

SOUTH GIPPSLAND SHIRE COUNCIL

# Planning Scheme Amendment C126sgip Heritage Protection for 'Aroyn' Homestead



Adoption Documents

Prepared by Skye Radcliffe-Scott on 29 July 2021 for Council consideration of amendment adoption.

<b>Planning Scheme Clauses and Mapping</b>	<b>3</b>
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## SOUTH GIPPSLAND PLANNING SCHEME

25/07/2019  
C121sgip**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**25/07/2019  
C121sgip**Application requirements**

None specified.

**2.0**---/---/---  
Proposed C126sgip**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>ALLAMBEE &amp; DISTRICT</b>							
HO23	Allambee East Cemetery (former) Grand Ridge Road, Allambee East	No	No	No	No	No	No	No
HO24	Allambee South State School No 3075 (former) Grand Ridge Road, Allambee South	No	No	Yes	No	No	No	No
	<b>BENA &amp; DISTRICT</b>							
HO25	Bena Primary School (former) No 3062 40 Greens Road, Bena	No	No	No	No	No	Yes	No
	<b>BERRYS CREEK &amp; BOOROOL</b>							
HO28	Berry's Creek Honour Avenue Berry's Creek Road, Berry's Creek	No	No	Yes	No	No	No	No

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HO3	<p>Mossvale Park</p> <p>Mossvale Park Road, Berry's Creek</p> <p>The heritage place comprises the Algerian Oak (<i>Quercus Canariensis</i>) situated next to the sound shell, Oriental Plane (<i>Platanus Orientalis</i>) next to the rear gate leading to private land, Chestnut Leaved Oak (<i>Quercus Castaneifolia</i>), near toilet block, London Plane (<i>Platanus x Acerifolia</i>), next to sound shell, concrete block shelter, brick toilet block, ruins of original timber bridge on river bank, and other mature trees including English Elms (<i>Ulmus procera</i>), other Oaks, Planes, Copper Beech, and Variegated Elm (<i>Ulmus Minor Variegata</i>) situated on pasture land on east facing slope behind park.</p>	No	No	Yes	No	No	No	No
	<b>DOLLAR &amp; DISTRICT</b>							
HO32	<p>Dollar State School No. 3473 (former)</p> <p>Dollar Hall Road</p> <p>The heritage place comprises school, adjacent shelter shed and surrounding land to a minimum extent of 5m.</p>	No	Yes	No	Yes	No	No	No
	<b>FISH CREEK &amp; DISTRICT</b>							
HO13	<p>Bank of Australasia (former)</p> <p>19 Falls Road, Fish Creek</p>	Yes	Yes	No	No	No	Yes	No
HO140	Greenfields	No	No	No	No	No	No	No

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	915 Falls Road, Fish Creek The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.							
HO141	Bosley Farm 425 Harding-Lawson Road, Fish Creek The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.	No	No	No	No	No	No	No
HO157	Fish Creek Memorial Hall 13 Falls Road Fish Creek	No	No	No	No	No	No	No
	<b>FOSTER &amp; DISTRICT</b>							
HO15	Victory Mine and Kaffir Hill Reserve, Foster	Yes	No	Yes	No	No	No	No
HO16	Exchange Hotel 43 Main Street, Foster	Yes	Yes	No	No	No	Yes	No
HO38	South Gippsland Historical Society Museum Main Street, Foster The heritage place comprises Foster Post Office (former) and former Agnes State School No. 3043.	No	Yes	No	No	No	No	No
HO39	Foster World War 1 Soldiers Memorial	No	No	No	No	No	No	No

