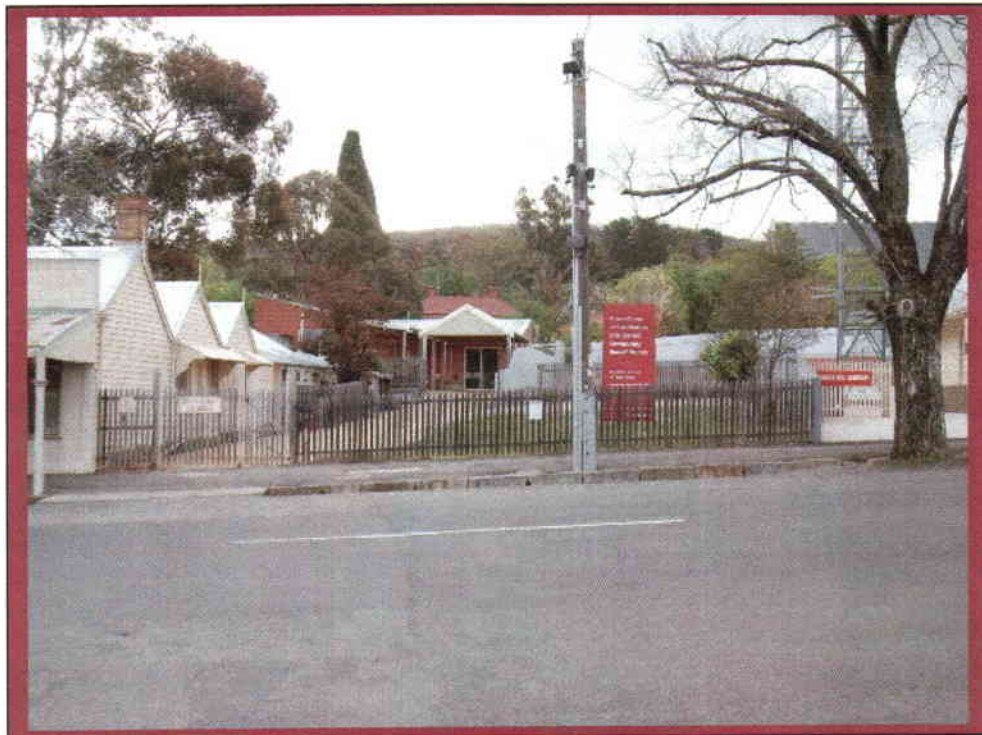


PLANNING REPORT

*Maldon Community Bank Development,
79 High Street, Maldon*



prepared
for

Maldon & District Financial Services Ltd

by

Musgrave-Evans & Gilbert Consulting P/L

Licensed Surveyors & Town Planners

7 Hornsby Street
MALDON VIC 3463

October 2009

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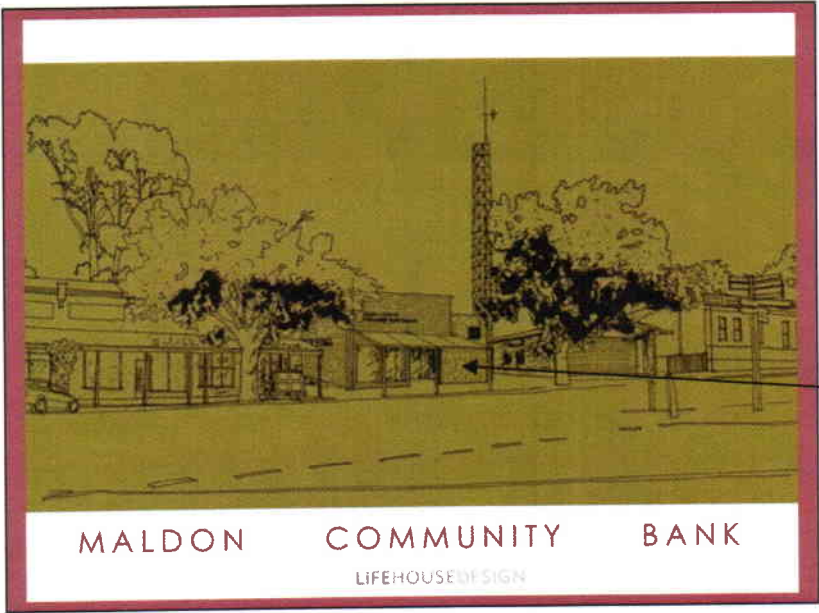
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1.0 Introduction

We are acting on behalf of Maldon and District Financial Services Ltd, who are the registered proprietors of the subject site, located at 79 High Street, Maldon. A commercial development of the site is proposed to accommodate the Maldon Community Bank.



