



Southern Grampians
SHIRE COUNCIL

Planning Committee

Agenda

20 October 2025

To be held at 2.45pm in the
DIS Meeting Room
1 Market Place, Hamilton

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1. MEMBERSHIP**Councillors**

Cr Jayne Manning (Chair)
Cr Katrina Rainsford

Officers

Mr Rory Neeson, Director Wellbeing Planning and Regulation
Ms Marg Scanlon Director Infrastructure and Sustainability

Minutes

Sharon Clutterbuck, Executive Assistant - Director Wellbeing Planning and Regulation

2. WELCOME**3. APOLOGIES****4. CONFIRMATION OF MINUTES**

Minutes of the Meeting held on 28 May 2025 have been circulated.

RECOMMENDATION

That the minutes of the meeting held on 28 May 2025 be confirmed as a correct record.

5. DECLARATION OF INTEREST

6. MATTERS FOR DECISION

6.1 TP-33-2025 – 37 Casterton Road, Coleraine

Attachment 1 – Aerial Images

Attachment 2 – Consolidated Application Documents

Attachment 3 – Heritage Advisor Advice

Attachment 4 – Building Department Advice

Attachment 5 – Victorian Heritage Database – Statement of Significance

Attachment 6 – Planning Practice Note 95

Attachment 7 – Section 6B – Heritage Buildings

Attachment 8 – Section 60 – What Matters Must a Responsible Authority Consider

Executive Summary

Planning application TP-33-2025 seeks a permit under Clause 43.01 to demolish a building in the Heritage Overlay and to construct a building in the Heritage Overlay, at 37 Casterton Road, Coleraine which is occupied by the Coleraine Showgrounds. The application proposes the demolition of an identified heritage place (the existing homecrafts pavilion) and replacement with a contemporary building of a larger footprint. The application has been assessed against relevant clauses of the Planning Policy Framework, the Heritage Overlay, and the decision Guidelines of Clause 65 and found to be inconsistent with the objectives and requirements of the Planning Scheme. The application was also found to be in contradiction of Section 60(1)(f) of the *Planning and Environment Act 1987* directly. Specifically, the assessment revealed that the proposed demolition and the construction and siting of a new building on the land would significantly impact on the heritage place, the surrounding environment and would cause significant and permanent social impacts to the wider community through the loss of important heritage fabric. It is recommended that the Planning Committee refuse the application for a planning permit.

Proposal

The application is seeking the demolition of the existing 'Homecrafts' pavilion building, and the construction of a new shed building on the land. Details are as follows:

The building proposed to be demolished is a galvanised iron clad building with a pitched roof, approximately 100 years old. The building has a total floor area of approximately 395sqm. This building is individually identified as a Heritage Place in accordance with Heritage Overlay HO122 and the Statement of Significance (discussed further in this report).

The proposed building is a contemporary structure, clad in corrugated sheet metal cladding with a low-pitched gabled roofline, and a combination of open and enclosed spaces under the roofline. The total floor area is approximately 920sqm.



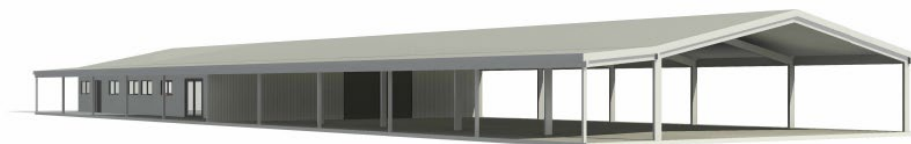
Figure 1: Existing heritage building.



EASTERN PERSPECTIVE



WESTERN PERSPECTIVE



SOUTHERN PERSPECTIVE

Figure 2: Proposed building.

