporation
HO276	House (Ponderosa)	1220 Somerton Road, Oaklands Junction	X	X	X	X		Statement of Significance incorporation
HO277	Ballater Park	960 Somerton Road, Greenvale	X	X	X	X		- Revision of the citation to add information about landscaping. - Statement of Significance incorporation
HO278	Roxburgh Park Homestead	20-30 Whitshire Drive, Roxburgh Park	X		X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO287	House	78 Barkly Street, Sunbury	X		X	X		Statement of Significance incorporation
HO300	Ben Eadie Homestead	108 Brook Street, Sunbury	X	X	X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO301	Glenluce	320 Dalrymple Road, Sunbury					X	n/a
HO304	House	6 Harker Street, Sunbury	X		X	X		Statement of Significance incorporation
HO308	Former Butter Factory	14 Horne Street, Sunbury	X		X	X		Statement of Significance incorporation
HO323	Jacksons Ford (over Jacksons Creek)	End of Vaughan Street, Sunbury – near 'the Nook'	X		X	X	X	- Statement of Significance incorporation - Address correction in the Schedule
HO324	Jacksons Creek Irrigation Works	At Jacksons Creek, Sunbury	X	X	X	X		Statement of Significance incorporation

HO325	Former (O'Brien's) Stone Stream Farm (ruins)	170 Lancefield Road, Sunbury	X	X	X	Statement of Significance incorporation
HO326	Goondannah	330 Lancefield Road, Sunbury	X	X	X	Statement of Significance incorporation
HO327	Bristol Shearing Shed	445 Lancefield Road, Sunbury	X	X	X	Statement of Significance incorporation
HO330	Former Sunbury State School	12-28 Macedon Street, Sunbury	X	X	X	Statement of Significance incorporation
HO333	Ball Court Hotel	60 Macedon Street, Sunbury	X	X	X	Statement of Significance incorporation
HO335	House	82 Macedon Street	X	X	X	Statement of Significance incorporation
HO344	Former Rankin Homestead	Redstone Hill Road, Sunbury	X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO345	House	9 Riddell Road	X	X	X	Statement of Significance incorporation
HO346	Red Rock Farm	900 Riddell Road, Sunbury	X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO348	Sunbury Cemetery	88A-126A Shields Street, Sunbury	X	X	X	Statement of Significance incorporation
HO358	Former Constitution Hotel	675 Sunbury Road, Sunbury	X	X	X	n/a
HO361	Rosenthal Cellar (ruin)	31 Kurrie Road, Sunbury	X	X	X	- Address corrected in the Schedule - Statement of Significance incorporation
HO363	Valleyfield and Bindara (McKay Concrete Houses)	Williamsons Road, Sunbury	X	X	X	Statement of Significance incorporation
HO366	Cannon Gully	Eastern Escarpment of Jacksons Creek near Rupertswood, Sunbury	X	X	X	Statement of Significance incorporation
HO368	Asylum Water Supply (Ruins)	Jacksons Creek (Asylum Reserve), Sunbury	X	X	X	Statement of Significance incorporation

HO370	Tullamarine War Memorial (adjacent Primary School)	Broadmeadows Road, Tullamarine	X		X	X	X	- Name corrected in the Schedule - Statement of Significance incorporation
HO371	Westmeadows Tavern	4-12 Ardlie Street, Westmeadows	X		X	X		Statement of Significance incorporation
HO373	Former St Anne's Catholic Church	24-26 Ardlie Street, Westmeadows	X		X	X		- Name corrected in the Schedule - Statement of Significance incorporation
HO375	Former Ford (Moonee Ponds Creek)	North of Ardlie Street, Westmeadows	X	X	X	X	X	- Revision of citation to add a note HO only covers the ford and approaches but the bridge itself is covered by separate listing HO6. - Name corrected in the Schedule - Statement of Significance incorporation
HO376	House	10 Broad Street, Westmeadows	X		X	X		Statement of Significance incorporation
HO378	Former Presbyterian Church	24 Coghill Street, Westmeadows	X		X	X		Statement of Significance incorporation
HO379	House	30 Pascoe Street, Westmeadows	X		X	X		Statement of Significance incorporation
HO380	St Paul's Anglican Church	Raleigh Street, Westmeadows		X	X	X	X	- Typo corrected in the Schedule - Statement of Significance incorporation
HO381	House	70 Raleigh Street, Westmeadows	X		X	X		Statement of Significance incorporation
HO389	Ryan / Feehan House Ruin	227 Feehans Road, Wildwood	X		X	X		Statement of Significance incorporation
HO390	Willow Bank (former Craig Bank)	400 Wildwood Road, Wildwood	X	X	X	X		Statement of Significance incorporation
HO391	Farm (Former McAulliffe)	570-598 Wildwood Road, Wildwood	X		X	X		Statement of Significance incorporation
HO392	Harpsdale	860 Craigieburn Road, Yuroke	X		X	X		Statement of Significance incorporation
HO393	Farmhouse and Outbuilding	800 Craigieburn Road West, Yuroke	X	X	X	X		- Revision of citation to add information about landscaping. - Statement of Significance incorporation