Photomapping Services & LogicaCMG, Vicmap Property



2.0 Description of Proposal *(refer Appendix 'D' for Architectural Plans)*

In context with the purpose of the Business 1 Zone, “*to encourage the intensive development of business centres*”, the Maldon Community Bank Board proposes to develop a building to accommodate the Maldon Community Bank on the vacant site located at 79 High Street, Maldon.

The subject site constitutes all the land in Certificates of Title Vol 10117 Fol 024 and Vol 10117 Fol 025 with a combined area of 169m². There are no encumbrances or restrictive covenants registered on either title.

The proposed development does not contemplate the replication of the buildings which previously occupied this site; rather, whilst remaining sympathetic to and echoing the design features of Maldon’s historic streetscape, this proposal is contemporary in nature.

A free standing building is proposed, consistent with the buildings which previously occupied the site. The two titles constituting this property will be consolidated; with the development occupying the whole of the site.

Design Intent

To create a ‘landmark’ building for community banks generally, demonstrating sustainable and passive-solar design principles applied in a cost-effective way to a commercial building.

Site Constraints

The Bendigo Bank requirements for internal banking facilities determined that the entire proposed site be used – i.e. the proposed building abuts all title boundaries. This requirement created several design challenges, the main one being that the northern boundary, abutting a private property (owned by the CFA), must be fire-rated to ceiling height, and no windows can occur within 3.0 metres of this boundary. A long clerestory window feature through the centre of the building has been created to capture northern light in lieu of windows on the boundary.

Design Response

The main elements which define Maldon’s streetscape were identified and taken as a starting point in considering the appropriate design response for the Maldon Community Bank building. Throughout this process we have remained mindful of not directly mimicking or trying to compete with any of the traditional aspects that give Maldon its character. Rather we have tried to allude to them in a sensitive, unassuming way.¹

¹ Lifehouse Design, 2009

Design Elements

- *Solar panels and other 'green' technologies are concealed from street view to address heritage requirements.*
- *A long clerestory window feature through the centre of the building has been created to capture northern light in lieu of windows on the boundary.*
- *West and north façade – Concrete tilt up slab with textured form-work finish and an oxidising aggregate to give a 'rusted' effect to the concrete.*
- *East and south facades – Ship-lapped timber boards, stained dark grey/brown, oiled finish.*
- *Roof – Light coloured (colourbond, muted tones) metal roof and skylight.*
- *Verandah- Rusted steel verandah on rusted steel posts and beam structure.*
- *Windows – Frameless entry doors and east windows (High Street); rusted steel surround to south and west narrow 'slot' windows; painted frames to clerestory windows.*
- *Rainwater tank – Galvanised corrugated iron, custom sized to suit corner location.²*

Signage

- The signage details have been included in the Architectural drawings; please refer to Appendix "D".