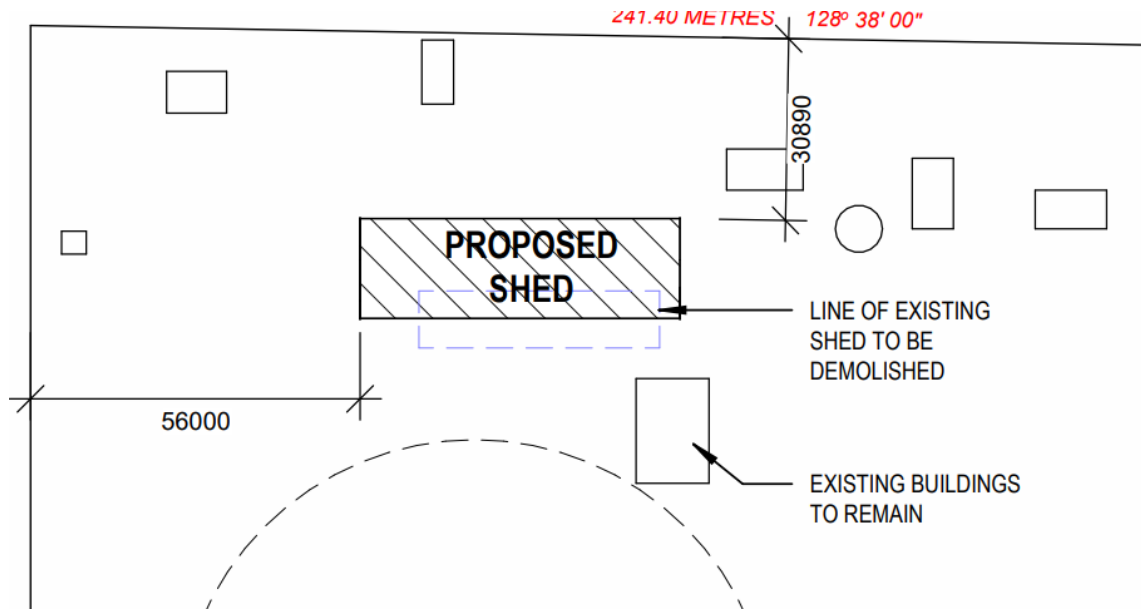


Figure 3: Part site plan showing existing building footprint overlaid with proposed building footprint, and cluster of heritage buildings.

Application documents are found in Attachment 2.

Subject Site and Locality

The site is located to the south-west side of Casterton Road, and is a rectangular shaped lot of 11.4 hectares, with a frontage width to Casterton Road of 241 metres.

The site has a secondary frontage to Duck Pools Lane running along the south-eastern boundary of the site. Vehicular access to the site is provided via two crossovers to Casterton Road, and one crossover to Duck Pools Lane.

The site is currently occupied by the Coleraine Showgrounds, which consists of:

- A number of buildings and outbuildings for the use of the annual Show.
- Open informal grassland areas, interspersed with large, established native trees and vegetation.
- A formalised showgrounds 'oval' area.

Site Ownership Status and Queen's Caveat

It has been confirmed that the site is a Crown Allotment (Crown Allotment 56, Section 23, Parish of Konong Wootong).

The Registered Sole Proprietor of the land is *Coleraine Pastoral and Agricultural Society Inc. Of Coleraine*.

The site is encumbered by Queens Caveat AD684907F.

The Caveator (Her Majesty Queen Elizabeth II) forbids registration of any transfer or dealing with any part of the land by the named registered proprietor.

The caveat establishes that the Coleraine Pastoral and Agricultural Society Inc. of Coleraine is vested by virtue of Section 8(1) of the *Associations Incorporation Act 1981*.

Permit History

- **TP-31-2009** - A planning permit was issued on 7 May 2009 for buildings and works to construct a display shed (12m x 6m) for use in association with the existing Show Grounds (Place of Assembly).
- **TP-31-2009-A1** - An amendment application was lodged on 2 June 2009 for alterations to the position of toilets, with an amended planning permit issued on 16 June 2009.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining and nearby land.
- Placing a sign on site.
- Listing the application on the SGSC website.

The notification has been carried out correctly and for the minimum period of fourteen (14) days.

Council has received no objections or other written submissions to date.

Referrals

Heritage Advisor

The application was referred internally to Council's Heritage Advisor. The Heritage Advisor does not support the demolition of the building or the proposed built form or location of the replacement building. Full comments and recommendations are found in Attachment 3.

Building Department

The application was referred internally to Council's Building Department. The building surveyor attended the site and inspected the existing building proposed for demolition on 10 June 2025. Advice provided is included below and within Attachment 4:

Findings:

Structure is an open pavilion framed with hardwood wall framing and hardwood barrup trusses. Internally framing is exposed with no linings installed. Externally the roof is clad in corrugated iron and walls are clad in horizontal mini-orb corrugated iron. Walls to north and south have timber framed windows and doors installed.

