Planning and Environment Act 1987

Merri-bek Planning Scheme

Amendment C233mbek

Explanatory Report

Overview

Amendment C233mbek makes a range of minor administrative and technical changes to the Merri-bek Planning Scheme to correct errors and anomalies, update references and incorporated documents, implement recommendations from the Planning Scheme Review 2022 and Heritage Action Plan Implementation Plan 2022-2025, and improve the overall accuracy, clarity and functionality of the planning scheme.

The amendment includes **zoning and overlays updates**, **heritage updates**, and **general corrections** across the planning scheme. These changes address mapping anomalies, outdated controls and references, heritage provisions and incorporated documents, and a range of technical and formatting errors to ensure the planning scheme remains accurate, effective and easy to use.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Merri-bek City Council website at https://www.merri-bek.vic.gov.au/c233mbek or on request, during office hours, at the planning authority's office at the Coburg Customer Service Centre, 90 Bell Street, Coburg. Before arriving, ring 9240 1111 to arrange a time to view the documents.

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 30 November 2026.

A submission must be emailed to:
strategicplanning@Merri-bek.vic.gov.au

Or, mailed to:

Amendment C233mbek
Strategic Planning Unit
Merri-bek City Council
Locked Bag 10
BRUNSWICK VIC 3056

Emailed submissions should include “Submission to Amendment C233mbek” in the subject line. Mailed submissions should include “Submission to Amendment C233mbek” on the envelope and as the title of the submission letter.

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: 22 Mar 2027 (TBC)
- Panel hearing: 26 Apr 2027 (TBC)

Details of the amendment

Who is the planning authority?

This amendment has been prepared by Merri-bek City Council who are the planning authority for this amendment.

Land affected by the amendment

The amendment applies to land throughout Merri-bek City Council as outlined in the maps and descriptions provided in the tables below.

What the amendment does

Amendment C233mbek makes changes to ordinances and maps of the Merri-bek Planning Scheme to correct errors, anomalies and improve its functionality. These changes are described in more detail below noting that the changes to the heritage are addressed separately.

Zone maps:

1. Modify zoning maps 2ZN, 4ZN, 5ZN, 6ZN, 7ZN, 8ZN, 9ZN, 10ZN, 11ZN, 12ZN, 13ZN, 14ZN and 15ZN to fix mapping anomalies to public parks, the Coburg Activity Centre Zone, Commercial 1 Zone, Mixed Use Zone, Residential Growth Zone and General Residential Zone described in the Attachment A – Mapping reference table for Zone changes.

Overlay maps:

Design and Development Overlay

2. Amend Planning Scheme Map Nos. 11DDO, 12DDO, 13DDO, 14DDO and 15DDO to delete Schedule 1 of the Design and Development Overlay (DDO1) from 95 properties.

Environmental Audit Overlay

3. Amend Planning Scheme Map Nos. 7EAO, 12EAO and 14EAO to delete the Environmental Audit Overlay (EAO) from 384 properties that have Certificates of Audits or a Preliminary Risk Site Assessment outlying that the land is suitable for all beneficial and sensitive uses in accordance with the Attachment B – Mapping reference table for Overlay changes.

Planning scheme ordinance:

Municipal Planning Strategy

4. Amend Clause 02.04 (Strategic framework plans) to update the legend to the Activity Centre Framework Plan and the Economic Development Framework Plan to reference council's current name of 'Merri-bek'.

Planning Policy Framework

5. Amend Clause 15.01-1L (Vehicle access design in Merri-bek) to reference the 2019 version of the *Moreland Vehicle Crossing (Driveway) Policy 2019 (Moreland City Council, July 2019)*.

Zones

6. Amend the Schedule 1 to Clause 37.08 (Coburg Activity Centre Zone) to correct typos and format issues described in the table below:

4.4 – Design and Development	Update the text colour of Table 1 and Table 2 column headings to white to be visible.
10.0 - Other provisions of the scheme	Update the text colour of Table 3 column headings to white to be visible.

Overlays

Design and Development Overlay

7. Delete Schedule 1 to Clause 43.02 of the Design and Development Overlay (DDO).

   DDO1 (Heritage Protection) was applied to properties adjacent to significant heritage buildings as part of implementation of Keeping Brunswick Heritage Study (1990). The use of DDO1 however has not been replicated in any subsequent amendments introducing new significant places into the Merri-bek Planning Scheme.



8. Amend the Schedule 5 to Clause 43.02 Design and Development Overlay (DDO) to delete reference to *'Urban Villages: A sustainable future for Moreland, Integrated Urban Management, 23 June 1999'.*

9. Delete Schedule 7 and Schedule 9 to Clause 43.02 to the DDO as Amendment C212more deleted DDO7 and DDO9 from all relevant planning scheme overlay maps, however, an oversight in the preparation of C212more omitted deleting the schedule ordinance from the scheme.

Development Plan Overlay

10. Amend the Schedules 6 and 12 to Clause 43.04 to the Development Plan Overlay (DPO6 and DPO12) to update the Australian Standard on aircraft noise and to correctly reference the clauses for the Environmentally Sustainable Development policies at Clause 15.01-2L-05 instead of its former reference of Clause 22.08.

Heritage

Amendment C233mbek was prepared and submitted for authorisation to the Minister for Planning prior (September 2025) to the introduction of the Victorian Local Heritage Guidelines (May 2026). Following the release of the Guidelines, the heritage assessment and heritage-related provisions of the amendment were reviewed and updated where necessary to ensure consistency with the Guidelines. The review confirmed that the heritage assessment framework underpinning the amendment remains consistent with the new local heritage criteria and that the amendment is generally aligned with the Victorian Local Heritage Guidelines (May 2026). Refer to the *Supplementary Heritage Assessment Report – Amendment C233mbek: Assessment Against the Victorian Local Heritage Guidelines (May 2026)* for further details.

Heritage Overlay Maps

11. Amend heritage overlay maps 2HO, 6HO, 7HO, 11HO, 10HO, 11HO, 12HO, 13HO, 14HO and 15HO to modify the extents of 13 heritage overlays, transfer eight heritage overlays place listings into adjacent precincts and the deletion of three heritage overlays included on the planning scheme maps in error.

    The changes to the mapping of the heritage overlay are described in the Attachment B – Mapping reference table for Overlay changes.

Planning Policy Framework

12. Amend local Heritage and Building Design policies at Clause 15 to provide greater clarity on development expectations to and adjacent to heritage places.

Clause 15.03-1L - Heritage in Merri-bek	Amend the demolition strategy to better express the intention of when total demolition may be supported. Amend the ancillary services strategy to capture electric vehicle charging systems as relevant ancillary infrastructure. Insert new policy guidelines relating to full demolition and categorisation of heritage places. Insert a new incorporated policy document, Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024.

