

Greater Dandenong Planning Scheme

Amendment C249gdan

Explanatory Report

Overview

The amendment proposes to correct anomalies and mapping errors in the Schedule to Clause 43.01 Heritage Overlay to ensure the information and planning controls contained within the Heritage Overlay Schedule are correct and accurate. The amendment affects 18 heritage places located in Greater Dandenong.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Dandenong website at greaterdandenong.vic.gov.au/planning/greater-dandenong-planning-scheme-amendments

And

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

Dandenong Civic Centre, 225 Lonsdale Street, DANDENONG VIC 3175

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **5pm on Thursday 17 April 2025**.

A submission must be made in writing to Council by:

Online: Complete the online submission form

Email: council@cgd.vic.gov.au

Post: Strategic Planning Amendment C249gdan – Submission

City of Greater Dandenong

PO Box 200

DANDENONG VIC 3175

Please visit Council's website yoursay.greaterdandenong.vic.gov.au for further information and to make an online submission.

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: **21 July 2025**
- Panel hearing: **18 August 2025**

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the City of Greater Dandenong which is the planning authority for this amendment.

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

Land affected by the amendment

The amendment applies to 18 heritage places located in Greater Dandenong. The properties affected are listed in Table 1.

Table 1 Heritage Places affected by proposed Amendment C249gdan Minor Amendments to the Heritage Overlay

HO Number	Heritage Place Name	Address
HO2	Dandenong West Primary School	32-34 Birdwood Avenue, Dandenong
HO3	Noble Park Public Hall	18-34 Buckley Street, Noble Park
HO5	Foster Farm House	10 Starling Mews, Keysborough
HO6	Keysborough State School (No.1466)	15/170 Chapel Road, Keysborough
HO12	Keysborough Learning Centre	402-418 Corrigan Road, Keysborough

HO Number	Heritage Place Name	Address
HO15	Dandenong Primary School (No.1403)	174-182 Foster Street, Dandenong
HO17	Wanke House	97 Gladstone Road, Dandenong
HO22	Glen Alvie (Homestead)	66 Hutton Road, Keysborough
HO24	Pemberton House	11 James Street, Dandenong
HO25	Oak Trees	7-10 Janmara Court and 42-44 Rawdon Hill Drive, Dandenong North
HO27	Dandenong General Cemetery	17A Kirkham Road, Dandenong
HO36	Old Dandy Inn – formerly the Bridge Hotel	185-193 Lonsdale Street, Dandenong
HO44	River Red Gums	Memorial Drive road reserve, Noble Park
HO50	Dandenong High School	92-106 Princes Highway, 15-17 High Street and 2-4 Herbert Street, Dandenong
HO63	Formerly McQuade's Garage	18-20 Scott Street, Dandenong
HO64	Formerly Walker's Bakehouse	22-24 Scott Street, Dandenong
HO70	Oak Tree	Springvale Civic Centre 397-405 Springvale Road and 2-14 Grace Park Avenue, Springvale
HO77	Springvale Church of Christ	6 Windsor Avenue, Springvale

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

What the amendment does

The amendment proposes to make changes to the existing Schedule to Clause 43.01 Heritage Overlay and associated maps in the Greater Dandenong Planning Scheme to correct anomalies and mapping errors identified through a review of the schedule. The amendment proposes changes to 18 existing Heritage Places listed on the Heritage Overlay (HO) Schedule. The amendment is required to ensure the existing overlay is consistent with the Department of Transport and Planning's *Planning Practice Note No.1 Applying the Heritage Overlay* and the *Greater Dandenong Heritage Study Stage 1 (1998)* and *Greater Dandenong Heritage Study*

and Heritage Places (2003).

Specifically, the amendment proposes to:

- Amend the Schedule to Clause 43.01 Heritage Overlay to correct the addresses and controls to 18 existing heritage places. Table 2 indicates the heritage overlay number, address and specific changes proposed for each of the 18 existing HO places.
- Amend Planning Scheme Maps 1HO, 2HO, 5HO, 6 HO and 7HO to adjust the mapped extent of the HO places and delete three heritage places listed in Table 3.