The building is in overall good condition for its age and purpose. Timber framing has stood up pretty well with the exception of the bottom plates of the building. I had a dig around and could not locate the bottom plates but it appears internally they have been covered by the asphalt floor and externally the ground has either been built up above the bottom plate or the building has dropped and is sitting directly on the ground. My experience of these type of buildings is the bottom plates are usually bearer type material (old 4x3) with stumps at approx. 1500mm centers supporting the walls. Both the ridge capping and top plates are wavy so that indicates that there is some differential movement (see attached photos). I am assuming that the stumps have rotten out and the bottom plate is in contact with the ground, most probably absorbing moisture, possibly rotten.

Sections of the guttering have rusted out and downpipes are not directed away from the building. This will be contributing to moisture at the external edge of the building and possible movement. Window and door frames are also affected by moisture, most probably due to lack of maintenance/painting.

Summary:

With the exception of the bottom plate situation, the framing of the building appears structurally sound. Investigation into the integrity of the bottom plate support is recommended. As discussed an engineers report is a good starting point. With propping and remedial work, this could be rectified as the studs at FFL appear fine.

I would also recommend maintenance works to windows and doors, guttering and direction of downpipes away from the building.

Municipal Planning Strategy

The following clauses are the most recent to the planning application:

- Clause 02.01 Context

The Shire is located at a major highway junction and has good connections to the southeast of South Australia, as well as to agricultural regions. Primary production and conservation are the main land uses, followed by forestry and extractive industry. The Shire is known for its quality health and education sector, and has strengths in mineral sands processing, cutting tool manufacturing, and agricultural and building materials manufacturing. Fine wool production is famous in the Shire, but large-scale cropping, hay production, and horticulture are now bigger parts of the primary industry sector. Agro-forestry, mining, and renewable energy are expected to grow.

- Clause 02.02 Vision

The Shire's vision is to be a well-connected, dynamic regional centre, supporting a vibrant, healthy and inclusive community.

The Council Plan (2017-2021) identifies five fundamental priority areas. Those relevant to land use and development are to:

- Develop the regional economy and businesses.
- Plan for the built environment and infrastructure.
- Promote the natural environment.

Planning Policy Framework

The following clauses of the Planning Policy Framework are the most relevant to the planning application. Clauses of particular importance to this assessment have been underlined further:

Clause 11 Settlement

- Clause 11.03-5S Distinct areas and landscapes - To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. Strategies include:
 - Recognise the unique features and special characteristics of these areas and landscapes.
 - Recognise the important role these areas play in the state as tourist destinations.

- Protect the identified key values and activities of these areas.
- Support use and development where it enhances the valued characteristics of these areas.

Clause 12 Environmental and Landscape Values

- Clause 12.05-2S Landscapes - To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. Strategies include:
 - Ensure significant landscape areas such as forests, the bays and coastlines are protected.
 - Ensure development does not detract from the natural qualities of significant landscape areas.
 - Ensure important natural features are protected and enhanced.
- Clause 12.05-2L Southern Grampian's significant landscapes – Strategies include:
 - Discourage development on ridge lines and peaks in the Significant Landscape Overlay and other significant landscapes, such as the Victorian Volcanic Plains, the Dundas Tablelands and the Grampians.
 - Encourage the use of existing and new vegetation to screen development, particularly locally indigenous vegetation.

Clause 15 Built Environment and Heritage

- Clause 15.03-1S Heritage conservation - To ensure the conservation of places of heritage significance. Strategies include:
 - Provide for the protection of natural heritage sites and man-made resources.
 - Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place.
 - Encourage the conservation and restoration of contributory elements of a heritage place.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
 - Support adaptive reuse of heritage buildings where their use has become redundant.
- Clause 15.03-1L Heritage Conservation – Strategies include:
 - Retain and reuse heritage places for their contribution to a sense of place and the Shire's history, the cultural landscape, and the potential to support tourism.
 - Ensure that use and development responds positively to, and does not prejudice, the heritage character and setting of the site, the locality and the Shire.
 - Support development where building form, design, siting and materials are compatible with the traditional building form, design, siting and materials of the area.