Schedule to Clause 43.01 (Heritage Overlay)

13. Amend Sub Clause 2.0 of Schedule to Clause 43.01 Heritage Overlay to:
    - Insert a multi table structure using the following seven themes:
        - Precincts
        - Serial Listings
        - Brunswick
        - Brunswick East & North Fitzroy
        - Brunswick West, Pascoe Vale & Pascoe Vale South
        - Coburg & Coburg North

- Fawkner, Glenroy, Hadfield an Oak Park

- Modify 97 heritage overlay listings to correct and update their names and addresses, incorporate new and updated statement of significance and delete eight individual place listings being transferred into adjacent precincts, as outlined in the table below.
- Replace the name of the local permit exemptions incorporated plan to reference the updated Merri-bek Heritage Exemptions Incorporated Plan April 2024.

The changes to the heritage overlay listings in the Schedule to Clause 43.01 are described in the table below.

HO33	Blyth Street Precinct	Amend the address to state the suburb as Brunswick West
HO56	Daly Street Precinct	Insert a reference to the incorporated Daly Street Precinct Statement of Significance, April 2024. (HO185 and HO186 being transferred into HO56 extent.)
HO86	21 Glyndon Avenue, Coburg North	Amend the name to the 'St Linus Anglican Church', insert internal planning controls and a reference to the incorporated St Linus Anglican Church Statement of Significance, April 2024.
HO101	53 King Street Fitzroy North	Amend the address to state the suburb as Fitzroy North
HO112	104 Melville Road Brunswick West	Amend the address to state the suburb as Brunswick West
HO133	Inner Circle Railway Linear Parklands (formally Park Street – Janet Hillman Reserve, Brunswick)	Amend the name to 'Inner Circle Railway Linear Parklands – Parks Street, Brunswick & Brunswick East, and insert a reference to the incorporated Inner Circle Railway Linear Parklands – Parks Street Brunswick & Brunswick East Statement of Significance, April 2024
HO139	Phillipstown Precinct	Amend the address to reflect the properties in the precinct, including removal of 1 and 1B Heller Street and update the statement of significance reference to reference the April 2024 version
HO150	84-92 Sydney Road, Coburg – Palm Avenue Hotel	Delete listing The extent of HO150 is being transferred into HO172 – The Grove/ Sydney Road Precinct.

HO172	The Grove/ Sydney Road Precinct	Amend to add a reference to the incorporated The Grove / Sydney Road Precinct Statement of Significance, April 2024 and include paint controls and tree controls reflected in HO150, HO173, HO174, HO175, HO363 and HO374 (HOs being transferred into HO172 extent).
HO173	22 The Grove Coburg – Holyrood 1890	Delete listing The extent of HO173 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO174	23 & 25 The Grove Coburg – Koorali & Kalima	Delete listing The extent of HO174 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO175	45 & 47 The Grove, Coburg – Oak Hill & Waratah	Delete listing The extent of HO175 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO185	484-486 Victoria Street, Brunswick West – West Brunswick Progress Association Hall	Delete listing The extent of HO185 is being transferred into HO56 – Daly Street Precinct.
HO186	490-492 Victoria Street, Brunswick West – Former Brunswick West Primary School	Delete listing The extent of HO186 is being transferred into HO56 – Daly Street Precinct.
HO200	Willowbank Road Precinct	Amend the address to state the suburb as Fitzroy North.
HO231	145-147 Union Street, Brunswick - Butcher's shop and dwelling	Amend the address to state the suburb as Brunswick.
HO249	Sunbeam Street and Sussex Street Precinct	Amend the name from Sunbeam Street Precinct to Sunbeam Street and Sussex Street Precinct.
HO286	41 Cassels Road, Brunswick - Charsfield	Amend to include tree controls to reflect the significance of Pin Oak tree described in the statement of significance.
HO321	9 Aintree Street Brunswick East (formally 1 Maghull Street, Brunswick East) – House	Amend the name to reflect the current address of HO321, 9 Aintree Street Brunswick East.
HO363	148-164 Sydney Road, Coburg – Moreland Park Buildings (Australia House)	Delete listing The extent of HO363 is being transferred into HO172 – The Grove/ Sydney Road Precinct.

HO374	129 Sydney Road, Coburg – Dental Surgery	Delete listing The extent of HO374 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO425	Beaufort Houses Serial Listing	Amend HO425 type from precinct to serial listing to reflect the spatial nature of the houses in this group listing.
HO237	73 Plympton Avenue Glenroy	Amend the name of these heritage overlays to capture their full name as described by the incorporated statement of significances.
HO444	26 Walsh Street, Coburg	
HO448	9 Aberdeen Street, Brunswick	
HO449	109-111 Albert Street, Brunswick	
HO450	137 Albert Street, Brunswick	
HO451	170 Albert Street, Brunswick	
HO452	103 Albion Street, Brunswick	
HO455	134-136 Barkly Street, Brunswick	
HO456	163-169 Barkly Street, Brunswick	
HO457	195 Barkly Street, Brunswick	
HO458	206-210 Barkly Street, Brunswick	
HO539	209 Barkly Street, Brunswick	
HO453	5 Bank Street, Brunswick	
HO459	211-219 Barkly Street, Brunswick	
HO461	193 Brunswick Road, Brunswick	
HO462	233-239 Brunswick Road, Brunswick	
HO519	307 Brunswick Road, Brunswick	
HO465	35 Cassels Road, Brunswick	
HO467	38 David Street, Brunswick	
HO468	29 Dawson Street, Brunswick	
HO469	60 Dawson Street, Brunswick	
HO472	140-142 Edward Street, Brunswick	
HO473	183-187 Edward Street, Brunswick	
HO474	23 Evans Street, Brunswick	
HO476	16-18 Glenlyon Road, Brunswick	
HO477	60-62 Glenlyon Road, Brunswick	
HO478	46-48 Gold Street, Brunswick	
HO479	73 Hope Street, Brunswick	
HO480	76-78 Hope Street, Brunswick	
HO482	94 Hope Street, Brunswick	

HO523	16 Horne Street, Brunswick	
HO486	5 Laura Street, Brunswick	
HO487	86 Laura Street, Brunswick	
HO488	23-25 Luscombe Street, Brunswick	
HO489	96 Lydia Street, Brunswick	
HO492	112 Moreland Road, Brunswick	
HO494	46 Murdock Street, Brunswick	
HO495	683 Park Street, Brunswick	
HO496	685 Park Street, Brunswick	
HO498	840 Sydney Road, Brunswick	
HO499	63-65 Union Street, Brunswick	
HO500	80 Union Street, Brunswick	
HO501	235 Victoria Street, Brunswick	
HO502	273 Victoria Street, Brunswick	
HO503	241-243 Victoria Street, Brunswick	
HO504	380-382 Victoria Street, Brunswick	
HO506	8 Aintree Street, Brunswick East	
HO507	23-25 Albert Street, Brunswick East	
HO508	28-30 Albert Street, Brunswick East	
HO509	47-51 Albert Street, Brunswick East	
HO510	19 Balmoral Avenue, Brunswick East	
HO511	159-165 Donald Street, Brunswick East	
HO512	23 Holmes Street, Brunswick East	
HO514	2-4 Inverness Street, Brunswick East	
HO485	38 John Street, Brunswick East	
HO490	31-33 Lygon Street, Brunswick East	
HO515	136A Nicholson Street, Brunswick East	
HO516	255 Nicholson Street, Brunswick East	
HO517	7 Parkview Avenue, Brunswick East	
HO518	443 Albion Street, Brunswick West	
HO520	31 Burnell Street, Brunswick West	
HO521	22 Grantham Street, Brunswick West	
HO522	70 Heller Street, Brunswick West	
HO524	228 Melville Road, Brunswick West	
HO525	384 Moreland Road, Brunswick West	
HO526	33 Newman Street, Brunswick West	

