

## Attachment 2 – Recommended Changes to Amendment C149nill, Heritage Review

1. The Planning Panel Report for Amendment C149 recommends that the Amendment be adopted as exhibited subject to the following:
  - Delete the Heritage Overlay from:
    - Larch Hill, 2 Hillmartin Lane, Diamond Creek (HO319)
    - 'Greet', 162 Murray Road, Diamond Creek (HO321)
    - 61A York Street, Eltham (HO279)
    - 'Hillside' House, 23 Glen Park Road, Eltham North (HO280)
    - House, 144 Progress Road, Eltham North (HO281)
    - 191 Cherry Tree Road, Hurstbridge (HO285).
  - Amend the Heritage Overlay Maps to:
    - delete HO280, HO281, HO319 and HO321
    - delete HO284 from 14 Warringah Crescent, Eltham
    - apply HO279 to 61 York Street, Eltham (Lot S3 PS320805 north of the common property) only
    - delete HO285 from 191 Cherry Tree Road, Hurstbridge.
  - Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
    - a) Amend 'Heritage place' descriptions and Statement of Significance titles consistent with the final Statement of Significance titles.
    - b) Delete reference to:
      - Larch Hill, 2 Hillmartin Lane, Diamond Creek (HO319)
      - 'Greet', 162 Murray Road, Diamond Creek (HO321)
      - 61A York Street, Eltham (HO279)
      - 'Hillside' House, 23 Glen Park Road, Eltham North (HO280)
      - House, 144 Progress Road, Eltham North (HO281)
      - 191 Cherry Tree Road, Hurstbridge (HO285).
    - c) Amend the heritage place description and address for:
      - 'Villa Bereguardo 32 Perversi Avenue Diamond Creek' (HO323) to '32-36 Perversi Avenue, Diamond Creek'
      - 'Post Office & General Store' (HO327) to 'Post Office, General Store & Residence'
      - 'House 14-16 Warringah Crescent, Eltham' (HO284) to 'House 16 Warringah Crescent, Eltham'
      - 'Macmahon Ball House and Studio, 61 & 61A York Street, Eltham' (HO279) to 'Macmahon Ball House and Studio, 61 York Street, Eltham'
    - d) Amend the 'Tree controls apply?' column for '32-36 Perversi Avenue, Diamond Creek' (HO323) to replace 'Yes – palm trees' with 'No'.
    - e) Amend the 'Prohibited uses permitted?' column for:

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- 32-36 Perversi Avenue, Diamond Creek (HO323) to replace 'Yes' with 'No'
  - 'Tilwinda, 130 Laughing Waters Road, Eltham', (HO302) to replace 'No' with 'Yes'
  - 'Nilgiris, 183 Yan Yean Road, Plenty' (HO330) to replace 'Yes' with 'No'
  - 'Former Farmhouse, 52 Kurrak Road, Yarrambat' (HO331) to replace 'Yes' with 'No'.
  - 893 Arthurs Creek Road, Arthurs Creek (HO307) to replace 'Yes' with 'No'
  - 12 Broad Gully Road, Diamond Creek (HO314) to replace 'Yes' with 'No'
  - 38 Collins Street, Diamond Creek (HO316) to replace 'Yes' with 'No'
  - 42 Collins Street, Diamond Creek (Former Lodge) (HO317) to replace 'Yes' with 'No'
  - 349 Diamond Creek Road, Diamond Creek (HO318) to replace 'Yes' with 'No'
  - 49-55 Main Street, Diamond Creek (HO294) to replace 'Yes' with 'No'
  - 25 Nicole Crescent, Diamond Creek (Windmill house) (HO322) to replace 'Yes' with 'No'
  - (HO334) 15 Castle Road, North Warrandyte
  - 586 & 588 Kangaroo Ground-St Andrews Road, Panton Hill (HO328) to replace 'Yes' with 'No'
  - 466 Ironbark Road, Yarrambat (HO295) to replace 'Yes' with 'No'
- f) Amend the 'Outbuildings or fences not exempt under Clause 43.01-4' column for:
- 'Mechanics Institute, 906 Arthurs Creek Road, Arthurs Creek' (HO309) to replace 'Yes - Former Stables' with 'No'
  - 'Arthurs Creek Cemetery, 1165 Arthurs Creek Road, Arthurs Creek' (HO311) to replace 'Yes – Gates' with 'Yes – Road and Cemetery Reserve Gates'.
  - 'Ghirrawheen', 349 Diamond Creek Road, Diamond Creek (HO318) to replace 'Yes - Garage' with 'No'.
  - Harton Hill Farm, 405 Ryans Road, Diamond Creek (HO325) to replace 'Yes' with 'No'.
- Amend the Schedule to Clause 72.04 (Documents Incorporated In This Planning Scheme) to delete reference to:
    - 'Statement of Significance: Larch Hill, 2 Hillmartin Lane, Diamond Creek, July 2022'
    - 'Statement of Significance: 'Greet', 162 Murray Road, Diamond Creek, July 2022'

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- 'Statement of Significance: 'Hillside' House, 23 Glen Park Road, Eltham North, June 2021'
- 'Statement of Significance: House, 144 Progress Road, Eltham North, June 2021'.
  