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	Main Street, Foster The heritage place comprises memorial and surrounding land to a minimum extent of 1m.							
HO40	Foster Court House and Police Stables (former) 33 Station Road, Foster	No	No	No	No	No	No	No
HO41	Wilga (dwelling) 59 Station Road, Foster	No	No	No	No	No	No	No
HO42	Foster Recreation Reserve Pavilion Station Road, Foster	No	No	No	Yes	No	No	No
HO158	Hillcrest (dwelling) 175 Ameys Track, Foster	No	No	No	No	No	No	No
	<b>HEDLEY &amp; DISTRICT</b>							
HO44	Hedley Public Hall South Gippsland Highway, Hedley	No	No	No	No	No	No	No
	<b>JEETHO</b>							
HO46	Shire of Poowong & Jeetho Offices & Hall (former) (Jeetho Public Hall) Jeetho Road, Jeetho	Yes	Yes	No	No	No	Yes	No

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HO142	Wrigwell (later Glenorchy) 250 Jeetho Road, Jeetho The heritage place comprises the dwelling, stables and trees along former carriage drive	No	No	Yes – trees along former carriage drive	Yes – stables only	No	No	No
	<b>JUMBUNNA</b>							
HO47	Brick culverts Lynn Streets, Jumbunna	No	No	No	No	No	No	No
	<b>KARDELLA</b>							
HO48	Kardella Avenue of Honour Kardella Road, Kardella	No	No	Yes	No	No	No	No
HO49	Boer War Memorial Oak Trees Kardella Road, Kardella	No	No	Yes	No	No	No	No
	<b>KONGWAK</b>							
HO4	Kongwak Co-operative Butter & Cheese Factory (former) Korumburra-Wonthaggi Road, Kongwak	Yes	Yes	No	No	No	Yes	No
HO50	Kongwak Avenue of Honour Korumburra-Wonthaggi Road, Kongwak	No	No	Yes	No	No	No	No

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	<b>KOONWARRA &amp; DISTRICT</b>							
HO51	Three Railway Bridges over Tarwin River South Eastern Railway, Koonwarra	No	No	No	No	No	No	No
HO52	Cluanie (former Linsfield, Lyrebird Mound) 390 Koonwarra-Inverloch Road, Koonwarra	No	No	Yes	Yes	No	No	No
	<b>KORUMBURRA &amp; DISTRICT</b>							
HO53	Korumburra Post & Telegraph Office (former) 24-26 Bridge Street, Korumburra	Yes	Yes	No	Yes – timber outbuilding	No	No	No
HO54	Coal Creek Heritage Park South Gippsland Highway Korumburra  The heritage place comprises the former Korumburra Court House, Kilcunda Road State School No 3337 (former) and the Wattle and Daub Cottage.	Yes	Yes	No	No	No	No	No
HO57	Korumburra Drill Hall 8 Charles Street, Korumburra	No	No	No	No	No	No	No
HO59	Korumburra Strzelecki Memorial Korumburra-Warragul Road (Cnr. Old Bena Road), Korumburra	No	No	No	No	No	No	No

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	The heritage place comprises memorial and surrounding land to a minimum extent of 2m.							
HO61	Korumburra Baptist Church Mine Road, Korumburra	No	Yes	No	No	No	No	No
HO62	Korumburra World War 1 Soldiers Memorial (Coleman Park) Queen Street, Korumburra	No	No	No	No	No	No	No
HO63	Korumburra Comfort Station for Women (former) Radovick Street, Korumburra	No	No	No	No	No	No	No
HO5	Part of Korumburra Railway Station Complex Station Street, Korumburra	No	No	No	No	No	No	No
HO18	Korumburra Railway Station complex Station Street, Korumburra	-	-	-	-	Yes Ref No H1571	No	No
HO143	14 Bridge Street, Korumburra Dwelling	No	No	No	No	No	Yes	No
HO150	21 Bridge St Korumburra Dwelling	No	No	No	No	No	No	No