HO497	1 South Daly Street, Brunswick West	
HO528	92-94 Whitby Street, Brunswick West	
HO527	9 Waxman Parade, Brunswick West	
HO529	Corner of Bell Street and Nicholson Street, Coburg	
HO530	160-162 Bell Street, Coburg	
HO531	105 Munro Street, Coburg	
HO532	153 Reynard Street, Coburg	
HO533	425 Sydney Road, Coburg	
HO534	431 & 433 Sydney Road, Coburg	
HO536	109 Cumberland Road, Pascoe Vale	
HO543	Hickford Street Precinct	
HO544	Meaker Avenue Precinct	
HO545	Waxman Parade Precinct	
HO546	Tinning Street Precinct	
HO540	Closer Settlement House Serial Listing	Amend the name of heritage overlays to capture the name described by the incorporated statement of significance. Amend the statement of significance reference to reference the updated April 2024 version.
HO541	War Service Homes (Brick) Serial Listing	
HO542	War Service Homes (Timber) Serial Listing	

Operational Provisions - Incorporated Documents (Heritage)

14. Replace the Moreland Heritage Exemptions Incorporated Plan 2023 with two separate incorporated documents:

    - Merri-bek Heritage Exemptions Incorporated Plan April 2024.

      This updated version includes a new design to improve its useability, modified exemptions to better align with the heritage overlay permit triggers and support appropriate permit exemptions in the Merri-bek context. It also removes all the precinct maps.

    - Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024.

      This new document contains all the updated precinct and serial listing maps as a separate incorporated document in the scheme.

15. Insert five new incorporated statements of significance and replace four existing statements of significance. The associated changes to the operational provisions are described in the table below.

Schedule to Clause 72.04 – Incorporated Documents	Amend the Schedule to Clause 72.04 – Incorporated documents to: • Replace the Moreland Heritage Exemptions Incorporated Plan reference with Merri-bek Heritage Exemptions Incorporated Plan, April 2024. • Insert a reference to the new Merri-bek Heritage Precincts and Serial Listing Grading Maps, April 2024 incorporated document. • Replace four Statements of Significance incorporated document references to reflect 2024 versions: – Phillipstown Precinct Statement of Significance, April 2024 – Closer Settlement Houses Statement of Significance, April 2024 – War Service Homes (Brick) Statement of Significance, April 2024 – War Services Homes (Timber) Statement of Significance, April 2024
Schedule to Clause 72.04 - Incorporated Documents	• Insert the following references for five new incorporated statements of significance to be referenced in Schedule to Clause 43.01: – Daly Street Precinct Statement of Significance, April 2024 – St Linus Anglican Church, 21 Glyndon Avenue Coburg North, Statement of Significance, April 2024 – Inner Circle Railway Linear Park Reserve Statement of Significance, April 2024 – The Grove / Sydney Road Precinct Statement of Significance, April 2024 – Beaufort Houses Statement of Significance, April 2024

<u>Operational Provisions – Incorporated Documents:</u>

Amend the Schedule to Clause 72.04 to the Incorporated Documents by making administrative changes to update titles and dates of documents.

<u>Operational Provisions – Background Documents:</u>

Amend the Schedule to Clause 72.08 to Background Documents by updating the title and date for the *Moreland Affordable Housing Acton Plan (Moreland City Council, September 2019)* to, *Merri-bek'* and the date to '*2022'*. The updated Affordable Housing Action Plan 2022-2026 continues to provide background to local affordable housing strategies and policies at Clause 02.03-5 and Clause 16.01-2L.

Strategic assessment of the amendment

Why is the amendment required?

In 2022 Council adopted the Planning Scheme Review Report 2022. This report made a number of recommendations to improve the effectiveness and performance of the Merri-bek Planning Scheme.

Amendment C233mbek forms part of Councils implementation of the Planning Scheme Review Report 2022 and seeks to implement its following recommendations:

1B - Review the Heritage Policy in the scheme and the Permit Heritage Exemptions Incorporated Plan to ensure it aligns with expectations of the State described in the Planning and Environment Act 1987 (Section 6B) and heritage policy in the Scheme.

4PP – Address the planning scheme anomalies and technical corrections identified through Planning Scheme Review 2022, including zoning and overlay inconsistencies, mapping anomalie, schedule errors, local policy updates, and other administrative corrections (Appendix 6 of the Planning Scheme Review Report 2022).

5PP - Consider ways in which local policy, zones, overlays and particular provisions could be improved based on the analysis at Appendix 5 of the Planning Scheme Review Report 2022.

3R - Identify which properties within the EAO have met their obligations regarding contamination and consider them for removal from the EAO

Amendment C233mbek also forms part of implementation Merri-bek Heritage Action Plan 2017 – 2032 (MHAP). The MHAP provides a clear framework for Council in identifying, managing, protecting and celebrating Merri-bek's heritage. Fundamental to the plan are strategies and actions to guide Council's role in heritage and assist Council to meet its heritage obligations as set out in various legislation in an integrated manner. Relevant actions within the supporting Heritage Action Plan Implementation Plan 2022-2025 include:

P1 - Heritage Assortment project to resolve various heritage issues identified by the Planning Scheme Review 2022.

P2 - Review the Heritage Policy in the scheme and the Permit Exemptions Incorporate Plan to ensure it aligns with expectations of the State described in the Planning and Environment Act 1987 (Section 6B) and heritage policy in the Scheme.

Amendment C233mbek is also required to:

- Correct a number of zoning and overlay map anomalies and other errors and inconsistencies throughout the Moreland Planning Scheme. These have been identified through the day-to-day use of the Merri-bek Planning Scheme and if left unaddressed will lead to confusion for both the community and Council officers administrating the Scheme.
- Rezone land council has purchased for new parks as guided by A Park Close to Home: a framework to fill open space gaps.
- Improve the operation and administration of the Schedule to Clause 43.01 Heritage Overlay by introducing a multi table structure that groups and re-orders the heritage overlay listings.