Clause 17 Economic Development

- Clause 17.04-1S Facilitating tourism - To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination. Relevant strategies include:
 - Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

- Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
- Encourage investment that meets demand and supports growth in tourism.
- Clause 17.04-1R Tourism – Great South Coast - Strategies include:
 - Provide flexibility and opportunities for a diverse range of tourism development, including an increase in the supply of appropriate accommodation and tourism infrastructure.
- Clause 17.04-1L Facilitating tourism – Strategies include:
 - Support tourist and recreational uses that are based on regional linkages, historic features, cultural heritage and natural features.
 - Encourage development that facilitates access to:
 - Built and cultural heritage features, including the Hamilton Art Gallery and the Botanical Gardens.
 - Encourage tourist and recreation development that enhances the appeal, presentation and natural attributes of the volcanic peaks and landscape features.
 - Support tourist use and development in rural areas that link to the productive base of the Shire, the agricultural economy and the natural environment.

Clause 19 Infrastructure

- Clause 19.02-3S Cultural facilities - To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. Strategies include:
 - Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.
 - Reinforce the existing major precincts for arts, sports and major events of state wide appeal.
- Clause 19.02-4S Social and cultural infrastructure - To provide fairer distribution of and access to, social and cultural infrastructure. Strategies include:
 - Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.
 - Ensure social infrastructure is designed to be accessible.
 - Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.
 - Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Zone

Clause 36.02 Public Park and Recreation Zone

The site is located in the Public Park and Recreation Zone. The purpose of this zone is:

In accordance with Clause 36.02-2 (Permit requirement) of the Zone, a planning permit is required to construct a building or carry out works. This does not apply to:

- A building or works carried out by or on behalf of a public land manager, Parks Victoria or the Great Ocean Road Coast and Parks Authority, under the *Local Government Act 2020*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forest Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Safety Act 2010*, the *Port Management Act 1995* or the *Crown Land (Reserves) Act 1978*.

It has been determined that as the site is owned by the Coleraine Pastoral and Agricultural Society Inc. of Coleraine and the permit applied for on behalf of the owners of the land, that the above exemption can apply. No planning permit is required under the Zone in this instance.

Overlay

Clause 43.01 Heritage Overlay

The site is affected by the Heritage Overlay (HO122). The purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Schedule 122 to the Overlay defines the Heritage Place as:

“All the buildings and all of the land within the Gazetted Showground Reserve as indicated on the Parish of Koonong Wootong plan, 1922.”

In accordance with Clause 43.01-1, a planning permit is required to demolish a building and to construct a building in the Overlay.

General Provisions

Clause 65 Decision Guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Before deciding on an application or approval of a plan, the responsible authority must consider this Clause 65.01 Approval of an application or plan.

Summary of Key Issues

The key issues for consideration are:

- Is the demolition of the existing heritage place (Homecraft pavilion) appropriate with regards to the relevant provisions of the Planning Policy Framework and Heritage Overlay of the Southern Grampians Planning Scheme?
- Is the proposed building appropriate within the context of the heritage place (Coleraine Showgrounds) and within the wider context of the area, when considered against the relevant provisions of the Planning Policy Framework and Heritage Overlay of the Southern Grampians Planning Scheme?

Assessment

An assessment of this proposal against the relevant provisions of the Southern Grampians Planning Scheme has been undertaken.

Municipal Planning Strategy

The proposal has been assessed against the Municipal Planning Strategy and has been found to be inconsistent with the following objectives:

- Clause 02.01 Context
- Clause 02.02 Vision

Planning Policy Framework

On balance, the proposal is found to be contrary to the relevant clauses of the Planning Policy Framework.

Clause 11.03-5S Distinct areas and landscapes – Seeks to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

The site is located within the main arterial thoroughfare through Coleraine, and provides views of the surrounding hills and landscapes, which form an important natural feature of the area. The unique natural character of the landscape, and the town's agricultural history are both evident from the site. Clause 12.05-2S (Landscapes) and local policy at Clause 12.05-2L (Southern Grampians significant landscapes) both seek to ensure that significant landscape areas are protected, and that development does not detract from the natural qualities of significant landscape areas. The scale and design of the replacement building (along with the loss of the existing building) do impact on the landscape.

The site is located adjacent to the identified significant landscape area of Koroite Homestead, Buvelot Tree and Waterpool [Significant Landscape Overlay, Schedule 5 (SLO5)], located adjacent to the south-west boundary of the site. Whilst it is acknowledged that the site itself does not form part of this identified landscape, the development of the site does impact on the surrounding landscape, including SLO5, due to the flat topography of the land. Currently the site retains a strong historic character, identified by the Statement of Significance. The introduction of the replacement building will significantly alter the established character both within the site and the surrounding landscape. In accordance with the strategies of Clause 11.03-5S (Distinctive areas and landscapes) development should recognise the important role of the area as a tourist destination, and enhance the valued characteristics of the area, which the proposal fails to do.