Table 2 Changes proposed to the Schedule to the Heritage Overlay

HO Number	Heritage Place	Changes proposed to the Schedule to the Heritage Overlay
HO2	Dandenong West Primary School (No.4217)	Turn off outbuildings control. Recommendation in heritage study from 2003 does not include outbuilding or fences not exempt.
HO3	Noble Park Public Hall	Turn off tree controls. The trees identified as significant in the heritage study from 2003 no longer exist on the site and therefore the controls are redundant.
HO5	Foster Farm House	Update address from 'Lot 846 PS 629190L Havenstone Drive, Keysborough' to '10 Starling Mews, Keysborough'.
HO6	Keysborough State School	Update address from '170 Chapel Rd, Keysborough' to '15/170 Chapel Rd, Keysborough and part Common Property No.1'.
HO12	Keysborough Learning Centre	Update place name from 'Keysborough Learning Centre' to 'Resurrection Parish Complex'.
HO15	Dandenong Primary School (No.1403)	Turn on outbuildings control. The heritage study from 2003 identifies significant outbuildings on the site. The recommended controls for this heritage place were mistakenly switched with the recommended controls for Dandenong West Primary School (HO2) with outbuilding controls recommended for

HO Number	Heritage Place	Changes proposed to the Schedule to the Heritage Overlay
		the Dandenong West Primary School which did not identify significant outbuildings on the site.
HO17	Wanke House	Turn off tree controls. The trees identified as significant in the heritage study from 2003 no longer exist on the site and therefore the controls are redundant.
HO25	Oak Trees along Janmara Court and Rawdon Hill Drive	Delete HO as trees no longer exists
HO27	Dandenong General Cemetery	Update place name to include: '(known as Dandenong Community Cemetery)'.
HO36	Old Dandy Inn – formerly the Bridge Hotel	Update place name from 'Old Dandy Inn – formerly the Bridge Hotel' to 'Former Bridge Hotel'.
HO50	Dandenong High School	Turn off tree controls. The trees identified as significant in the heritage study from 2003 no longer exist on the site and therefore the controls are redundant.
HO63	Formerly McQuade's Garage	Delete the HO as heritage place has burnt down.
HO64	Formerly Walker's Bakehouse	Delete the HO as heritage place has burnt down.
HO70	Oak Tree (Springvale Civic Centre)	Update address from '397-405 Springvale Rd & 2-14 Grace Park Ave, Springvale' to '407-411 Springvale Road, Springvale'.
HO77	Springvale Church of Christ	Turn off tree controls. Recommendation in heritage study from 2003 does not include tree controls.

Table 3 Changes proposed to the Heritage Overlay Planning Scheme maps

HO Number	Heritage Place	Mapping reference	Proposed mapping changes
HO3	Noble Park Public Hall	Planning Scheme Map 5HO	<p>Reduce mapped extent to reflect the building and property boundaries of the heritage place.</p> <p>The southern portion of the site has been developed and the remaining elements of heritage significance are not located on the southern portion from where the HO has been recommended to be deleted.</p> <p>See Attachment 2.</p>
HO6	Keysborough State School	Planning Scheme Map 7HO	<p>Reduce mapped extent to reflect the building and property boundaries of the heritage place.</p> <p>170 Chapel Street, Keysborough has been subdivided and redeveloped. The heritage place is situated at 15/170 Chapel Street, Keysborough and has been retained. Reducing the heritage curtilage will be a more accurate representation of what is significant.</p> <p>See Attachment 2.</p>
HO22	Glen Alvie (Homestead)	Planning Scheme Map 7HO	<p>Increase mapped extent to provide appropriate curtilage to the house and surrounding vegetation. The current HO mapping does not accurately reflect the actual location of the house and surrounding vegetation.</p> <p>See Attachment 2.</p>
HO24	Pemberton House	Planning Scheme Map 6HO	<p>Increase mapped extent to reflect the property</p>

HO Number	Heritage Place	Mapping reference	Proposed mapping changes
			<p>boundaries.</p> <p>Recommendation in the heritage study from 2003 applies HO to entire property.</p> <p>See Attachment 2.</p>
HO44	River Red Gums along Memorial Drive	Planning Scheme Maps 2HO and 5HO	<p>Increase mapped area to cover the full extent of the planting.</p> <p>Recommendation in the heritage study from 2003 applies HO to trees further south from what HO44 currently applies to.</p>
HO25	Oak Trees along Janmara Court and Rawdon Hill Drive	Planning Scheme Map 2HO	Delete HO25 from map as trees no longer exist.
HO50	Dandenong High School	Planning Scheme Map 5HO and 6HO	<p>Reduce mapped area to provide appropriate curtilage to significant buildings, fencing and gates.</p> <p>The Monterey Pine boundary plantation trees identified in the heritage study from 2003 have been removed and the curtilage is proposed to only include significant heritage elements still present on the site (original school building and memorial entrances gates and fencing).</p> <p>See Attachment 2.</p>
HO63	Formerly McQuade's Garage	Planning Scheme Map 6HO	Delete HO63 from map as heritage place has burnt down.
HO64	Formerly Walker's Bakehouse	Planning Scheme Map 6HO	Delete HO64 from map as heritage place has burnt