11 APRIL 2023

Attachment 1 - Summary of changes proposed by Amendment C266 per heritagae place

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Attachment 2 – Summary of submissions to Amendment C266

Submission No.	Submitter	Position	Submission Summary	Response
1	Landowner - Yuroke	Support	Submission in relation to HO392 - Harpsdale (860 Craigieburn Road, Yuroke). Submitter supports the proposed update for HO392, stating house, stables, driveway main road and gardens are of local heritage significance. They attest of Hume's early pastoral history and should be protected for future generations.	Support for the amendment acknowledged.
2	Resident - Sunbury	Oppose RESOLVED	Opposing amendment because submitter does not believe it will make a difference in heritage protection. Rankin Homestead (HO344) and the former Constitution Hotel (HO358) in Sunbury are cited as examples of places that have been demolished despite being protected by the Heritage Overlay.	The Heritage Overlay identifies places of local heritage significance and seeks to ensure that development does not adversely affect these places by requiring a planning permit to make changes to the place for demolition, subdivision, construction of building and fences or other works. A heritage place may be altered or demolished subject to a heritage assessment and planning permit approval. The Hume Planning Scheme includes policies that need to be considered for development of, and development adjoining, a heritage place. These are directed at ensuring that the impact of proposed developments on the heritage place are considered and balanced against the merits of the proposed development. The demolition of the Constitution Hotel was allowed under Planning Permit P22160 following detailed heritage assessments and archival recording. While a permit has been granted for the demolition of the Rankin Homestead (HO344), the demolition of the Homestead has not been completed and areas of significance remain undisturbed. The Amendment seeks to correct errors in the Heritage Overlay HO344 mapping to apply more accurately where heritage elements, including ruins, remain. This is still considered necessary in the event elements of the former

Submission No.	Submitter	Position	Submission Summary	Response
				Homestead ruins are retained and incorporated into the future school site.
				--- Submitter confirmed the resolution of their submission.
3	Community Group	Request changes RESOLVED	In relation to HO5 - Will Will Rook Cemetery (220-240 Camp Road, Broadmeadows) and HO390 – Willow Bank (former Craig Bank, 400 Wildwood Road, Wildwood). Submission points out several errors and inaccuracies in the citation for Will Will Rook Cemetery and referred to a book published in 2017 for comprehensive details about known burials. Additional details of a weatherboard cottage and outbuildings at the Willow Bank homestead were provided.	Additional details added to the citation for Will Will Rook Cemetery and Willow Bank. Submitter confirmed the resolution of their submission.

Submission No.	Submitter	Position	Submission Summary	Response
4	Landowner - Keilor	Oppose - request changes	In relation to HO254 – Arundel Farm (321 Arundel Road, Keilor). The submitter acknowledges that the current mapping of the Heritage Overlay on the property constitutes a poor outcome and welcomes the Amendment process to correct it. He recognises that the bluestone residence and abutting bluestone wings/outbuildings are of heritage significance and should be included within the Heritage Overlay. However, the submitter objects to the proposed inclusion of the driveway, the trees and other outbuildings within the extent of the Heritage Overlay. - Driveway: current location isn't the original location (dates from 1950s) and therefore isn't significant. - Trees: trees were recently planted along the new driveway (1950s), of different species from the ones cited in Biosis report and allegedly of poor health. An arborist assessment would be required to confirm species and health of the trees. - Outbuildings: fencing and outbuildings were built in the 1950s and are not significant. Photos, aerials and maps are provided to support the submission. The submitter proposes an alternative extent for the Heritage Overlay, limited to bluestone buildings reflecting the homestead significant era.	It is acknowledged that the current driveway is not the original entrance to the property and that some of the outbuildings and trees are relatively recent additions. However, aerial images from 1945 show the location of established trees that have survived to date, which reflect the role of formal landscaping in the property's history. The purpose of the proposed changes to the HO is to encompass sufficient of the landscape surrounding the heritage buildings to ensure the significance of the contextual setting can be managed. This could result in the inclusion of non-significant structures and trees within the extent of the Overlay. Officers will continue to engage with Biosis and the submitter to explore alternative HO extents that could exclude additional non-significant elements from the HO and determine the correct location of the original driveway.
5	Developer - Mickleham	Request changes RESOLVED	In relation to HO259 - Kalkallo Park (200 Donnybrook Road, Mickleham), within Merrifield Employment Precinct. The submitter suggests including the deletion of HO259 in Amendment C266, following issue of planning permit P23620 to demolish the heritage place, which has now occurred. A condition of the permit was to conduct a photographic study and consider re-using the heritage structures. The condition has been complied with and re-using the structure was not deemed practical.	Advice from Department of Planning and Transport has stated that the deletion of HO259 cannot be included within the Amendment as this would be considered an <i>addition</i> to the Amendment rather than a <i>change</i>. The deletion of HO259 is proposed to be included in a future planning scheme amendment. --- Submitter confirmed the resolution of their submission.
6	Resident - Sunbury	Support	In relation to HO345 - House (9 Riddell Rd, Sunbury). The submitter supports the Amendment provided that it proposes to remove	The removal of HO345 1A Pasley Street Sunbury from the HO345 mapping has been confirmed with submitter. Support for Amendment acknowledged.