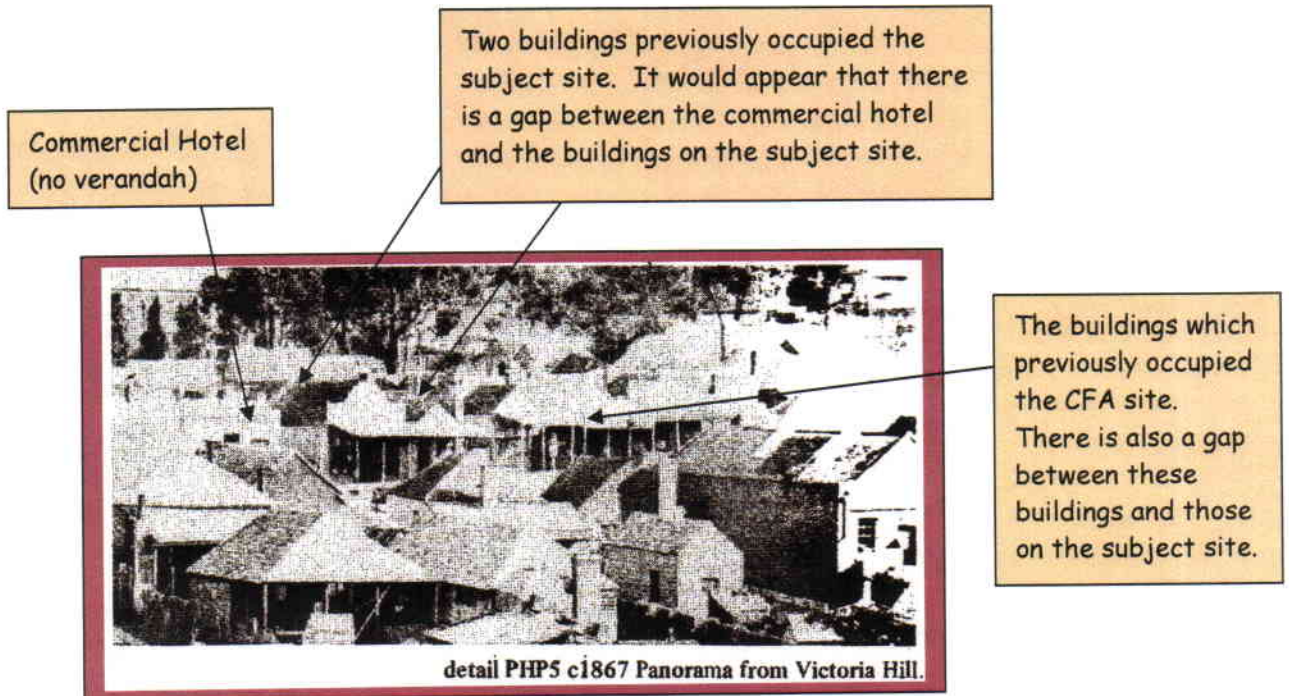
² Lifehouse Design, 2009



3.0 History of Site and Setting

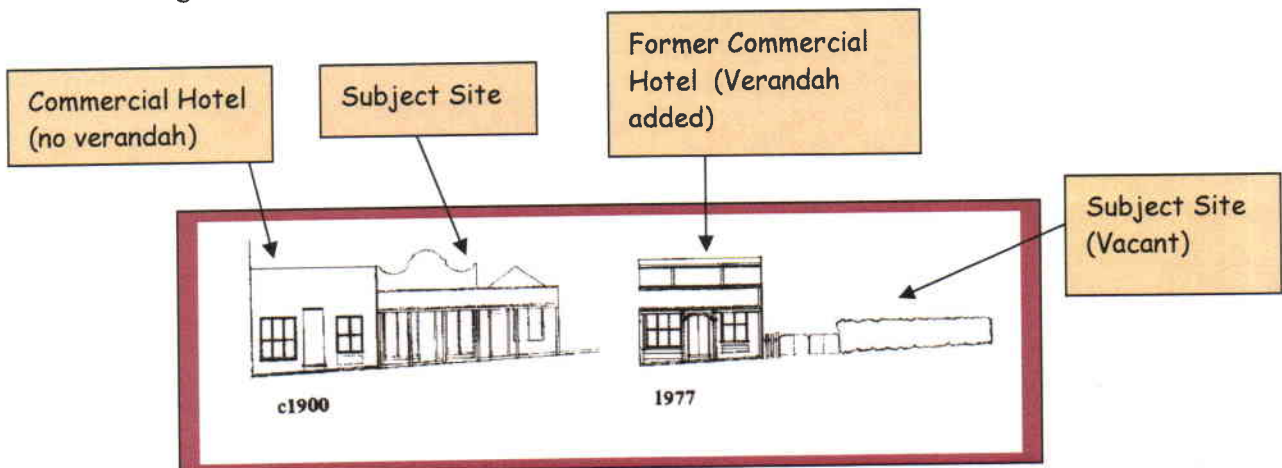
The vacant site is situated between the former Commercial Hotel (circa 1860's) to the south and the Country Fire Authority building (constructed in 1957) to the north.

The site was formally occupied by two timber buildings which are evident in the photograph (c1867) below. The buildings were demolished by 1936 and the site has remained vacant.³



Jacobs Lewis Vines, *Maldon Conservation Study*, 1977, pg 8

The former Commercial Hotel c1867, now Lavender Lace & Living, to the south of the subject site, remains relatively intact; the addition of a verandah being the most significant alteration.



Jacobs Lewis Vines, *Maldon Conservation Study*, 1977, pg 8

³ Jacobs Lewis Vines, *Maldon Conservation Study*, Ministry for Planning & Environment, 1977, pg 8

It could be argued from the photographic evidence on the previous page that the elevation (circa 1900) is not completely accurate. This elevation shows the former buildings on the subject site abutting the Commercial Hotel; whereas the photograph (c1867) indicates that there was a gap between these buildings, effectively these two buildings were free standing from the remainder of the street frontage. The windows and doors along the northern face of the former Commercial Hotel would also support this hypothesis.

The photographic evidence suggests that there should be a gap here.