HO Number	Heritage Place	Mapping reference	Proposed mapping changes
			down.
HO70	Oak Tree (Springvale Civic Centre)	Planning Scheme Map 1HO	Amend the mapped area to identify the correct tree. HO70 was applied to the incorrect tree identified in the heritage study from 2003.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to maintain the accuracy of the schedule to the existing Heritage Overlay at Clause 43.01 of the *Greater Dandenong Planning Scheme* and the relevant planning scheme maps. It reviews the heritage value of existing heritage places in the schedule to the HO by updating the addresses of six heritage places (HO5, HO6, HO12, HO27, HO36, HO70), updating planning controls to seven heritage places (HO2, HO3, HO15, HO17, HO25, HO50, HO77) and removing three heritage places from the schedule to the HO (HO63, HO64 and HO25), that no longer exist on site. The amendment will also delete or correct mapping errors to ten heritage places (HO3, HO6, HO22, HO24, HO25, HO44, HO50, HO63, HO64, HO70) in the relevant heritage overlay planning scheme maps.

The Heritage Overlay, and associated maps are the most appropriate planning mechanism to protect heritage places. By maintaining the accuracy of the HO, these significant heritage places are protected. As such, it is considered that the amendment will result in a net community benefit.

The review considered the *Greater Dandenong Heritage Study Stage 1 (1998)* and the *Greater Dandenong Heritage Study and Heritage Places (2003)* against the existing Heritage Overlay and identified 18 heritage places with inconsistencies between the heritage studies and the applied planning controls. This amendment is required to correct these anomalies and mapping errors in the existing overlay schedule and planning scheme maps. Amending the HO schedule and maps will ensure the HO and relevant triggers are accurately applied to the values of most significance for each place.

A key objective of the amendment is to ensure the existing HO is consistent with the Department of Transport and Planning's *Planning Practice Note No.1 Applying the Heritage Overlay*.

How does the amendment implement the objectives of planning in

Victoria?

The amendment implements objective (d) in section 4(1) of the *Planning and Environment Act 1987*:

“To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.”

The amendment supports protection of heritage values through the appropriate application of the HO for places that respect and celebrate heritage.

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

The amendment will have a net community benefit by protecting places of cultural significance for current and future generations to value. Preserving historical places and ensuring the HO controls which apply to these places is applied consistently and accurately will have positive environmental, social and economic effects.

Three HOs are proposed for deletion, this includes two buildings that burnt down, and one tree that no longer exists. It is considered these deletions will have no negative effects, as the heritage value of these places has already been lost.

The amendment will have no impact on the heritage values or level of significance for the remaining heritage places affected by this amendment.

It is acknowledged the HO may limit (but not prohibit) future development on these sites by amending the controls that apply (i.e. turning on tree or outbuilding controls). However, the amendment does not propose any changes to the level of significance of the affected heritage places and no new sites have been identified for inclusion in the HO.

The amendment implements the original recommendations of the *Greater Dandenong Heritage Study Stage 1 (1998)* and the *Greater Dandenong Heritage Study and Heritage Places (2003)*. When considered from a municipal and community-wide perspective, the benefit of retaining the heritage places is considered to outweigh any perceived negative impacts of reduced development land.

By revising the existing HO, the amendment respects and celebrates diversity and the history of Greater Dandenong.

Does the amendment address relevant bushfire risk?

The land is not within a designated bushfire prone area, subject to the Bushfire Management Overlay or proposed to be used or developed in a manner that may create a bushfire hazard.

Does the amendment comply with the requirements of any other

Minister’s Direction applicable to the amendment?

The amendment complies with the *Ministerial Direction – The Form and Content of Planning Schemes* by appropriately applying the HO to protect places of historical significance to Greater Dandenong and Melbourne.

Furthermore, the amendment supports the requirements of:

- *Ministerial Direction No.9 Metropolitan Planning Strategy*, principle 1 and outcome 4 which aim to promote and support a distinctive Melbourne through preserving and respecting Melbourne’s heritage for the next generation.
- *Ministerial Direction No.11 Strategic Assessment of Amendments* by conducting a thorough assessment of the amendment and its strategic basis. This explanatory report forms part of this assessment.