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

The Amendment will implement the following objectives of planning in Victoria set out in

section 4(1) of the Planning and Environment Act 1987:

- To provide for the fair, orderly, economic and suitable use, and development of the land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victoria and visitors to Victoria.
- To conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- To facilitate development in accordance with the objectives of planning in Victoria.

The Amendment provides certainty to users of the Merri-bek Planning Scheme and provides clear strategic direction that will inform decision making regarding use and development in the municipality consistent with these objectives.

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

The Amendment makes a number of changes to the planning scheme, many of which are minor or administrative in nature. Nevertheless, the Amendment is expected to have positive, environmental, social and economic effects for businesses, industry and the community by:

- Improving the clarity of local policy content in the MPS, PPF, local schedules and mapping which results in greater certainty for users of the system.
- Reducing unnecessary costs to applicants and councils caused by unclear and redundant planning requirements.
- Ensuring that the application of the EAO is justified and properly focussed on land at risk of being contaminated.

Removing the relevant EAOs from the planning scheme reduces the real and perceived administration burden from the planning process and signals a ‘readiness’ of land for beneficial use.

The application of updated and improved local policy content provides certainty to the users of the planning system by ensuring land use and development outcomes are consistent with environmental, social and economic land use objectives of planning in Merri-bek and Victoria.

<u>Removal of EAO</u>

The obligations of the EAO on a number of properties and the potential for the land to impose a risk has been addressed, through:

- A land management and audit process that has been finalised with the issue of a Certificates of Audit outlining the land is suitable for all beneficial uses.
- Preliminary Risk Screen Assessment Statement that determined that an audit was not required and is suitable for all sensitive land uses, schools, playgrounds and other land use categories such as open space, commercial and industrial.

<u>Zone anomalies to existing parkland</u>

Merri-bek’s parkland is largely in the Public Park and Recreational Zone (PPRZ). However, there are a number of anomalies where the park is partly within another non-public zone. This amendment seeks to resolve many of these zoning anomalies by rezoning areas of longstanding parkland to PPRZ. Where land is currently within a residential zone with no history of contaminating historical uses, the proposed rezoning does not pose any unreasonable environmental or health risk.

Two areas of longstanding parkland are proposed to be rezoned to PPRZ that are currently within or adjacent to Industrial areas.

The following table summarises the environmental consideration and response:

1-9 and 2-10 Lorne Street Fawkner Lorne Street Reserve	An environmental audit was conducted in 1995 related to the subject site described as Melbourne Water Reserve (ID 0008000315). This report outlines the lands environmental conditions and considers the most common users as adult and children determining the land suitable for a park with a condition on managing excavated soil disposal.
2 Wirrigirri Close Coburg North Merri Creek Trail	EAO already applies to the site to address the land's environmental condition and future development.

Rezoning of Council's new park

The amendment also proposes rezoning 33 Westgate Street, Pascoe Vale, to PPRZ to designate it as one of the Council's new parks. Soil testing has been conducted to confirm the site is suitable for park and playground use, with adequate testing and inspections completed in accordance with relevant guidelines.

Environment Protection Authority (EPA) recommendations

As directed by Ministerial Direction No. 19, the views of the EPA were sought as part of the preparation of the amendment. In April 2025, the EPA provided comments regarding proposed rezoning to PPRZ and proposed removal of an EAO.

Regarding proposed rezoning of 1-9 and 2-10 Lorne Street, Fawkner, Lorne Street Reserve, the EPA suggested that the planning authority consider whether any potentially contaminating activities have occurred on the land since the completion of the environmental audit. The EPA also suggested that it is verified that the environmental audit condition has been complied with. Following investigations into historical land use, including reviews of sources such as Victoria Unearthed, environmental audit reports, Google aerial imagery, council permit applications records, and council rate type description, it has been confirmed by Council that no potentially contaminated activities have occurred on the land and adjoining properties since the completion of the 1995 environmental audit. Compliance with the environmental audit conditions has also been verified.

Regarding proposed rezoning of 2 Wirrigirri Close, Coburg North to PPRZ, the EPA noted that the EAO will trigger an environmental audit or Preliminary Risk Site Assessment (PRSA) for public open space, unless a children's playground is proposed and will not serve as a mechanism to ensure that the land is suitable for public open space.

Regarding proposed removal of an EAO from the 384 properties that have Certificates of Audits or PRSA outlining the land is suitable for all beneficial uses, the EPA noted that a certificate of environmental audit (issued under the now repealed Environment Protection Act 1970) means that there are no restrictions on land use. The EPA suggested that the planning authority consider whether any potentially contaminating activities have occurred

on the land since the completion of environmental audit. It has been confirmed by Council through investigations that no potentially contaminating activities have occurred on the properties where the removal of the EAO is proposed, since the completion of the relevant environmental audits. The proposed EAO removals are consistent with DTP guidance as outlined in Guide to removing an EAO.

Does the amendment address climate change?

The proposed amendment primarily corrects errors in the planning scheme. It does not rezone land from a non-urban zone to an urban zone and will not result in the intensification of urban land or enable new use and development of land that may be exposed to climate-related natural hazards. The amendment will not contribute to greenhouse gas emissions; rather, it provides parks for recreation by rezoning land already used as parks to Public Park and Recreation Zone (PPRZ). Accordingly, the amendment does not require further assessment under Ministerial Direction 22 – Climate Change Consideration and is consistent with section 12(2A) of the Act.

Does the amendment address relevant bushfire risk?

The Amendment is not expected to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

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

Ministerial Direction on the Form and Content of Planning Schemes

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.

Ministerial Direction 1 – Potentially Contaminated Land

Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1) requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use (defined as residential, child-care centre, pre-school centre or primary school), agriculture or public open space are or will be suitable for that use.

The environmental conditions of the land have been considered in accordance with Ministerial Direction 1, as described above. Areas of parkland being rezoned to PPRZ that are within or adjacent to industrial land are either affected by an EAO, have had soil testing to confirm the suitability, or have had environmental audits to manage the conditions of the land to ensure their suitability for ongoing parkland or any future playground use.

Ministerial Direction No. 11 - Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

Ministerial Direction 19 – Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health

As directed by *Ministerial Direction No. 19 – Preparation and content of Amendments that may significantly impact the Environment, Amenity and Human Health*, the views of the Environmental Protection Authority (EPA) were sought as part of the preparation of the amendment as detailed above. This amendment will not result in any significant impacts on

the environment, amenity and human health.

How does the amendment support or implement the Planning Policy Framework?

The correction of errors and removal of redundant provisions from the Merri-bek Planning Scheme are consistent with the Planning Policy Framework (PPF).

Other changes proposed by the Amendment support and implement the following State and regional policies of the PPF:

Clause 12.05-2S - Landscapes

- To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments

  This includes ensuring the open space network is appropriately zoned to guarantee decision making takes into account the impacts of land use and development on Victoria's biodiversity including consideration of the fragmentation of habitat and spread of pest plants, animals and pathogens into natural ecosystems; and assisting in the establishment, protection and re-establishment of links between important areas of biodiversity, including through large-scale native vegetation corridor projects.