- Amend the following statements of significance:
  - a) 'Statement of Significance: 125, 173 and 191 Cherry Road, Hurstbridge (June 2021)' consistent with the Panel preferred version in Appendix D:1 and with further changes under 'Why is it significant' to include separate paragraphs for Criterion A, D and H.
  - b) 'Statement of Significance: Mechanics Institute, 906 Arthurs Creek Road, Arthurs Creek, July 2022' consistent with the Panel preferred version in Appendix D:2.
  - c) 'Statement of Significance: Arthurs Creek Cemetery, 1165 Arthurs Creek Road, Arthurs Creek, July 2022' consistent with the Panel preferred version in Appendix D:3.
  - d) 'Statement of Significance: 42 Collins Street, Diamond Creek, July 2022' consistent with the Panel preferred version in Appendix D:4.
  - e) 'Statement of Significance: Villa Bereguardo, 32-34 Perversi Avenue, Diamond Creek, July 2022' consistent with the Panel preferred version in Appendix D:5.
  - f) 'Statement of Significance: Post Office & General Store, 920 Yan Yean Road, Doreen, July 2022' consistent with the Panel preferred version in Appendix D:6.
  - g) 'Statement of Significance: 'Choong House' 10 Diosma Road, Eltham, June 2021' consistent with the Panel preferred version in Appendix D:7.
  - h) 'Statement of Significance: 130 Laughing Waters Road, Eltham, June 2021' to add "historic and" to the description under 'How is it significant?'.
  - i) 'Statement of Significance: Diamond Valley Miniature Railway, 570-576 Main Road, Eltham, June 2021' consistent with the Panel preferred version in Appendix D:8.
  - j) 'Statement of Significance: Eltham War Memorial Building Complex, 903-907 Main Road, Eltham, June 2021' to replace the sentence under 'How is it significant?' with "The Eltham War Memorial Buildings, Eltham, are of local historic, representative and social significance to the Shire of Nillumbik."
  - k) 'Statement of Significance: House, 14-16 Warringah Crescent, Eltham, June, 2021' consistent with the Panel preferred version in Appendix D:9 with further changes under 'Why is it significant' to include separate paragraphs for Criterion D and Criterion E.
  - l) 'Statement of Significance: McMahan Ball House and Studio, 61 & 61A York Street, Eltham, June 2021' consistent with the Panel preferred version in Appendix D:10.

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- m) 'Statement of Significance: Souter House, 17 Koornong Crescent, North Warrandyte, July 2022' consistent with the Panel preferred version in Appendix D:11.
  - n) 'Statement of Significance: Former Farmhouse, 145 River Avenue, Plenty, July 2022' consistent with the Panel preferred version in Appendix D:12.
  - o) 'Statement of Significance: Nilgiris, 183 Yan Yean Road, Plenty, July 2022' consistent with the Panel preferred version in Appendix D:13.
  - p) 'Statement of Significance: Former Farmhouse, 52 Kurrak Road, Yarrambat, July 2022' consistent with the Panel preferred version in Appendix D:14 and to replace the heritage place image with an alternative appropriate image of the place.
  - q) Statements of Significance for the following places in relation to removing Prohibited Use & Outbuilding controls:
    - 893 Arthurs Creek Road, Arthurs Creek
    - 12 Broad Gully Road, Diamond Creek
    - 38 Collins Street, Diamond Creek
    - 42 Collins Street, Diamond Creek (Former Lodge)
    - 349 Diamond Creek Road, Diamond Creek
    - 49-55 Main Street, Diamond Creek
    - 25 Nicole Crescent, Diamond Creek (Windmill house)
    - 15 Castle Road, North Warrandyte
    - 586 & 588 Kangaroo Ground-St Andrews Road, Panton Hill
    - 466 Ironbark Road, Yarrambat
    - Parkview, 25 Brennans Road, Arthurs Creek
    - Sherwood, 110 Deep Creek Road, Arthurs Creek
    - Harton Hill Farm, 405 Ryans Road, Diamond Creek
- Review and amend as necessary, all statements of significance to:
    - a) apply consistent place descriptions, names and addresses
    - b) ensure the criterion applied under 'How is it significant?' match those in the significance description under 'Why is it significant?'
    - c) include consistent 'primary source' document title references.
  - Amend the following incorporated documents:
    - a) Nillumbik Heritage Review - Stage A (Context, 2021) to include a dated document title page and citation index.
    - b) Nillumbik Heritage Review - Stage B (Trethowan, 2022) to include a citation index.

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- Consolidate the Nillumbik Shire Thematic Environmental History, Revision 2016 (Nillumbik Shire Council, 2016) and Nillumbik Gap Study Stage B – Thematic Environmental History Post-war Update (Trethowan, 2022) into a single background document with addendum.
- Amend the Schedule to Clause 72.08 (Background documents) to apply consistent references to the Nillumbik Heritage Review - Stage A (Context, 2021) and Nillumbik Heritage Review - Stage B (Trethowan, 2022) and an updated title for the Nillumbik Shire Thematic Environmental History.