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

The amendment supports the State Planning Policy Framework at Clause 15.03-1S by ensuring the conservation of places with heritage significance through the long-term application of the heritage overlay and associated controls.

The amendment supports *Plan for Victoria (DTP, February 2025)*, a long-term plan for whole of Victoria. In particular, Pillar 3: Great places, suburbs and towns is relevant as it ensures “*Victoria’s suburbs, towns and neighbourhoods are vibrant, resilient and inclusive to support strong communities*”. The amendment supports this by updating the planning scheme to make corrections and rectify mapping anomalies to existing heritage places which will provide more clarity for the community.

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

The amendment supports and implements several objectives and strategies within the Local Planning Policy Framework and Municipal Strategic Statement of the Greater Dandenong Planning Scheme. Clause 21.03 sets out a vision for Greater Dandenong to be a city that promotes and celebrates its multicultural identity, as much as tradition and history are celebrated. The vision identifies the green wedge as having important cultural heritage, along with the need to care for these natural and built historical values. The amendment supports this vision by continuing the preservation of existing heritage places.

Specifically, the amendment supports the objectives and strategies at Clause 21.05-2 by protecting sites of significant cultural and heritage value, including those elements which contribute to the significance of the heritage place.

Does the amendment make proper use of the Victoria Planning

Provisions?

The amendment makes proper use of the Victorian Planning Provisions (VPPs) by amending the existing Schedule to Clause 43.01 Heritage Overlay in the Greater Dandenong Planning Scheme. The HO is the most appropriate planning mechanism to protect the heritage values of places. Correcting anomalies in the Schedule will ensure the heritage controls properly apply which will lead to greater consistency and clarity in the planning scheme.

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

The views of relevant agencies will be sought during the exhibition stage of the amendment. Whilst most of these sites are privately owned, it is not expected the amendment will impact external agencies.

In addition to seeking the views of relevant agencies, the City of Greater Dandenong will also seek the views of the relevant landowners and affected stakeholders.

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

The provisions of the *Transport Integration Act 2010* are not applicable to this amendment.

Resource and administrative costs

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

By updating the existing HO to be consistent with the recommendations of the *Greater Dandenong Heritage Study Stage 1 (1998)* and the *Greater Dandenong Heritage Study and Heritage Places (2003)* and associated heritage citations, it is expected the amendment will enable the efficient assessment of applications associated with these heritage places.

Attachment 1 – Mapping reference table

Location	Mapping Reference	Land / Area Affected	Proposed Overlay changes	Proposed deletion changes
HO3 Noble Park Public Hall	Greater Dandenong C249gdan 002-hoMap05 Exhibition	18-34 Buckley Street, Noble Park	HO3	D-HO3
HO6 Keysborough State School (No.1466)	Greater Dandenong C249gdan 001-hoMap07 Exhibition	15/170 Chapel Road, Keysborough	HO6	D-HO6
HO22 Glen Alvie (Homestead)	Greater Dandenong C249gdan 004-hoMap07 Exhibition	66 Hutton Road, Keysborough	HO22	
HO24 Pemberton House	Greater Dandenong C249gdan 005-hoMap06 Exhibition	11 James Street, Dandenong	HO24	
HO25 Oak Trees	Greater Dandenong C249gdan 011d-hoMap02 Exhibition	7-10 Janmara Court and 42-44 Rawdon Hill Drive, Dandenong North		D-HO25
HO44 River Red Gums – Memorial Drive, Noble Park	Greater Dandenong C249gdan 008-hoMaps02_05 Exhibition	Memorial Drive road reserve extending from Corrigan Road in the north to Heatherton Road in the south.	HO44	
HO50 Dandenong High School	Greater Dandenong C249gdan 003d-hoMaps05_06 Exhibition	92-106 Princes Highway, 15-17 High Street and 2-4 Herbert Street, Dandenong	HO50	D-HO50
HO63	Greater Dandenong C249gdan	18-20 Scott Street, Dandenong		D-HO63

Location	Mapping Reference	Land / Area Affected	Proposed Overlay changes	Proposed deletion changes
Formerly McQuade's Garage	010d-hoMap06 Exhibition			
HO64 Formerly Walker's Bakehouse	Greater Dandenong C249gdan 010d-hoMap06 Exhibition	22-24 Scott Street, Dandenong		D-HO64
HO70 Oak Tree – Springvale Civic Centre	Greater Dandenong C249gdan 009-hoMap01 Exhibition And Greater Dandenong C249gdan 007d-hoMap01 Exhibition	397-405 Springvale Road and 2-14 Grace Park Avenue, Springvale	HO70	