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HO144	23 Bridge Street, Korumburra Dwelling	No	No	No	No	No	Yes	No
HO145	Lismore 48 Bridge Street, Korumburra The heritage place comprises dwelling and land to a depth of 25m from the lot frontage	No	No	No	No	No	No	No
HO146	1A Victoria Street, Korumburra Dwelling The heritage places comprises dwelling and land to a depth of 25m from the lot frontage	No	No	No	No	No	No	No
	<b>LEONGATHA, KOOROOMAN &amp; DISTRICT</b>							
HO26	Leongatha South State School No. 3251 (former) 7975 Bass Highway, Leongatha South	No	No	No	No	No	No	No
HO64	Springdale 190 Gwyther Siding Road, Leongatha South The heritage place comprises house designed by Harold Desbrowe-Annear and constructed in 1905 and surrounding land to a minimum extent of 10m.	No	Yes	No	No	No	No	No
HO65	South Gippsland Water Purification Plant	Yes	No	No	No	No	No	No

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	Harveys Road, Leongatha  The heritage place comprises Ronald M Scott designed brick building (constructed 1958-60) and 1m around the building, excluding plant equipment.							
HO66	Koorooman Avenue of Honour  Hydes Road, Koorooman	No	No	Yes	No	No	No	No
HO67	Leongatha Railway Station  Long Street, Leongatha	Yes	Yes	Yes	No	No	Yes	No
HO68	Leongatha Strzelecki Memorial  Long Street, Leongatha	No	No	No	No	No	No	No
HO69	Canary Island Palms (Phoenix Canariensis)  Apex Park, McCartin Street, Leongatha	No	No	Yes	No	No	No	No
HO70	Leongatha Court House (former)  2 McCartin Street, Leongatha	Yes	Yes	No	No	No	No	No
HO71	Leongatha Post & Telegraph Office  4 McCartin Street, Leongatha	Yes	No	No	No	No	No	No
HO7	Memorial Hall & Woorayl Shire Offices (former)  6-8 McCartin Street, Leongatha	Yes	Yes	No	No	No	Yes	No

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HO6	Leongatha Mechanics' Institute & Free Library (former) 10McCartin Street, Leongatha	Yes	Yes	No	No	No	Yes	No
HO72	Leongatha Secondary College (former Leongatha Agricultural College) Nerrena Road, Leongatha	-	-	-	-	Yes Ref No H0949	No	No
HO138	Part Leongatha Secondary College Nerrena Road, Leongatha	No	No	No	No	No	No	No
HO10	Knox's Rockhill Farm complex 530 Nerrena Road, Leongatha	Yes	Yes	No	No	No	Yes	No
HO76	Leongatha Showgrounds Grandstand and Gates Leongatha Recreation Reserve Roughead Street, Leongatha	Yes	No	No	No	No	No	No
HO77	Leongatha World War 1 Memorial Avenue of Honour Wild Dog Valley Road & Yarragon Road, Leongatha	No	No	Yes	No	No	No	No
HO9	Hayes' (PA Dunne's) Store (former) 4 Roughead Street, Leongatha	Yes	Yes	No	No	No	Yes	No

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HO8	Leongatha Butter and Cheese Factory (former), corner Strzelecki Highway and Roughead Street	Yes	Yes, limited to the hexagonal terracotta floor tiles	No	No	No	Yes	No
HO147	42 Brown Street, Leongatha Dwelling  The heritage places comprises dwelling and land to a depth of 30m from the lot frontage	No	No	No	No	No	No	No
HO148	Egerton 37 Jeffrey Street, Leongatha Dwelling and stables	No	No	No	Yes - stables	No	No	No
HO149	McGuinness House (later Lamont House) 19 Long Street, Leongatha Dwelling and former boarding house/stable  The heritage places comprises dwelling and land to a depth of 35m from the lot frontage	No	No	No	Yes – garages	No	Yes	No
	<b>LOCH</b>							
HO2	Chestnut-Leaved Oaks (Quercus Castaneifolia) Victoria Road, Loch	No	No	Yes	No	No	Yes	No