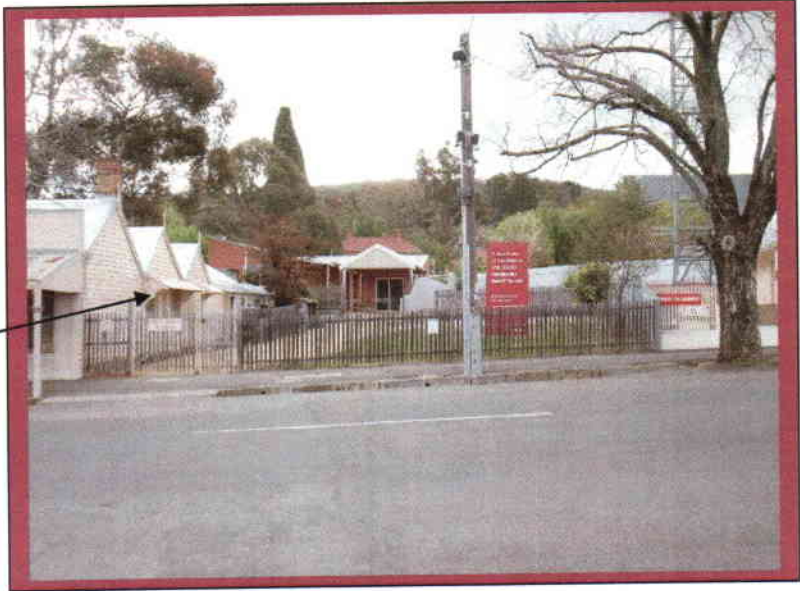


Circa 1900

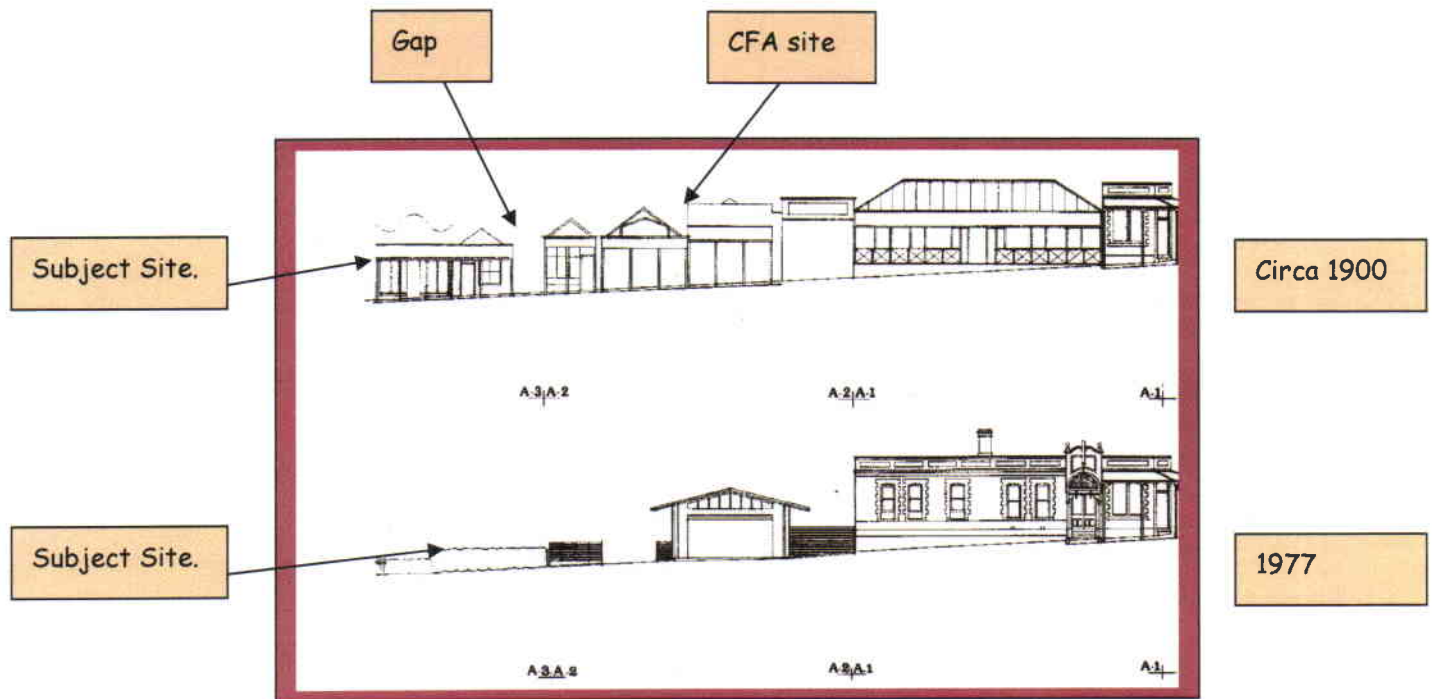
1977

Jacobs Lewis Vines, Maldon Conservation Study, 1977

Original windows and doors on the northern face of the building, indicating that the buildings previously occupying the subject site did not abut the Commercial Hotel.