Clause 13.04-1S – Contaminated and potentially contaminated land

- To ensure that contaminated and potentially contaminated land is used and developed safely.

  This includes protecting sensitive uses, playgrounds and schools from the effects of contamination and also ensuring land is suitable for underlying and future land uses.

Clause 13.07-1S – Land use compatibility

- To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

  This includes ensuring that land use is compatible with adjoining and nearby land uses.

Clause 15.01-1S Urban Design

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

  This includes requiring development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate, ensuring development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness and ensuring development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Clause 15.01-2S Building Design

- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

  This includes ensuring development is designed to respond to its heritage context to protect and enhance heritage assets.

Clause 15.03-1S Heritage

- To ensure the conservation of places of heritage significance.

  This includes encouraging appropriate development that respects places with identified heritage values and ensuring an appropriate setting and context for heritage places is maintained or enhanced.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

The amendment supports and implements Plan for Victoria (2025), the state government's long-term strategy to guide growth and change across Victoria. Specifically, it is consistent with Pillar 3, 'Great places, suburbs and towns', by ensuring the protection of heritage and open space. This includes supporting Plan for Victoria's commitment to accessible, high-quality parks and open space close to homes by rezoning existing parkland to the Public Park and Recreation Zone, and its commitment to protecting sites and precincts of heritage significance by improving the accuracy and integrity of the Heritage Overlay.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The amendment will not impede the Merri-bek City Council's ability to meet its housing target of 69,000 dwellings set out in the Planning Policy Framework. It is a fix-up amendment to correct errors, update references, resolve mapping anomalies, implement recommendations and improve accuracy. The amendment does not introduce new heritage places; it only updates the Heritage Overlay and removes some overlays reflecting current best practice, resulting in is no net increase in heritage places.

How does the amendment support or implement the Municipal Planning Strategy?

The Amendment supports and implements the Municipal Planning Strategy (MPS) and will help to achieve the MPS vision of sustainable neighbourhoods. In particular, the Amendment implements the following aspects of the MPS:

- Clause 2.03-2 Environmental and landscape values

  Clause 2.03-2 highlights the importance of Merri-bek's local creeks and environs as environmental natural resources and areas for community recreation, a healthy urban forest to the health and wellbeing of Merri-bek's community and providing refuge and connectivity of habitat for biodiversity as Merri-bek's population continues to grow.

  The Amendment supports and implements strategic directions under Clause 2.02-2 by ensuring current and future parkland are zoned appropriately to create a diverse urban forest of trees and other vegetation that will enhance urban ecology and greening in both the public and private realm and protecting and enhancing habitat corridors in parks and along waterways.

- Clause 2.03-4 Built Environment and heritage

  Clause 2.03-4 Built Environment highlights the importance of Merri-bek's heritage places and protecting these places from unsympathetic development and subdivision. The Amendment supports and implements Clause 2.03-4 by including additional guidance for planners and the community at Clause 15.01-2L, Clause 15.03-1L Heritage and Clause 72.04 Incorporated documents when designing and assessing planning permit applications.

- Clause 2.03-8 – Open space

  Clause 2.03-8 highlights the importance of open space to the liveability Merri-bek and the health of people living, working and recreating in the municipality. The Amendment supports and implements Clause 2.03-8 by improving its open space and recreational opportunities by recognizing existing and current parkland.

The correction of errors, anomalies and removal of provisions no longer required from the Merri-bek Planning Scheme are consistent with the MPS and will help strengthen the usability of the scheme overall.

How does the amendment balance any competing policy objectives or strategies?

The amendment balances a range of policy objectives by improving the accuracy and effectiveness of the Merri-bek Planning Scheme while supporting heritage, environmental and open space outcomes.

The amendment does not introduce any new heritage overlay listings and results in no net increase in heritage places. This ensures Merri-bek's ability to meet its housing target of 69,000 dwellings, as set out in the Planning Policy Framework, is not impeded. By correcting erroneous heritage listings and improving the clarity of heritage policy, the amendment ensures that heritage controls apply only where they are justified by genuine significance, reducing unnecessary constraint on housing opportunity while continuing to protect Merri-bek's valued heritage character.

It also supports environmental and community wellbeing objectives by rezoning existing parkland to the Public Park and Recreation Zone and removing redundant Environmental Audit Overlays where land has been demonstrated to be suitable for beneficial use.

By correcting anomalies, removing redundant provisions and improving policy clarity, the amendment supports efficient decision-making while protecting valued community, environmental and heritage assets.

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

The PPF is the appropriate tool to implement new local policies proposed in this amendment and has been prepared is consistent with Ministerial Direction – The Form and Content of Planning Schemes and A Practitioners Guide to Planning.

Introducing the proposed Heritage Precinct and Serial Listing Grading Maps incorporated document is consistent with A Practitioners Guide to Planning by providing necessary reference document to determine the heritage values of all properties group listings of the heritage overlay, particularly in the absence of incorporated statements of significance.

All changes to the scheme which correct anomalies and updates provisions are consistent with the Victoria Planning Provisions.

All rezoning to reflect the underlying land use, including for residential, commercial and public park purposes are consistent with the Victoria Planning Provisions.

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

Amendment preparation stage

The views of relevant agencies have been sought prior to this amendment where they are the owners of public land proposed to be rezoned through the Amendment.

The views of the EPA have also been sought in accordance with Ministerial Direction 19 as

detailed above.

Exhibition stage

The views of all relevant agencies will be sought through the public exhibition phase of the Amendment.

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

Amendment C233mbek will have no impact on the transport system, as defined by Section 25 of the *Transport Integration Act 2010.*

The rezoning of areas of parkland to PPRZ to align with the underlying land use will have no impact on the transport system, as defined by Section 25 of the *Transport Integration Act 2010.* Whilst some of the proposed land to be rezoned to PPRZ is in a Transport Zone or defined as a road on title, the land has a longstanding use as open space and is intended to continue to function this way, with the relevant roads defined as discontinued or closed.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The Amendment is not expected to affect Yarra River land or other land, the use or development of which may affect Yarra River land, as defined under Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*. Accordingly, the principles in Part 2 of the Act 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?

Amendment C233mbek is not expected to impose additional resource or administrative costs on the responsible authority. The amendment is not introducing any new requirements that would be result in increased planning permit applications. The correction of anomalies/errors and deletion of outdated overlays will save officer time by alleviating discrepancies in the Merri-bek Planning Scheme and providing clarity to residents and the development community.