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	The heritage place comprises the Oaks in the paddock at rear of Loch Catholic Church.							
HO83	Loch Primary School No 2912 Victoria Road, Loch	No	No	No	No	No	No	No
	<b>MEENIYAN &amp; DISTRICT</b>							
HO88	Railway Bridge over Tarwin River South Eastern Railway, Meeniyen	No	No	No	No	No	No	No
HO90	Meeniyen Public Hall Whitelaw Street, Meeniyen	No	No	No	No	No	No	No
HO91	Meeniyen & Stony Creek World War 1 Memorial Whitelaw Street, Meeniyen  The heritage place comprises memorial and surrounding land to edge of median strip.	No	No	No	No	No	No	No
	<b>MIRBOO &amp; DISTRICT</b>							
HO22	Mirboo on Tarwin Hall 285 Mirboo South Road, Mirboo	-	-	-	-	Yes  Ref No H1973	Yes	No
HO95	Mirboo Shire Hall and Offices (former)	No	Yes	No	No	No	No	No

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	30 Ridgway, Mirboo North							
HO97	Mirboo North Railway Station (former) Ridgway, Mirboo North The heritage place comprises Station building and platform and surrounding land to a minimum extent of 10m.	No	Yes	No	No	No	No	No
HO98	Mirboo North Strzelecki Memorial Ridgway, Mirboo North	No	No	No	No	No	No	No
HO151	Clestron (Ogilvy homestead site and trees) 600 Boolarra South-Mirboo North Road, Mirboo North The heritage place comprises a circle with a diameter of 75m containing group of trees surrounding the former Ogilvie homestead	No	No	Yes	No	No	No	No
HO152	60 Ridgway, Mirboo North Colonial Bank of Australasia (former) and residence	No	No	No	No	No	Yes	No
	<b>NERRENA &amp; DISTRICT</b>							
HO102	Nerrena Public Hall Nerrena Hall Road, Nerrena	No	No	No	No	No	No	No
	<b>NYORA &amp; DISTRICT</b>							

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HO103	Nyora Railway Station Mitchell Street, Nyora	Yes	Yes	No	No	No	Yes	No
HO159	'Aroyn' 379 Lang Lang-Poowong Road, Nyora <b>Statement of Significance:</b> <i>Statement of Significance, "Aroyn" (July 2021)</i>	No	No	No	No	No	No	No
	<b>POOWONG &amp; DISTRICT</b>							
HO1	Wesleyan Church (former) 35 Nyora Road, Poowong	Yes	Yes	No	No	No	Yes	No
HO21	Notched Log Cottage 920 Nyora-Poowong Road, Poowong	-	-	-	-	Yes Ref No H1987	Yes	No
HO104	Poowong World War 1 Soldiers' Memorial Nyora Road, Poowong The heritage place comprises memorial and surrounding land to a minimum extent of 3m.	No	No	No	No	No	No	No
	<b>PORT WELSHPOOL &amp; DISTRICT</b>							
HO17	'Crescent'	Yes	Yes	No	No	No	Yes	No

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	Turnbull Street, Port Welshpool							
	<b>STONY CREEK &amp; DISTRICT</b>							
HO111	'Woodlands' 280 Stony Creek-Dollar Road, Stony Creek  The heritage place comprises 2-room house constructed c.1905 and the main homestead constructed in 1924 and surrounding land to a minimum extent of 10m.	No	No	No	No	No	No	No
HO112	Stony Creek Mechanics' Institute & Free Library Main Street, Stony Creek	Yes	Yes	No	No	No	Yes	No
	<b>STRZELECKI</b>							
HO113	Strzelecki Avenue of Honour Korumburra-Warragul Road, Strzelecki	No	No	Yes	No	No	No	No
HO153	Strzelecki railway line (former) – engine turntable site 2 Wild Dog Road, Strzelecki  The heritage place comprises a circle with a diameter of 20m located over the turntable bed remains.	No	No	No	No	No	No	No
	<b>TARWIN LOWER &amp; DISTRICT</b>							
HO117	John Simpson Memorial	No	No	No	No	No	No	No