The Country Fire Authority building to the north of the subject site is noted in the Maldon Conservation Study as being “inappropriate in the Historic Interest Zone.”⁴ The site was occupied by timber shops until they were demolished in the 1930’s; the site then remained vacant until the construction of the CFA garage in 1957.⁵



Jacobs Lewis Vines, *Maldon Conservation Study*, 1977

⁴ Jacobs Lewis Vines, *Maldon Conservation Study*, Ministry for Planning & Environment, 1977, pg 8

⁵ Jacobs Lewis Vines, *Maldon Conservation Study*, Ministry for Planning & Environment, 1977, pg 7



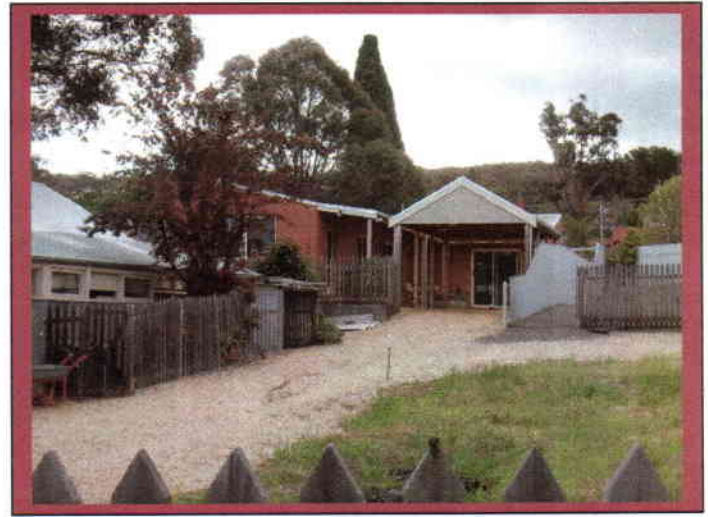
View west towards
subject site from High
Street.



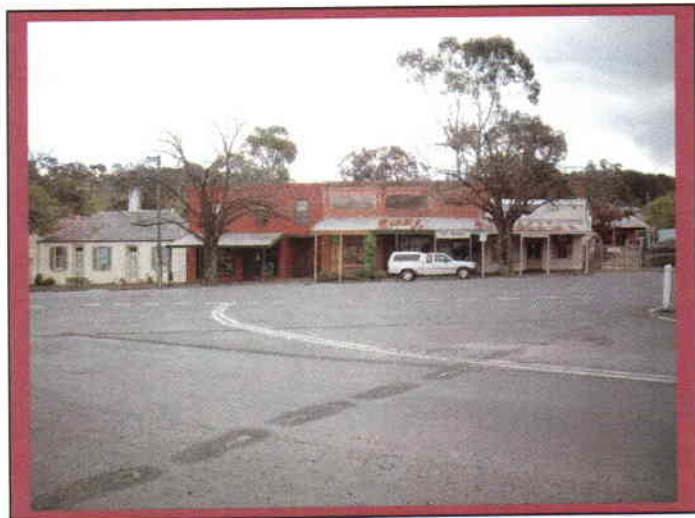
View north from Subject
Site towards CFA garage.



View south along High
Street towards former
Commercial Hotel.



View of recent development at the rear of the Subject Site.



View west from Main Street across High Street.

4.0 Planning Constraints.

4.1 State Planning Policy Framework

The State Planning Policy Framework gives the directive that:

- New development should respect but not simply copy historic precedents and create a worthy legacy for future generations (Clause 19.03-2).

4.2 Local Planning Policy Framework

Clause 22.02 - Maldon

Essentially, the Mount Alexander Shire Council is acknowledging with this policy the nationally significant heritage qualities of this township due to:

- *The town centre being one of the most intact of any nineteenth century town in Australia.*
- *The large number of buildings and works of historic significance in the area.*
- *The unusual and attractive relationship of the town and other historic sites with diverse natural and historic landscape which forms an essential part of the character of both the town and its surroundings.*

Clause 22.20 – Natural and Cultural Heritage

The Mount Alexander Shire Council recognises with this policy that the Shire's natural and cultural heritage is fundamentally important to its character and attractiveness as a place to live, invest and visit.

The objectives of this policy are *inter alia*:

- *To ensure the Shire's local heritage is preserved and maintained.*
- *To ensure that new uses and developments are of a type which is in harmony with and complements the historic and architectural integrity, character and appearance of the surrounding buildings, site or landscape.*

With regard to the objectives of Clauses 22.02 and 22.20, we would argue that the proposed development is in harmony with the inherent historic and landscape qualities of Maldon. As previously iterated, the proposed development does not contemplate the replication of the buildings which previously occupied this site; rather, the contemporary design is sympathetic to and echoes the design features of Maldon's historic streetscape.

Further, the proposal for a free standing building is consistent with the nature of the two buildings which previously occupied the site.

Furthermore, the CFA garage to the north of the subject site has been noted in the Maldon Conservation Study as being "inappropriate in the Historic Interest Zone". Accordingly, it could be argued that the proposed development will in no way undermine the site to the north.