Attachment 2 – Council Maps

The following maps illustrate the changes proposed by Amendment C249gdan in relation to existing or retained heritage overlay:



Figure 1: Noble Park Public Hall (HO3) at 18-34 Buckley Street, Noble Park

**GREATER DANDENONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C249gdan**



Figure 2: Keysborough State School (No. 1466) (HO6) at 15/170 Chapel Road, Keysborough

GREATER DANDENONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT C249gdan

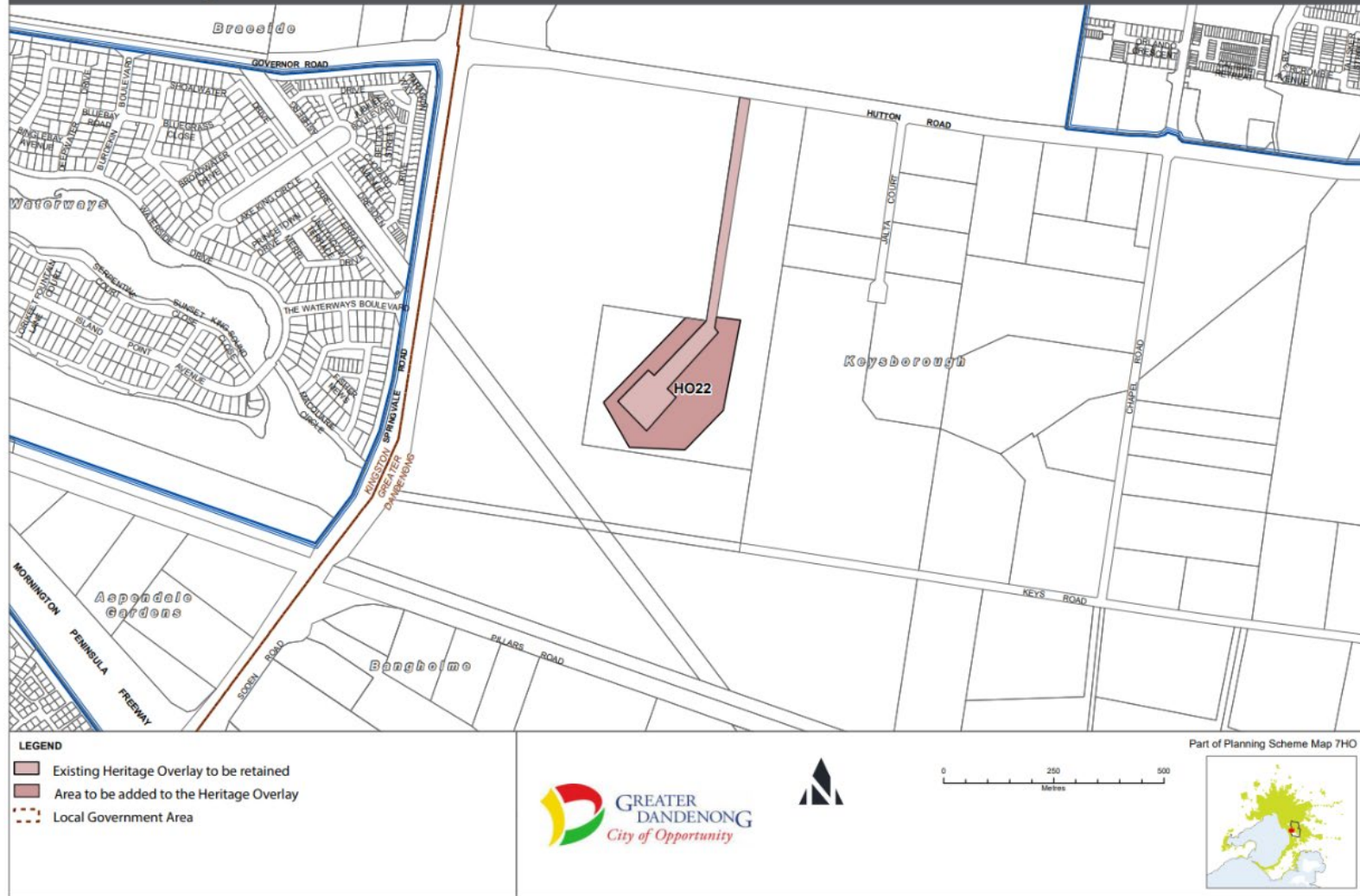


Figure 3: Glen Alvie (Homestead) (HO22) at 66 Hutton Road, Keysborough



Figure 4: Pemberton House (HO24) at 11 James Street, Dandenong

GREATER DANDENONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C249gdan

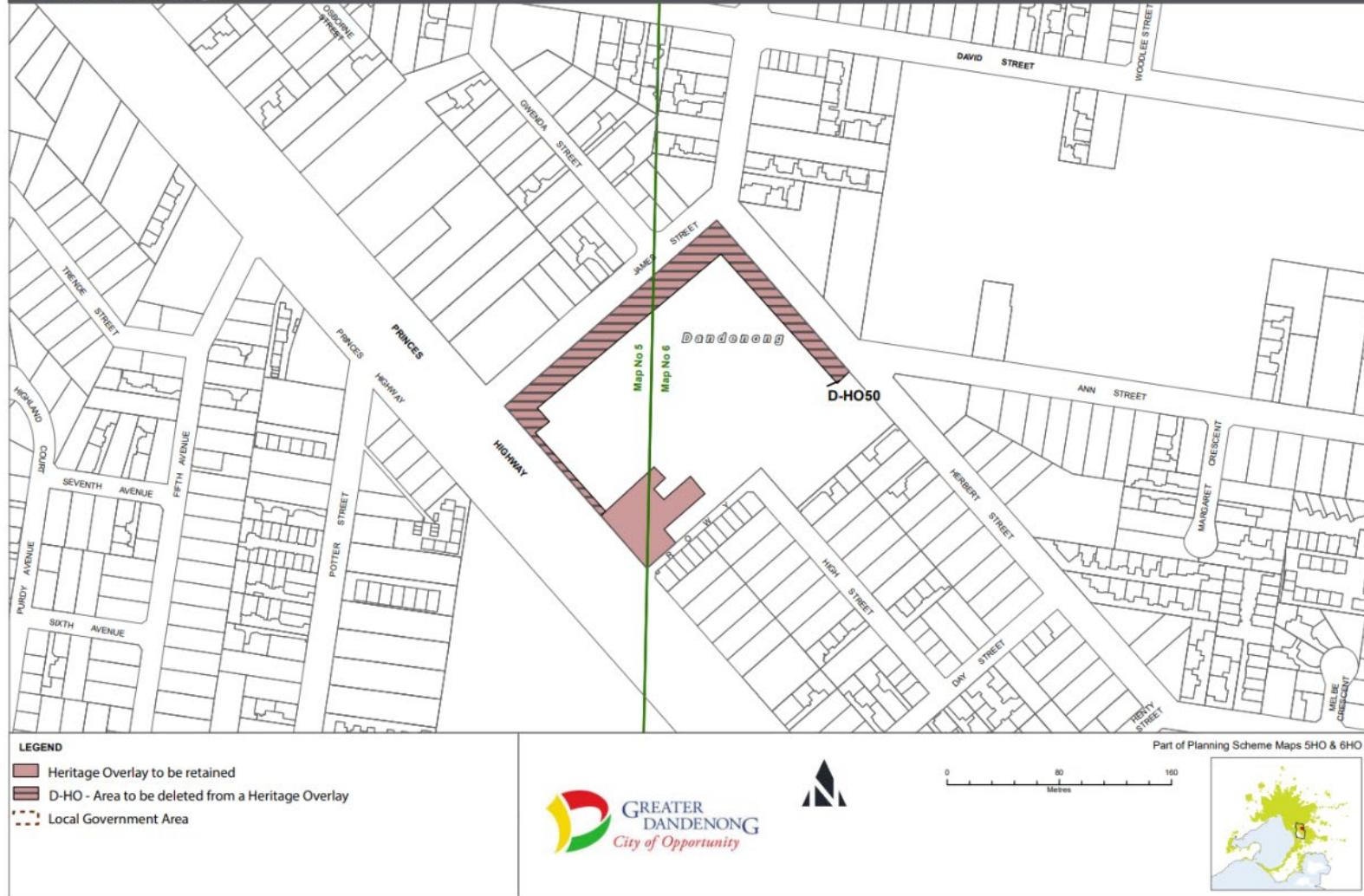


Figure 5: Dandenong High School (HO50) at 96-106 Princes Highway, 15-17 High Street and 2-4 Herbert Street, Dandenong