Attachment A – Mapping reference table for Zone changes

Activity Centre Zone (ACZ)		
Address	**Proposed change**	**Map**

Urquhart Street, adjacent to Pentridge Boulevard	Rezone the portion of Urquhart Street adjacent to Pentridge Boulevard to ACZ1. This rezoning is needed to prevent a mapping anomaly occurring with the proposed rezoning of 66 Bell Street Coburg (see below for more detail).	Map 12ZN
Commercial 1 Zone (C1Z)		
Address	**Proposed change**	**Map**
107 Harding Street Coburg	Rezone the NRZ1 portion of the property to C1Z. The narrow strip of NRZ1 forms part of the vehicle access to the commercial properties fronting Harding Street. It is appropriate for the land to be within one zone reflective of the commercial land use.	Map 12ZN
223-225 Elizabeth Street Coburg North	Rezone the GRZ1 portion of the property to C1Z. This commercial building and has had a long standing commercial or industrial use. It is appropriate for the entire property to be in the C1Z rather than split zoning of C1Z and GRZ.	Map 9 ZN
220-226 Melville Road Brunswick West	Rezone the GRZ1 portion of the property to C1Z. There is a mapping anomaly with a small section of the site is within the GRZ1. It is appropriate for the entire residential property to be in its substantial residential zone, being the GRZ1.	Map 11 ZN
Mixed Use Zone (MUZ)		
Address	**Proposed change**	**Map**
16-20 Sheppard Street Coburg North Part of 39A Shorts Road Coburg North 7 Sheppard Street Coburg North	Modify zone map to reference MUZ1 instead of MUZ. The current zone maps are missing the relevant schedule number, omissions that occurred with the approval of C201more and C232mbek.	Map 8 ZN
31 The Avenue Coburg		Map 11 ZN
Residential Growth Zone (RGZ)		
Address	**Proposed change**	**Map**
2-4 Murray Street Brunswick West	Rezone the C1Z portion of the property to RGZ2. Maps associated with C159 that introduced controls for Merri-bek's Neighbourhood Centres showed the entirety of this land was intended to be rezoned RGZ. This is reflected in DDO24 maps directing a residential frontage to the site, the frontage applied to all RGZ1 land in Merri-bek's Neighbourhood Centres. The application of the RGZ1 to the entire property will rectify this zoning error.	Map 13 ZN

9 Snapshot Drive Coburg North	Rezone the GRZ1 portion of the property to RGZ1. There is a mapping anomaly with the site being within both the GRZ1 and RGZ1.	Map 9 ZN
General Residential Zone (GRZ)		
Address	**Proposed change**	**Map**
308 Moreland Road Brunswick West	Rezone the PUZ1 portion of the property to GRZ1. This is a privately owned property that is partly within a public use zone. A more appropriate zone to represent the underlying land use is the GRZ1.	Map 11 ZN
2 Stock Street Coburg	Rezone the C1Z portion of the property to GRZ1. There is a mapping anomaly with a narrow part of the site is within the C1Z. It is appropriate for the entire residential property to be in its substantial residential zone, being the GRZ1.	Map 11 ZN
Public Park and Recreational Zone (PPRZ)		
Address	**Proposed change**	**Map**
230A Albert Street Brunswick	Rezone the NRZ1 portion of the property to PPRZ. This property is owned by Council and forms Randazzo Reserve in Brunswick. Historic aerial imagery demonstrates the land has a long-standing open space function. The PPRZ is a more appropriate public zone for the underlying use.	Map 14 ZN
15 Athens Place Oak Park	Rezone the property from NRZ1 to PPRZ. This is owned by Council and serves as a green link to the Moonee Ponds Creek linear reserve. Historic imagery demonstrates the land has a longstanding open space use. The PPRZ is a more appropriate public zone for the underlying use.	Map 6 ZN
66 Bell Street Coburg	Rezone the GRZ1 portion of the property to PPRZ. This property is Crown land that forms McDonald Reserve in Coburg. Historic imagery	Map 12 ZN
	demonstrates that the northern strip of the park within the GRZ1 has been part of the park since its formalisation. The PPRZ is a more appropriate public zone for the underlying use.	
15 Bellevue Street Coburg	This property is owned by Council and forms Bush Reserve. A small section of GRZ1 land was converted to parkland in 2016/17 connecting two pockets of parkland. The PPRZ is a more appropriate public zone for the underlying use.	Map 11 ZN
21 Cleve Road Pascoe Vale South	Rezone the land from TRZ2 to PPRZ. This property is owned by VicRoads and is part of the Kelvin Thomson Park. Historic aerial imagery confirms the land has a longstanding	Map 7 ZN

	use as parkland. The PPRZ is a more appropriate public zone for the underlying use.	
133-165 Daley Street Glenroy	Rezone the GRZ1 portion of the property to PPRZ. This property is owned by Council that forms ATC Cook Reserve. Historic aerial imagery demonstrates the southern strip of the park within the GRZ1 has been part of the park since its formalisation in the 1960's. The PPRZ is a more appropriate public zone for the underlying use.	Map 2 ZN
1 Danthonia Street Coburg North	Rezone the land from GRZ1 to PPRZ This property is owned by council and forms a pocket park in Coburg North. This is a relatively new pocket park constructed as part of the Coburg Hill redevelopment. The PPRZ is a more appropriate public zone for the underlying use.	Map 9 ZN
Lot PT.66 Derby Street Fawkner (land adjacent to 10 Derby Street Fawkner)	Rezone the NRZ1 portion of the park that is in public ownership to PPRZ. Part of this parcel is owned by council and is associated with the Merri Creek Linear Reserve (Parker Reserve). Historic aerial imagery confirms that the land longstanding been part of the park. The PPRZ is a more appropriate zone for the underlying use of the publicly owned portion.	Map 9 ZN
167A Elizabeth Street Coburg North	Rezone the land from GRZ1 to PPRZ These parcels are owned by Council and form Camera Walk Linear Park. This is a relatively new linear corridor constructed as part of the larger Coburg Hill redevelopment. The PPRZ is a more appropriate public zone for the underlying use.	Map 9 ZN
11 Grant Street Coburg & 182A Nicholson	Rezone the NRZ1 portion of the property to PPRZ. These properties are owned by Council and form	Map 12 ZN
Street Glenroy	parts of the Merri Creek Linear Reserve (Edna Grove Park and Tate Reserve). Historic aerial imagery confirm that the land has been used for parkland since the 1980's. The PPRZ is a more appropriate public zone for the underlying use.	
Land between 18 and 22 Hare Street Fawkner	Rezone the land from NRZ1 to PPRZ This land is owned by Council and forms part of the Leonard Street Parklands. Historic aerial imagery demonstrates the land has a longstanding open space function. The PPRZ is a more appropriate public zone for the underlying use.	Map 5 ZN
6 Herbert Street Pascoe Vale	Rezone the NRZ1 portion of the land in public ownership to PPRZ. Herbert Street Reserve is Crown land and covered by a number of zones, PPRZ, UFZ and	Map 6 ZN