We would proffer the view that the proposed infill development of the vacant site will serve to enhance the streetscape rather than detracting from it. This proposal provides a good reconciliation between a contemporary eco friendly development on a vacant site within an historic streetscape.

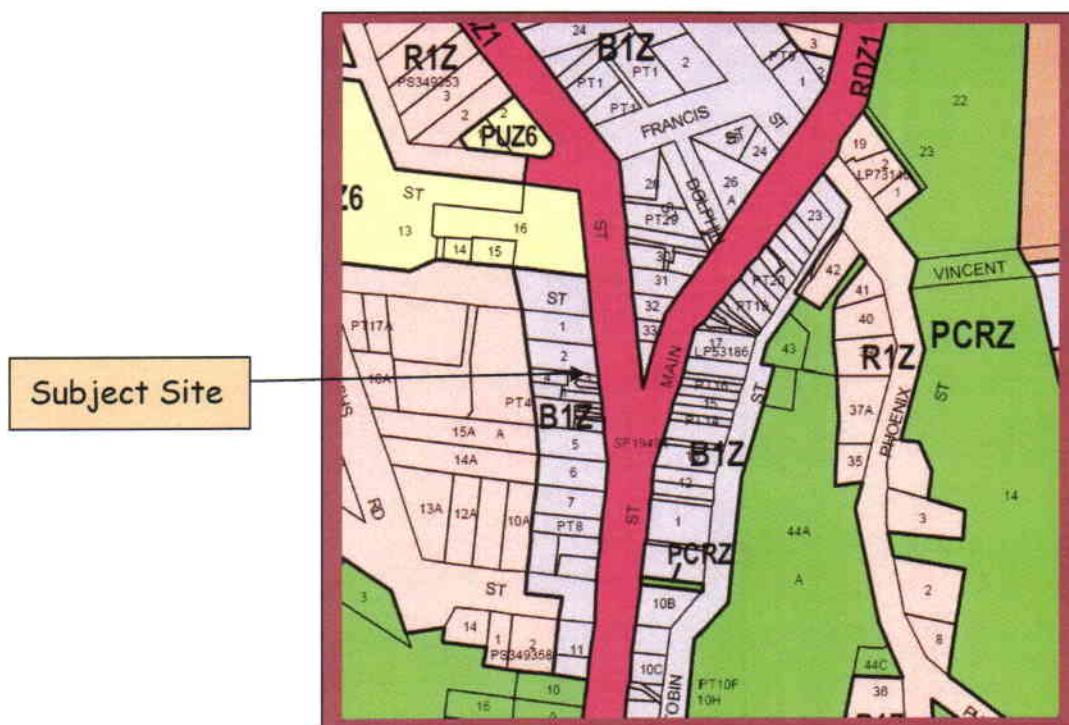
4.3 Planning Controls

4.3.1 Zoning

The subject land is zoned *Business 1 Zone*, the primary purpose of which is to:

- *Implement the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and Local Planning Policies.*
- *To encourage the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.*

Under clause 34.01.4 of the Business 1 Zone a planning permit is required to construct a building.



<http://www.dse.vic.gov.au>

With regard to the above, we would argue that the proposed development is in accordance with the fundamental purpose of the Business 1 Zone.

4.3.2 Overlays

Environmental Significance Overlay (Clause 42.01)

The subject site is directly affected by the Environmental Significance Overlay. Together with implementing the State Planning Policy Framework and Local Planning Policy Framework; essentially the main purpose of this overlay is to identify areas where the development of land may be affected by environmental constraints.

ESO6 – Highway Protection Environs

The subject site is partially covered by Schedule 6 to the Environmental Significance Overlay. The environmental objective of this schedule is to *inter alia*:

- *To maintain and enhance the safety and amenity of main roads.*
- *To preserve and enhance the tree lined character of the roadsides along the approaches to the urban townships and along main roads.*
- *To ensure that all existing trees and natural features which are within the overlay area are conserved within the limits of practicality and are not wantonly damaged, destroyed or removed.*

With regard to the above, no tree removal is contemplated as part of this development.