## SOUTH GIPPSLAND PLANNING SCHEME

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	River Drive, Tarwin Lower The heritage place comprises memorial and surrounding cast iron fence and surrounding land to a minimum extent of 2m.							
HO118	Tarwin Lower Memorial Hall (Former Mechanics' Institute & Free Library) River Drive, Tarwin Lower	Yes	Yes	No	No	No	No	No
	<b>TOORA &amp; DISTRICT</b>							
HO14	Tin Mines Toora Creamery Valley Road & Woomera Creek Road, Toora	No	No	No	No	No	No	No
HO120	Toora Avenue of Honour Grip Road, Toora	No	No	Yes	No	No	No	No
HO123	Toora State School Jubilee Gates 33 Gray Street, Toora The heritage place comprises memorial gates, surrounding land to a minimum extent of 2m and all of the land between the gates and Grey Street School building frontage.	No	No	No	No	No	No	No
HO127	Toora World War 1 Soldiers' Memorial Welshpool Road, Toora	No	No	No	No	No	No	No

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	The heritage place comprises memorial and surrounding land to a minimum extent of 5m.							
HO154	Bank of Victoria (former) and residence 35 Stanley Street, Toora  The heritage place comprises the entire lot (Lot 1 TP577245)	No	No	No	No	No	Yes	No
HO155	Ingleside (later Gully Humphrey) 46 Scannells Road, Toora North  The heritage place comprises 2 dwellings & surrounding land to a minimum extent of 2m.	No	No	No	No	No	No	No
	<b>TRIDA</b>							
HO156	1790 Grand Ridge Road, Trida  The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.	No	No	No	No	No	No	No
	<b>TURTON'S CREEK &amp; DISTRICT</b>							
HO11	Turton's Creek Goldfield  Turton's Creek Road, Turton's Creek	No	No	No	No	No	No	No
	<b>WALKERVILLE &amp; WARATAH BAY</b>							
HO128	Walkerville North Public Hall	No	No	No	No	No	No	No

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	Bayside Drive, Walkerville							
HO129	Walkerville Lime Kilns (former) Foreshore reserve, off Bayside Drive, Walkerville South	-	-	-	-	Yes Ref No H2043	No	No
HO130	Bell Point Lime Kilns (former) Foreshore reserve, off Walkerville South Road, Bell Point	-	-	-	-	Yes Ref No H2068	No	No
HO132	The Gap Gale Street & Fish Creek-Waratah Road (Cnr.), Waratah Bay	No	No	Yes	No	No	No	No
	<b>WELSHPOOL</b>							
HO133	Welshpool Avenue of Honour The heritage place comprises the rows of Elm trees planted on the sides of Main Road, Port Welshpool Road & Woorarra Road, Welshpool	No	No	Yes	No	No	No	No
HO134	Norfolk Island Pine Avenue Port Welshpool Road, Welshpool The heritage place comprises Norfolk Island Pines on either side of Port Welshpool Road south of Welshpool.	No	No	Yes	No	No	No	No
HO135	Welshpool World War 1 Soldiers' Memorial	No	No	Yes	No	No	No	No

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	Welshpool Road, Welshpool The heritage place comprises the memorial and surrounding landscape plantings.							
	<b>WONGA &amp; DISTRICT</b>							
HO12	Shearing Shed, 'Wongalee' Wonga	Yes	Yes	No	No	No	Yes	No
	<b>WOOREEN &amp; DISTRICT</b>							
HO137	Wooreen Avenue of Honour Leongatha-Yarragon Road, Wooreen	No	No	Yes	No	No	No	No
	<b>WILSONS PROMONTORY</b>							
HO139	Refuge Cove Wilsons Promontory Wilson's Promontory National Park	-	-	-	-	Yes Ref No H1729	Yes	No
HO19	Wilson's Promontory Lightstation Wilson's Promontory National Park	-	-	-	-	Yes Ref No H1842	Yes	No
HO20	Sealers Cove Sawmill	-	-	-	-	Yes	Yes	No