Clause 15.03-1S (Heritage conservation) seeks to ensure the conservation of places of heritage significance. The site is identified as a heritage place, with the Statement of Significance identifying both its historical and social significance.

The building proposed for demolition is identified along with the other agricultural buildings as being of importance. The proposed demolition of the largest of these identified buildings does not accord with the strategies of the Clause, which seeks to retain the elements that contribute to the importance of the heritage place, and to conserve and restore the contributory elements of the heritage place.

The proposed building similarly fails to accord with the strategies of Clause 15.03-1S. One of the strategies of the Clause seeks to provide for conservation and enhancement of places that are of aesthetic, architectural, cultural or social significance. According to the Coleraine Show website, the Coleraine Pastoral and Agricultural Society (CPAAS) has been showing in Coleraine for 162 years, beginning in 1863, making it one of the oldest in Victoria. The website highlights that the original and ongoing purpose of the show is to promote rural industry – rural industry has strong ongoing ties to the Coleraine community. The Victorian

Heritage Database Statement of Significance identifies this social history as a significant component of the listing, stating:

The showgrounds provide an important community meeting place, serving as the venue or clubrooms for a variety of community groups and the local people. The success and popularity of the Coleraine Show demonstrates the continuing strong pastoral and agricultural focus of the local community, and the importance placed on this.

In accordance with the Statement of Significance, the heritage place is comprised of the oval showing rings, a sheep/pig display shed, poultry shed, cattle/horse stalls, a kiosk, luncheon hall, display hall, office and various other small buildings. These features are singled out as forming an important cluster on the site, with importance given to them individually as well as their cumulative importance as a whole. The social history of these buildings is also identified, having been constructed by members of CPAAS in the early 20th century, from corrugated iron and local timbers. This demonstrates an intrinsic link between the social, cultural and architectural histories of the land.

The proposed demolition of the largest of these buildings will severely damage the ongoing historic link that ties the land to the ongoing social history of the agricultural show. Without this building, the remaining buildings lose significance. The act of demolition fails to accord with strategy to encourage the conservation and restoration of contributory elements of a heritage place.

Additionally, the replacement building is proposed to be sited on the site of the demolished building which will have a detrimental impact on the remaining historical qualities of the place. A strategy of the clause seeks to encourage appropriate development that respects places with identified heritage values. The sheer size and bulk of the replacement building, as well as its contemporary design are visually dominating and overwhelm the remaining buildings.

Local policy at Clause 15.03-1L (Heritage Conservation) puts strategies in place to:

Retain and reuse heritage places for their contribution to a sense of place and the Shire's history, the cultural landscape, and the potential to support tourism.

This Clause and strategy speak directly to this proposal, which presents an ideal opportunity for adaptive reuse.

The site contains extensive open space areas that are deemed appropriate for the construction of a new pavilion building to take the place of the existing homecrafts pavilion without necessitating its demolition. The opportunity exists for both the existing homecrafts pavilion and the replacement pavilion to occupy the land.

The existing building presents opportunity for adaptive reuse for other uses and events, which will ensure that history is protected and tourism opportunities are supported in accordance with the strategies of the clause.

It should be further considered that, with the retention of the existing building, the required floorspace of the new building would be reduced, which would result in a cost saving in the construction of the replacement building. The cost saving could then be reallocated towards restoration and improvement works of the homecrafts pavilion. Given that a proposal to construct a new building on the land in conjunction with the retention of the existing building has the support of Council's Heritage Advisor, the applicant has not demonstrated why this outcome cannot be achieved.

The historic features of the site represent a strong tourism opportunity which the proposal fails to capitalise on. Clause 17.04-1S (Facilitating tourism) seeks to encourage tourism

development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination. Clause 17.04-1R (Tourism – Great South Coast) sets strategies in place to minimise impact on environmental and cultural values, which have been identified within the Statement of Significance for this place. The loss of the historic building impacts on the site's social history at the junction of agriculture and tourism.

The planning scheme has incorporated local policies at Clause 17.04-1L (Facilitating tourism) which specifically aim to support tourist and recreational uses that are based on regional linkages, historic features, cultural heritage and natural features. The proposal fails to accord with these strategies.