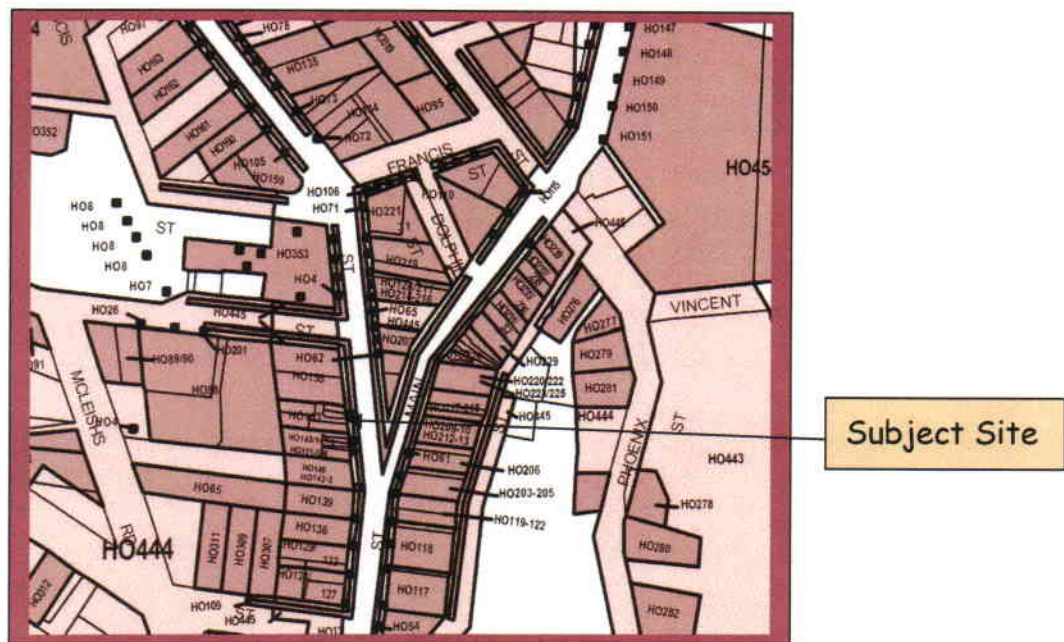


<http://www.dse.vic.gov.au>

Heritage Overlay (Clause 43.01)

The subject site is covered by Heritage Overlay HO153. Together with implementing the State Planning Policy Framework and the Local Planning Policy Framework, the main purpose of the Heritage Overlay is to conserve and enhance those elements which contribute to the significance of heritage places and ensure that they are not undermined or threatened in any way by inappropriate development.

With regard to the above, this development does not contemplate undermining the historical significance of the Maldon streetscape. As previously iterated, we would proffer the view that the infill development of the vacant site will serve to enhance the streetscape rather than detracting from it.



<http://www.dse.vic.gov.au>

Erosion Management Overlay (Clause 44.01)

The subject site is covered by the Erosion Management Overlay. As well as implementing the State Planning Policy Framework and Local Planning Policy Framework; essentially the main purpose of this overlay is to “protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.”

In this regard, there are no significant earthworks proposed as part of this development.



<http://www.dse.vic.gov.au>

5.0 Conclusion

In conclusion, the following should be re-iterated:

- This proposal is consistent with the purpose of the Business 1 Zone *to encourage the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses (Clause 34.01).*
- The State Planning Policy Framework (SPPF) gives the directive to Councils that new development should respect but not simply copy historic precedents and create a worthy legacy for future generations (Clause 19.03-2).
- Consistent with the SPPF directive, the proposed development does not contemplate the replication of the buildings which previously occupied this site; rather, whilst remaining sympathetic to and echoing the design features of Maldon's historic streetscape, this proposal is contemporary in nature.
- The proposal for a free standing building is consistent with the nature of the two buildings which previously occupied the site.
- The CFA garage to the north of the subject site has been noted in the Maldon Conservation Study as being "inappropriate in the Historic Interest Zone". Accordingly, it could be argued that the proposed development will in no way undermine the site to the north.
- Finally, we would proffer the view that the proposed infill development of the vacant site will serve to enhance the streetscape rather than detracting from it. This proposal provides a good reconciliation between a contemporary eco friendly development on a vacant site within an historic streetscape.

APPENDIX "B"

Site Context Plan

APPENDIX "C"

Feature Survey Plan

PROPOSED BENDIGO BANK SITE 79 HIGH STREET, MALDON

NOTATIONS

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS SURVEY IS NOT SUITABLE FOR PLANNING, CONCEPT AND GENERAL DESIGN PURPOSES. THIS SURVEY AND GENERAL DESIGN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE ACCURACY OF THE DATA IS LIMITED TO THE PLOT SCALE OF THE PLAN. CRITICAL DIMENSIONS SHOULD BE CONFIRMED WITH OUR OFFICE.

TREES HAVE BEEN LOCATED ACCURATELY AT THE TRUNK. THE SPREAD SHOWN IS INDICATIVE ONLY.

ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE UNLESS INDICATED BY THE RELEVANT PROVIDING AUTHORITIES AND SHOULD BE VERIFIED ON SITE.

- U/GRND TELSTRA
- U/GRND SEWER
- U/GRND ELECTRICITY

LEVELS SHOWN THIS ARE TO AHD
VIDE PM110 (RL 382.618)
CONTOUR INTERVAL IS 0.20m.