	NRZ. Historic aerial imagery confirms the areas zoned NRZ and UFZ have longstanding been part of the park. A more appropriate zone to represent the underlying land use of the public land is the PPRZ.	
5 Hood Crescent Fawkner	Rezone the NRZ1 portion of the property to PPRZ. This property is owned by Council and forms part of the Merri Creek Linear Reserve. Historic aerial imagery confirms the land have longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	Map 5 ZN
229 Hope Street Brunswick West	Rezone the GRZ1 portion of the property to PPRZ This property is owned by Council and Crown and forms part of Braddy Reserve and the Moone Ponds Creek Linear Reserve. Historic aerial imagery confirms the RGZ1 and NRZ1 components of the park have a longstanding parkland use. The PPRZ is a more appropriate zone to represent the underlying land use.	Map 13 ZN
44 Hopetoun Avenue Brunswick West	Rezone the property from NRZ1 to PPRZ. 44 Hopetoun Avenue is Crown land that forms part of the Hopetoun Avenue Reserve. Historic aerial imagery demonstrates the residential land in 1960's/1970's. A more appropriate zone to represent the underlying land use is the PPRZ.	Map 10 ZN
2A John Street Oak Park	Rezone the NRZ1 portion of the property to PPRZ. 2A John Street has been recently acquired by Council and converted into parkland forming part of the Moonee Ponds Creek Linear Park. The	Map 6 ZN
	land now has a public function as a park. The PPRZ is a more appropriate public zone for the underlying use.	
54-64 John Street Brunswick East	Rezone the NRZ1 portion of the property to PPRZ. This property is owned by Council and forms Balfe Park. Historic aerial imagery demonstrates that the NRZ1 pocket of the park has been part of the park since its formalisation. The PPRZ is a more appropriate public zone for the underlying use.	Map 15 ZN
79 Jukes Road Fawkner	Rezone the GRZ1 portion of the property to PPRZ. This property is owned by Council and forms CB Smith Reserve. Historic aerial imagery demonstrates the southern strip of the park within the GRZ1 has been part of the park since its formalisation in the 1980's. The PPRZ is a more appropriate public zone for the underlying use.	Map 4 ZN Map 5 ZN

1-9 & 2-10 Lorne Street Fawkner	Rezone the PUZ7 component of the park to PPRZ. The land defined as Lorne Reserve is owned by Council, Crown and VicRoads. Historic aerial imagery confirms that the PUZ7 component of the park has longstanding been part of the park. The PPRZ is a more appropriate zone to represent the underlying land use.	Map 5 ZN Map 9 ZN
86 Lorne Street Fawkner	Rezone the NRZ1 portion of the property to PPRZ. This property is owned by Council and forms Charles Mutton Reserve. Historic aerial imagery confirms that the NRZ component has longstanding been part of the park as a key connector from Mutton Road. The PPRZ is a more appropriate public zone for the underlying use.	Map 8 ZN Map 9 ZN
2A Margaret Street Oak Park	Rezone the parcel from NRZ1 to PPRZ This narrow strip of land is owned by Melbourne Water and is part of the Moonee Ponds Linear Reserve. Historic aerial imagery confirms that the land longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	Map 6 ZN
567A and 567B Pascoe Vale Road Oak Park	Rezone the property from NRZ1 to PPRZ These properties are owned by Council and form a linear green corridor that is part of the Oak Park Sports Centre. Historic aerial imagery confirms	Map 6 ZN
	the land to have a longstanding open space function. The PPRZ is a more appropriate public zone for the underlying use.	
145 Rennie Street Coburg	Rezone the property from NRZ1 to PPRZ. This property is owned by Council and is associated with Egan Reserve. A small part of the parkland adjacent to 2/197 The Avenue is in NRZ. The PPRZ is a more appropriate public zone for the underlying use.	Map 12 ZN
1 Somerset Street Pascoe Vale	Rezone the GRZ1 portion of the land to PPRZ 1 Somerset Street Pascoe Vale is Crown land and Esslemont Reserve. Historical aerial imagery confirms the area of GRZ1 at the southern tip of the park has a current and longstanding use as parkland. A more appropriate zone to represent the underlying land use is the PPRZ.	Map 7 ZN
2A Spry Street Coburg North	Rezone the property from GRZ1 to PPRZ. 2A Spry Street is owned by Council and forms part of the Spry Street Merri Creek Reserve. A recent subdivision created 2A Spry Street, which was developed to expand the creek reserve. The land therefore has a public function as a recreational reserve. The PPRZ is a more appropriate public zone for the underlying use.	Map 9 ZN

193 Urquhart Street Coburg	Rezone the GRZ1 portion of the land (RES1\PS602793) to PPRZ. This parcel is owned by Council and is part of De Chene Reserve and the Merri Creek Linear Reserve. Historic aerial imagery confirms that GRZ1 and C1Z pockets have longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	Map 12 ZN
27 & 29 Valley Crescent Glenroy	Rezone the properties from NRZ1 to PPRZ. These properties are owned by Council and are part of the Captain Chris Slattery Park. Historic aerial imagery demonstrates these properties have a longstanding open space function incorporated into the park The PPRZ is a more appropriate public zone for the underlying use.	Map 2 ZN
546 Victoria Street Brunswick West	Rezone the NRZ1 portion of the property to PPRZ. This property is owned by Council and is associated with Denzil Don Reserve and the Moone Ponds Creek Linear Reserve (Owen Street). Historic aerial imagery confirms that the NRZ component of the lot and the road around that connects the parcels has longstanding been	Map 13 ZN
	part of the park. The PPRZ is a more appropriate public zone for the underlying use.	
Adjacent to 21 Tate Street Pascoe Vale South	Rezone the parcel from GRZ1 to PPRZ This property is owned by Council and associated with Tate Park (and part of the Moonee Ponds Linear Reserve). Historic aerial imagery confirm that the western end of Tate Street has been utilised as park since the 1980's. The Moonee Ponds Linear Reserve has always been used as open space. The PPRZ is a more appropriate public zone for the underlying use.	Map 7 ZN
33 Westgate Street Pascoe Vale South	Rezone the property from RGZ2 to PPRZ. This property is owned by Council and will form the new Westgate Street Park. The land is currently in a residential zone. The PPRZ is a more appropriate public zone to represent the intended land use. Rezone the lot between 33 Westgate and 498-514 Bell Street Coburg that is R1 on title to C1Z to avoid a mapping anomaly.	Map 10 ZN
31 Wheeler Street Pascoe Vale South	Rezone the land from NRZ1 to PPRZ. This property is Crown land that is currently used as open space providing access to linear reserve from Wheeler Street and Forster Court. Historic aerial imagery demonstrates that there was once a dwelling on the site, but was demolished and converted to open space in 2005. The PPRZ is a more appropriate public zone to represent the intended land use.	Map 10 ZN

2 Wirrigirri Close Coburg North	Rezone the land from IN1Z to PPRZ. This property is owned by Council and is associated with the Merri Creek Linear Reserve. Whilst this land was once in private ownership, historic aerial imagery confirms that the land has a longstanding open space function and part of the linear creek reserve. The PPRZ is a more appropriate public zone to represent the intended land use.	Map 9 ZN