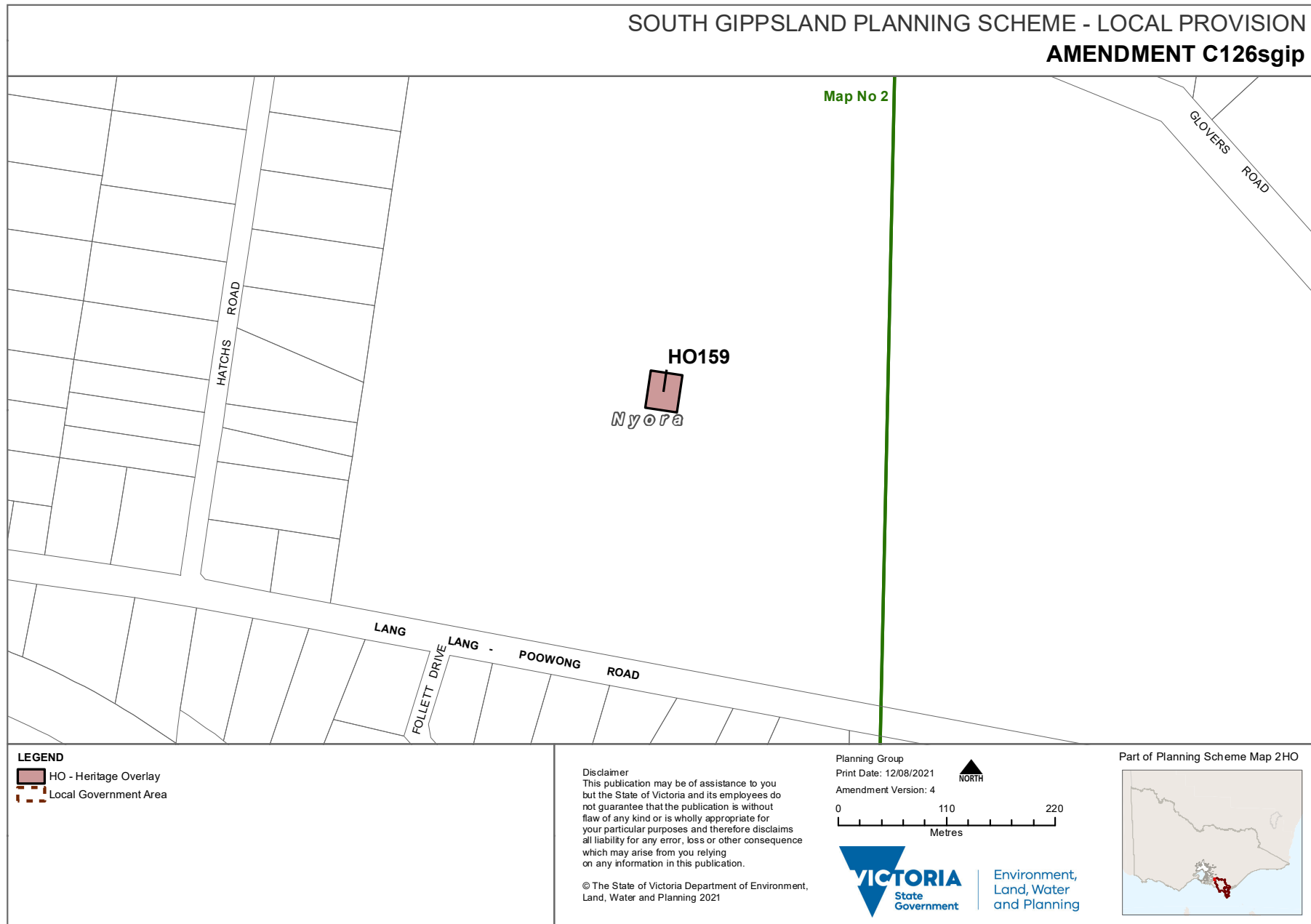
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	Wilsons Promontory National Park					Ref No H2019		

## SOUTH GIPPSLAND PLANNING SCHEME

31/07/2018  
VC148**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0****Incorporated documents**---/---/---  
Proposed C126sgip