Submission No.	Submitter	Position	Submission Summary	Response
7	Landowner - Yuroke	Oppose - request changes	In relation to HO3993 - Farmhouse and Outbuilding (800 Craigieburn Road West, Yuroke). The submitter supports the Heritage Overlay being placed over historical buildings but opposes the proposed curtilage and extension of the Overlay over sheds, driveway and trees which are claimed to have no heritage significance. The submitter indicates that the proposed extent of the Heritage Overlay would jeopardise the maintenance and operation of the farm. The submitter proposed an alternative extent of the Heritage Overlay limited to the Bluestone stables and cottage and dry stone wall.	The Heritage Overlay provides exemptions to the requirement to obtain a planning permit for maintenance works or removal of trees that presents immediate risks of personal injury or damage to the property. Other general exemptions under Clause 62 of the Hume Planning Scheme may also be relevant to the operation of the farm. The purpose of the proposed changes to the HO is to encompass sufficient of the landscape surrounding the heritage buildings to ensure the significance of the contextual setting can be managed. This could result in the inclusion of non-significant structures and trees within the extent of the Overlay. While some mature trees form part of a significant and well-established landscape character, as evident in 1970s aerial images, it is acknowledged that sheds and other trees of little heritage significance may be included within the proposed HO extent. Officers will continue to engage with Biosis and the submitter to explore alternative HO extents that could exclude additional non-significant elements from the HO. Support for the Amendment acknowledged
8	Church - Sunbury	Support	In relation to HO48 - Our Lady of Mt Carmel, Church and Presbytery (45-51 Macedon Street, Sunbury). The submission copied the additional information added to citation by Biosis, with the conclusion that the church, presbytery and school are of local architectural significance to the City of Hume.	

Submission No.	Submitter	Position	Submission Summary	Response
9	Resident - Sunbury	Oppose	The submitter opposes the Amendment, stating that a historic site remains of significance even after a building has been demolished and that it should be registered with a plaque on the site supplied by Council. The submitter specifically opposes the deletion of the Heritage Overlay from HO301 Glenluce and HO358 Former Constitution Hotel in Sunbury. They suggest that HO301 should remain on the Schedule to Heritage Overlay until recordings and digs are conducted to confirm the significance of the site and plaques and signage are installed. They argue that recently discovered information confirmed the presence of explorers Burke and Wills at the Constitution Hotel and a plaque should be installed by Council near the former location of the building.	The Heritage Overlay is a planning control which purpose is not to be a record of former heritage places in the city. Because the Heritage Overlay triggers the need for a planning permit which can add significant cost to property owners, it is important that the heritage overlay only applies to places with documented heritage values still present on the land. Information about former and existing places is better retained through other local and state registers such as heritage citations, the Heritage Council Victoria database or local history collections. Planning permits granted for the demolition of a heritage place often include conditions that require the applicant to perform archival recordings of the heritage features before the demolition begins. They can also require the preparation of a Conservation Management Plan that include strategies for the salvage and re-use of heritage materials, as well as interpretive signage and plaques. Photographic recordings were conducted prior to the demolition of places proposed to be removed from the Heritage Overlay by the Amendment where a planning permit was granted for the demolition (HO224 – Electricity Substation in Craigieburn and HO358 – former Constitution Hotel in Sunbury). Unfortunately, no recordings were able to be conducted for HO301 – Glenluce which was destroyed in a bushfire. HO223 – Somerton Signal Box was moved to a museum for preservation.