Attachment B – Mapping reference table for Overlay changes

ENVIRONMENTAL AUDIT OVERLAY		
Address	**Proposed change**	**Map**
388 Barkly Street Brunswick	Delete the EAO from the land referenced in certificate of audits. Certificate of Audit issued stating land is suitable for all beneficial uses.	Map 14 EAO
15 Breese Street Brunswick		Map 14 EAO
34 Breese Street Brunswick		Map 14 EAO
37-43 Breese Street Brunswick		Map 14 EAO
101-105 Hope Street Brunswick		Map 14 EAO
1-4 Basalt Lane Coburg 28-30 Farm Road Coburg 7-29 & 10-32 Governors Road Coburg 1-35 Grassland Avenue Coburg 1-5 Jika Street Coburg 1-26 Lynn Street Coburg 2-10 Tanderum Drive Coburg 1- 34 Watchtower Road Coburg		Map 12 EAO
13-15 Farm Road Coburg 14-58 Tanderum Drive Coburg 12-72 Quarry Circuit Coburg		Map 12 EAO
1-8 Governors Road Coburg 25-33 Stockade Avenue Coburg		Map 12 EAO
8-12/44 Hunter Street Brunswick West 1-10/488 Victoria Street Brunswick West 492A Victoria Street Brunswick West		Map 14 EAO

87 South Street Hadfield	Delete EAO from the land referenced in the PRSA. Preliminary Risk Screen Assessment (PRSA) issued outlining no audit is required, the land is suitable for sensitive uses (residential, schools, childcare, playgrounds) and other uses (recreation/parks /open spaces, commercial, industrial).	Map 7 EAO

Heritage Overlay			
HO	**Address**	**Proposed change**	**Map**
HO10	1C Melville Road Brunswick West	Delete HO10 HO10 was deleted from the schedule to the HO by C174morept1 but was accidentally left in the HO mapping.	Map 13HO
HO13	Balmoral Avenue Precinct	Delete HO13 from 1-5/4 York Street and 1-2/2 York Street Pascoe Vale South to fix a mapping anomaly.	Map 10HO
HO33	Brunswick Road West Precinct	Delete HO33 from 2A Mincha Street Brunswick West Amend HO33 to run along the northern boundaries of 483 to 489 Brunswick Road Brunswick West to fix a mapping anomaly.	Map13HO
HO24	Blyth Street	Delete 4/35 Stewart Street Brunswick from HO24 Amend HO24 to align with the northern boundaries of 3/35, 35/35 and 44/35 Stewart Street Brunswick. These changes will fix a mapping anomaly as a consequence of a large medium density development and associated subdivision.	Map 14HO
HO45	Beacon Service Station & Flats	Delete HO45 that applies to the modern townhouses at Millward Street Brunswick. Extend HO45 to cover all of 1-9/405 Brunswick Road Brunswick These changes will fix a mapping anomaly as a consequence of a medium density development and associated subdivision.	Map14HO
HO56	Daly Street Precinct	Extend HO56 by consolidating the extents of HO185 and HO186 into HO56 to better reflect the properties that contribute to the precinct.	Map 13HO Map 14HO

HO77	Frederick Street Precinct	Delete 13 Orient Grove from HO77 to fix a mapping anomaly.	Map 14HO
HO81	Gavin Park and Westbreen Creek Precinct	Delete HO81 from 39 Zenith Street, 161A Essex Street and 1-4/62 Pleasant Street Pascoe Vale. These three properties are privately owned residential properties containing a dwelling that have no contribution to the landscape heritage values of the precinct.	Map 7HO
HO89	Grantham Street Precinct	Delete HO89 from 12 Grantham Street Brunswick West and 18-38 Millward Street Brunswick. Delete HO89 that covers Millward Street (align with rear boundary of 1-9/405 Brunswick Road Brunswick. These changes will fix a mapping anomaly as a consequence of a medium density development and associated subdivision.	Map14HO
HO108	Lyle Street Brunswick	Delete 74 Henkle Street Brunswick from HO108 to fix a mapping anomaly.	Map 14HO
HO139	Phillipstown Precinct	Delete HO139 from 1B Heller Street Brunswick. These two properties sit on the edge of the precinct and offer no contribution to the heritage values of the precinct.	Map 14HO
HO150	84-92 Sydney Road, Coburg – Palm Avenue Hotel	Delete HO150 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 11HO
HO172	The Grove/ Sydney Road Precinct	Delete 50a Barrow Street Coburg from HO172 Extend HO172 by consolidating the extents of HO150, HO173, HO174, HO175, HO363 and HO374 into HO172.	Map 11HO Map 12HO
HO173	22 The Grove Coburg – Holyrood 1890	Delete HO173 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 12HO
HO174	23 & 25 The Grove Coburg – Koorali & Kalima	Delete HO174 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 12HO
HO175	45 & 47 The Grove, Coburg – Oak Hill & Waratah	Delete HO175 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 12HO
HO185	484-486 Victoria Street, Brunswick West – West Brunswick Progress	Delete HO185 This property has heritage values to HO56 – Daly Street Precinct and is proposed to be transferred into HO56.	Map 14HO

	Association Hall		
HO186	490-492 Victoria Street, Brunswick West – Former Brunswick West Primary School	Delete HO186 This property has heritage values to HO56 – Daly Street Precinct and is proposed to be transferred into HO56.	Map 14HO
HO207	Coonans Hill Precinct	Delete HO207 from 423-443 Moreland Road PVS	Map 10HO
HO219	Moonee Ponds Creek, Glenroy – Trestle Bridge	Extend HO219 to reflect the on-ground extent of the Trestle Bridge confirmed by aerial imagery.	Map 1HO & Map 2HO
HO363	148-164 Sydney Road, Coburg – Moreland Park Buildings (Australia House)	Delete HO363 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 11HO
HO374	129 Sydney Road, Coburg – Dental Surgery	Delete HO374 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 11HO
HO409	(part) 70 Wheatsheaf Road, Glenroy – Glenroy Uniting Church	Extend HO409 to align with the north-western boundary of 70 Wheatsheaf Road Glenroy to fix a mapping anomaly	Map 2HO
HO485	Devon House - 38 John Street Brunswick East	Reduce HO485 to only apply to the parcel associated with the heritage house at 38 John Street Brunswick East.	Map 15HO
HO547	18 Kendall Street Coburg	Delete HO547 HO547 was originally proposed in C208more seeking but was removed prior to exhibition. Its inclusion in Merri-bek's mapping is therefore an error.	Map 11HO
HO587	10 Josephine Street Oak Park	Delete HO587 HO587 was originally proposed in C208more seeking but was removed prior to exhibition. Its inclusion in Merri-bek's mapping is therefore an error.	Map 6HO