Clause 19.02-3S (Cultural facilities) and Clause 19.02-4S (Social and cultural infrastructure) seek to develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. The importance of the ongoing viability of the annual Coleraine Show is understood however the proposal has failed to demonstrate the necessity for proposed demolition of the site's existing historic building, or sufficient reasoning for the proposed placement of the replacement building. Council's Heritage Advisor has provided clear advice which has offered alternative locations for a proposed building on the land, which would result in fewer impacts to the existing heritage place, whilst enabling the expansion of buildings on the land. These recommendations have not been adopted. As such, the proposal is not supported in its current form.

Overlay

Clause 43.01 Heritage Overlay

A planning permit is required to demolish a building in the Heritage Overlay. The application has sought to claim that the building proposed for demolition has fallen into disrepair.

Planning Practice Note PPN95 (See Attachment 6) defines a building which has fallen into disrepair in the following ways:

- the building is structurally unsound and its demolition, in whole or in part, has become necessary, or
- it is beyond reasonable repair, or
- there is significant risk of irreparable damage to the building's heritage significance.

It is the delegated officer's position that the above criteria has not been sufficiently demonstrated. This is supported by the assessment undertaken by Council's building surveyor. As such, demolition is not supported.

However, if the building *were* to be found to have fallen into disrepair to the extent defined above, consideration of Section 6B of the *Planning and Environment Act 1987* would be required:

(1) Without limiting section 6, a planning scheme may make provision for the additional matters set out in subsection (2) for any of the following purposes—

(a) to further the objectives of planning in Victoria within the area covered by the scheme;

(b) to deter persons from—

- i. unlawfully demolishing heritage buildings; or*
- ii. allowing heritage buildings to fall into disrepair;*

- (c) **to prevent persons from obtaining a benefit from—**
i. **unlawfully demolishing heritage buildings; or**
ii. **allowing heritage buildings to fall into disrepair.**

(2) *For the purposes of subsection (1), the additional matters are—*

(a) **to regulate or prohibit the development of land on which there is or was a heritage building that has been unlawfully demolished, in whole or in part, or fallen into disrepair; and**

(b) **to require that a permit must not be granted for the development of land on which there is or was a heritage building that has been unlawfully demolished, in whole or in part, or fallen into disrepair, unless the development is for or includes—**

- (i) **the reconstruction or reinstatement of the building, in whole or in part; or**
(ii) **the repair of the building.**

It is the delegated officer's position that the proposed demolition of the building must not be granted which results in the landowner benefiting from having allowed the building to fall into disrepair (by allowing the construction of a replacement building in its place) unless the requirements of subsection (b), above, are enforced. This position aligns with advice provided by the Heritage Advisor:

"If demolition is supported, provide a proposal to reconstruct the heritage building to the same dimensions and materiality and detailing."

The application for both demolition and the replacement building has been assessed against the relevant decision guidelines of the Overlay:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

The proposed demolition will result in a direct adverse impact on the cultural significance of the heritage place. The building proposed for demolition is the largest and most prominent building on the site. The loss of this building will significantly reduce the readability of the remaining buildings, as their significance is tied to the group of buildings as a whole, as well as their individual characteristics.

The proposed replacement building will also adversely impact on the heritage place due to the scale, design and placement.

- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.

The heritage place is defined by the Statement of Significance:

The site is bounded by Cameron Street to the east, the north south and west boundaries are defined by a fence of corrugated iron. Within the showground there are a number of structures which relate specifically to the annual Pastoral and Agricultural Society show. These include a large oval showing ring in the centre of the site, a sheep/pig display shed, a poultry shed, cattle/horse stalls, a kiosk, luncheon hall, display hall, office and various other small buildings. The buildings were constructed in

the early part of the twentieth century by members of the local Pastoral and Agricultural Society, from corrugated iron and local timbers.

The Coleraine showgrounds is of historical and social significance to the township of Coleraine and the Southern Grampians Shire.