Name of document	Introduced by:
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire</i> (August 2019)	C090sgip
<i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> (July 2013)	C84
<i>Wilsons Promontory Cruises Facility</i> (April 2017)	C113
<i>Statement of Significance, "Aroya" (July 2021)</i>	C126sgip



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## SOUTH GIPPSLAND PLANNING SCHEME

**Statement of Significance, “Aroyn” (July 2021)**

<b>Heritage Place:</b>	“Aroyn” Homestead, Nyora	<b>PS ref no:</b>	HO159
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**What is significant?**

‘Aroyn’, the homestead at 379 Lang Lang-Poowong Road, Nyora, constructed in c.1950, is an Art Deco Moderne Streamline-style single storey, rendered brick building with one large chimney and an L-shaped hipped roof with projecting semi-circular bays. The hipped roof is clad in terracotta tiles and the building has a projecting quadrant portico between the front bay and main body of the house, supported by brick oval column. Other features of the property include:

- Steps to the front porch with circular balustrade newels surmounted by opal spheres
- Rendered plinth and recessed string moulds around the façade
- Horizontally divided steel frame windows
- A parapet at the front of the building
- Salmon brick highlights showing details and sculptural forms
- Attached double garage and service wing with a lower parapet

Features that do not contribute to the significance of this place include non-original alterations and additions, such as the rear pergola, the front door, and paving to the front porch.

**How is it significant?**

‘Aroyn’, is a rare, representative example of a residential Streamlined Moderne style building and is of local and aesthetic significance to the South Gippsland Shire.

**Why is it significant?**

Aroyn’ is the only known residential building in the South Gippsland Shire that is built in the Streamlined Moderne style. (Criterion B)

It clearly displays the principal characteristics of this style, including curved edges and straight lines with contrasting vertical elements. ‘Aroyn’ is near identical to a house at 407 High St, Bendigo, built in 1939, designed by Bendigo architect Godfrey Eathorne for George Albert Pethard and recognised as significant by Greater Bendigo Shire and protected with a heritage overlay control (HO443). Elements that are dissimilar include: a parapet on the garage at the same height as the house (lower in Nyora), a double recessed band around the parapet (only one in Nyora), two chimneys with different chimneys (instead of one), and an urban context with matching fence (Nyora is a rural context with no fence). (Criterion D)

This document is an incorporated document in the South Gippsland Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

SOUTH GIPPSLAND PLANNING SCHEME

The curved projecting bays with salmon brick horizontal and vertical elements, significantly contribute to the aesthetic significance of the building. (Criterion E)

**Primary Source:**

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South Gippsland Heritage Study, 2004

This document is an incorporated document in the South Gippsland Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

*Planning and Environment Act 1987*

## **SOUTH GIPPSLAND PLANNING SCHEME**

### **AMENDMENT C126SGIP**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This amendment has been prepared by the South Gippsland Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of the South Gippsland Shire Council.

##### **Land affected by the amendment**

The amendment applies to 1,850 m<sup>2</sup> of land at 379 Lang Lang Poowong Road, Nyora (L12 LP148069B Parish of Lang Lang East).



 Proposed overlay boundary

##### **What the amendment does**

The amendment amends the Schedule to Clause 43.01 (Heritage Overlay) and incorporates a Statement of Significance into the South Gippsland Planning Scheme for the 'Aroyn' homestead at 379 Lang Lang Poowong Road, Nyora (L12 LP148069B Parish of Lang Lang East), recognised to have 'Local 1' significance as identified in the *South Gippsland Heritage Study 2004*.

Specifically, the amendment proposes to:

- Amend the extent of and Schedule to Clause 43.01 (Heritage Overlay) to include a new heritage place:

PS Ref No.	PS Map	Address	Proposed change
HO159	2HO	379 Lang Lang Poowong Road, Nyora	Apply Heritage Overlay on a permanent basis.

- Insert the Incorporated document in the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) titled :
  - 'Statement of Significance: Aroyn, July 2021'.