SITE DESCRIPTION

TITLE PARTICULARS:

VOL. 10117 FOL. 024 & VOL. 10117 FOL. 025

LOTS 2 & 3 PPS17975A

CROWN DESCRIPTION:

COUNTY OF TALBOT

PARISH OF MALDON

TOWN OF MALDON

SECTION

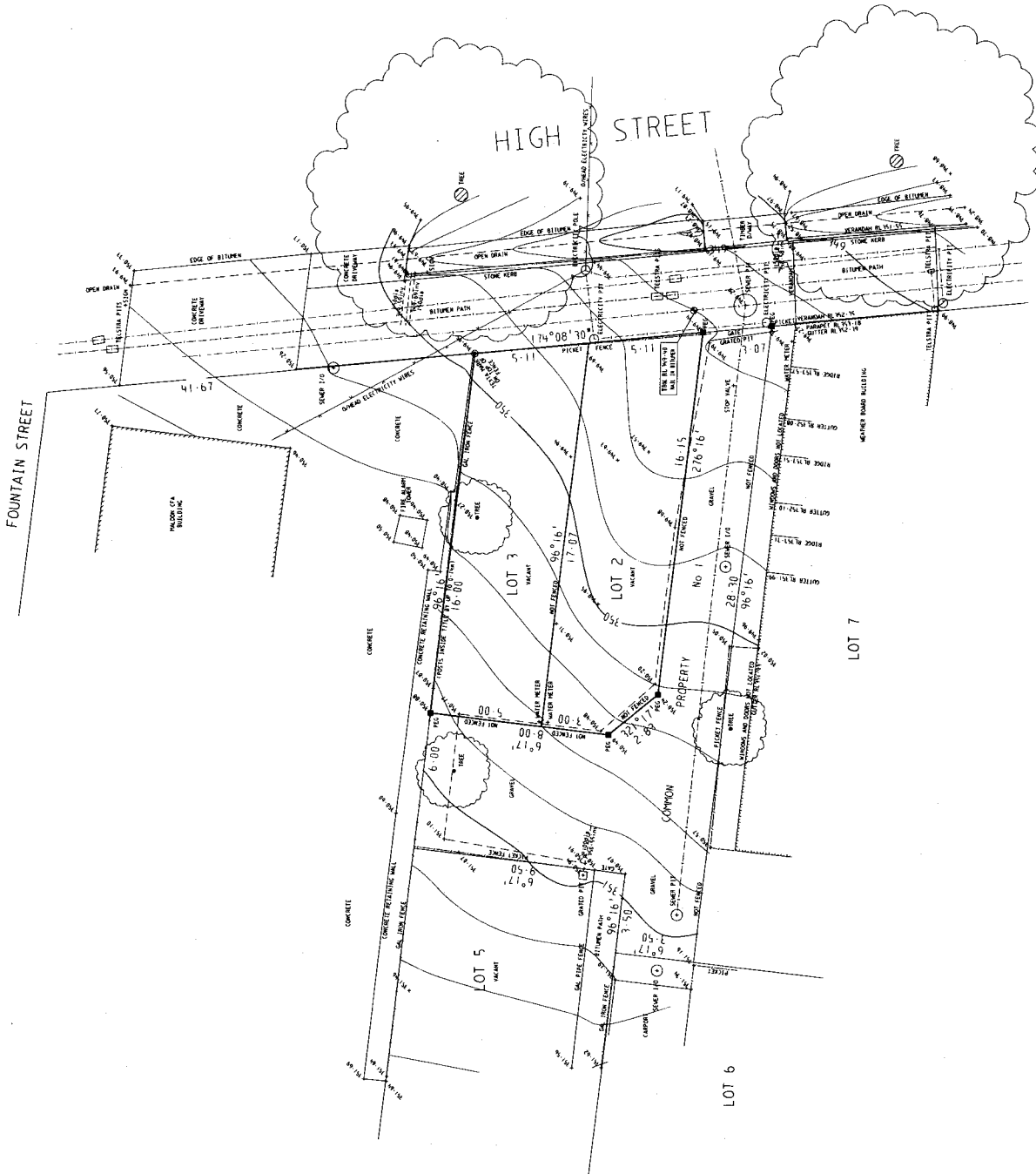
CROWN ALLOTMENT (SPART)

SHEET 1 OF 1 SHEETS

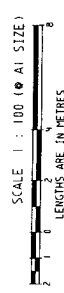
ORIGINAL SHEET SIZE A1

REVISIONS

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PLAN OF FEATURE SURVEY
 Musgrave-Evans and Gilbert Consulting Pty Ltd
 LICENSED SURVEYORS/TOWN PLANNERS
 7 Hornsby Street, Maldon 3463 Ph: 5475 2564 Mobile: 0431 477257



Ref: 1067
 (Version: 1)