Submission No.	Submitter	Position	Submission Summary	Response
10	Resident - Attwood	Oppose	The submitter opposes the proposed reductions of the Heritage Overlay, especially in residential zones such as in Westmeadows. He deplores the subdivision and development of heritage sites (e.g., development at the rear of heritage buildings). The submitter acknowledges that the Amendment proposes to extend the Heritage Overlay in some places and recognises this as a positive proposal. The submitter refers to the Practice Note (PPN1) as inadequate to protect heritage values, noting that it is guidance only and that Council can deviate from it. The submitter also links the reduction of the Heritage Overlay to a development of affordable housing in Westmeadows and Sunbury, which he opposes.	The updated Heritage Overlay mapping recommended by Biosis are based on their professional assessment of what is significant about each heritage place, the need for an appropriate curtilage for which these significant elements could be impacted by development, and the guidance in Planning Practice Note 1: Applying the Heritage Overlay. The changes proposed by this amendment are a reflection of the change in practice and the need to correct historic errors in the Heritage Overlay. A planning permit is required for the construction of additional dwellings on a lot in residentially zoned land. Local and State planning policy still ensure that the impact of a proposed development in proximity to a heritage place does not adversely impact the heritage place. The Heritage Overlay does not seek to manage the construction of affordable housing.
11	Resident - Sunbury	Oppose - request changes	In relation to HO29 - Holden Ford and Bridge (Bulla-Diggers Rest Road, Diggers Rest). The submitter requests to remove the Heritage Overlay encroaching on the land at 525 Sunbury Road, Sunbury. They argue that the encroachment is not justified and that the boundary of the Heritage Overlay should follow the boundary fence of the property.	The review of the current mapped extent of HO29 showed that the Heritage Overlay currently encroaches on the property. The proposed realignment of HO29 mapping captures the full extent of the access track leading to the Holden Ford. The Ford itself is within Jacksons Creek, with part of the access track to the Ford and creek at the base of an escarpment that is part of a larger property owned by the submitter. Biosis’ review of HO29 maintains that the proposed mapping changes for HO29 are therefore appropriate to ensure that all the features identified in the citation are covered by the Heritage Overlay.

Submission No.	Submitter	Position	Submission Summary	Response
12	Landowners - Yuroke and Oaklands Junction	Oppose	In relation to HO274 – Oaklands (Sherwood) Hunt Club, HO392 - Harpsdale and HO394 - Belmont. The submitter opposes the proposed changes to the Heritage Overlay on the properties, arguing that the exhibition period has not allowed adequate time to seek heritage expertise from consultants and make well informed submissions. The submitter requests additional time to review the amendment.	The Amendment had an extended exhibition period from 24 November 2022 to 30 January 2023, rather than the one calendar month required by the Planning and Environment Act 1987, to make an allowance for the exhibition period falling over the end of the year. Officers have proposed to continue to engage with submitter when they have obtained further advice from a heritage consultant. No further response had been received from the submitter to date.
13	Landowner - Greenvale	Request changes	In relation to HO31 - Dunhelen House and Barn (1240 Mickleham Road, Greenvale). The submitter supports the Amendment process but requests adjustments from Biosis' recommendations to account for the planned subdivision layout. The submitter also provided additional details to be included in the heritage citation, based on additional historical research recently undertaken as part of the Dunhelen Homestead Conservation Management Plan (Urbis, 2022). These include details on outbuildings, some of them being of no heritage significance and the name of the Scottish architect who designed the 1870s part of the Homestead.	The submission proposes that HO31 be adjusted to a follow the proposed subdivision of 1240 Mickleham Road, Greenvale as per permit application P25002. Permit P25002 is an active permit application in the early assessment stage. It is considered premature to update the HO31 mapping to a subdivision layout is currently subject to assessment and changes. The proposed extent of HO31 aims to protect the landscape setting of the Homestead which has been identified as significant in the citation. The additional details proposed for the HO31 citation are supported by officers and Biosis, provided that the evidence within the Dunhelen Homestead Conservation Management Plan is confirmed and provided to Council.
14	Non-government School – Craigieburn	Support	In relation to HO33 – Olrig (5 – 15 Windrock Avenue, Craigieburn). The submitter supports the reduction in size of the Heritage Overlay (HO33) envelope to exclude the modern buildings accommodated on the school site.	Support for the amendment acknowledged.

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