##### **Strategic assessment of the amendment**

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**Why is the amendment required?**

The amendment is required to apply heritage protection to 1,850 m<sup>2</sup> at 379 Lang Lang Poowong Road, Nyora (L12 LP148069B Parish of Lang Lang East) in accordance with the recommendations contained in the heritage citation for the dwelling.

'Aroyn' is a local landmark, both for its position on a prominent hill at the edge of Nyora, and as a large Art Deco Streamlined Moderne house in a rural setting. The building features original elements of the style including curved corners, vertical elements and manganese bricks, highlighting horizontal features.

It is the only known house built in the Streamlined Moderne style of the Interwar period within South Gippsland Shire. There are two other Art Deco Streamlined Moderne buildings of note within the South Gippsland Shire, both of which are commercial hotels.

It is an almost exact duplicate of 407 High Street, Bendigo, included in the Greater Bendigo Planning Scheme Heritage Overlay (Bendigo HO443). In 2004, the *South Gippsland Heritage Study* assessed and determined the property to be of 'Local 1' level heritage significance.

**How does the amendment implement the objectives of planning in Victoria?**

Section 4 of the Planning and Environment Act 1987 (the Act) includes the following objectives of planning in Victoria:

- 4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- 4(1)(g) – to balance the present and future interests of all Victorians.

The amendment implements these objectives by adding heritage controls in the South Gippsland Planning Scheme that protect a locally significant place of historical interest for present and future Victorians.

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

The amendment will have positive social impacts by protecting the significant historic, architectural, aesthetic and cultural values of Nyora's 'Aroyn' for existing and future generations. Retaining 'Aroyn' will contribute to the diversity of urban design and architecture within a proposed new neighbourhood.

Protecting 'Aroyn' will contribute towards the social well-being and 'sense of place' within the community by providing a reminder of the former use of the land and create an attractive visual focus point of difference in a new residential neighbourhood.

**Does the amendment address relevant bushfire risk?**

The subject land is not in the Bushfire Management Overlay. The amendment will not increase fire risk to life or property.

**Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

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

The amendment is consistent with Minister's Direction No. 11 – Strategic Assessment of Amendments.

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

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The amendment supports Clause 15.03-1 (Heritage conservation) by amending the South Gippsland Planning Scheme to ensure "that places and sites with significant heritage, architectural, aesthetic, scientific and cultural value are protected".

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

The Local Planning Policy Framework (LPPF) recognises the contribution heritage places make to the character of an area and the need for conserving these heritage places. Clause 21.06 (Built Environment and Heritage) seeks to ensure that "heritage places are managed and developed in ways that conserve or reveal their heritage significance".

**Does the amendment make proper use of the Victoria Planning Provisions?**

The Heritage Overlay is the appropriate Victoria Planning Provisions tool to protect places of identified significant heritage value.

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

There is no relevant agency required to be notified as part of this amendment.

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

The amendment will not have any impact on the transport system.

**Resource and administrative costs**

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

The amendment will have a negligible impact on the resource and administrative costs of the responsible authority.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the South Gippsland Shire Council website at [www.southgippsland.vic.gov.au/C126](http://www.southgippsland.vic.gov.au/C126)

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

**ATTACHMENT A - Mapping reference table**

Location	Land /Area Affected	Mapping Reference
Nyora (145.68179, -38.33119)	379 Lang Lang Poowong Road, Nyora (L12 LP148069B Parish of Lang Lang East)	South Gippsland c126sgip 001hoMap02

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*Planning and Environment Act 1987*

**SOUTH GIPPSLAND PLANNING SCHEME**

**AMENDMENT C126sgip**

**INSTRUCTION SHEET**

The planning authority for this amendment is the South Gippsland Shire Council.

The South Gippsland Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total 1 attached map sheet.

**Overlay Maps**

1. Amend Planning Scheme Map No. 2HO in the manner shown on the 1 attached map marked "South Gippsland C126sgip 001hoMap02"

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

End of document

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