The Coleraine Showgrounds are of historical significance to the township of Coleraine for its early history as part of the Koroite Pre-emptive right, owned by a number of important local pastoralists, including the Whyte Brothers, C. J Whyte, Stephen George Henty and William Swan. They are also significant for their social associations with the Pastoral and Agricultural society. Pastoral and Agricultural Shows have always been a very important social focus for country people. The Coleraine Show has had a long standing association and recognition throughout the Shire since the 1850s as an important local institution, where local people were able to gain recognition for their produce and skills, where new products were exhibited, and as an important local event on the social calendar. The showgrounds provide an important community meeting place, serving as the venue or clubrooms for a variety of community groups and the local people. The success and popularity of the Coleraine Show demonstrates the continuing strong pastoral and agricultural focus of the local community, and the importance placed on this.

It is worth noting that the building proposed for demolition has been individually identified by the Statement of Significance (Listed as 'Hall' in both written text and accompanying photographs), further indicating its importance as key component of the heritage place.

See also Attachment 5.

The proposal will have a direct and negative impact on the heritage place as defined above.

- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.

The proposed building is of a significantly larger scale and bulk in comparison to the nearby historic buildings. The building will visually dominate the site and detract from the remaining buildings on the land.

- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.

The bulk, form and appearance of the proposed building is not sympathetic to the character of the site or the existing buildings.

- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

The proposed demolition will be a direct adverse impact on the significance of the heritage place, as it results in the demolition of the largest and most significant building on the land.

The following points form an important further aspect of the assessment of this proposal, given a lack of evidence for justification of the proposed demolition or proposed siting of the replacement building.

Structural Integrity of the existing building

The existing building still has structural integrity and potential for ongoing use as show pavilion (and ultimately for other purposes if the Society so choose), with some repairs and ongoing maintenance. A cost analysis of such works versus the cost of demolition and construction of the replacement building have not been presented.

The engineering report provided by the applicant is not factually based and does not demonstrate that the building is beyond repair or otherwise unfit for purpose. Council's own (unbiased and suitably qualified) heritage advisor and building surveyor are satisfied that the building can be reused with some repairs and maintenance.

Proposed siting of replacement building

It has been communicated that the reasoning for the proposed demolition of the existing building lies in the fact that the remaining area of the site is not suitable for construction of a new building, due to the land being regularly saturated. This has not been demonstrated or justified through any engineering report or otherwise.

The delegated officer submits that there are alternative locations available on the land for the construction of an additional building, within proximity of the proposed location, and which have the support of council's Heritage Advisor and which do not exhibit any constraints. It is also submitted that the proposed building can be designed with flood-proofing measures if necessary to cope with intermittent flood waters, which will not be an onerous undertaking, as it is not a habitable building.

Council's mapping resources confirm the following:

- The site is not located within any identified floodplain. *Figure 4* below identifies all flood related overlays in shades of blue, none of which affect the subject site.
- The topography of the land is flat, indicating that there is no likelihood of flood or ground saturation on any part of the site which is greater than the site of the existing buildings - see *Figure 5* below).
- An site visit was undertaken where the wider area was extensively walked (in the winter months, following a period of heavy rain) and it was noted that the ground did not



Figure 4: Areas in proximity to the site affected by ‘Land Subject to Inundation Overlay’ and ‘Floodway Overlay.’



Figure 5: Contours of the land.

General Provisions

Clause 65.01 Approval of an Application or Plan

The application has been assessed against the following relevant considerations of Clause 65.01:

- The matters set out in section 60 of the Act.

In addition to concerns raised under the Southern Grampians Planning Scheme, the Responsible Authority raises concern with the proposal under Section 60 of the *Planning and Environment Act 1987* (the Act) directly. Specifically, the Responsible Authority submits that the proposal does not accord with Section 60 (1)(f) of the *Act*:

- (1) Before deciding on an application, the responsible authority must consider:
- (f) any significant social effects and economic effects which the responsible authority considers the use or development may have.

The delegated officer submits that the proposal, including both the demolition of the existing heritage place and the construction of the new building will both have detrimental and permanent social impacts on the community as a whole, through the loss of the existing building, and the adverse impacts that the replacement building will have on the remaining elements of the heritage place.

The proposal results in an irreversible loss of important heritage fabric which cannot be replaced and represent a loss to the wider community.

- The effect on the environment, human health and amenity of the area.

As described throughout the report, the proposal results in a negative amenity impact on the area through the loss of historic fabric, and the visual impact of the proposed building in the landscape.

- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

It is acknowledged that the proposal is not subject to assessment against Clause 53.17 (Stormwater Management in Urban Environments) as there is no planning permit trigger under the Zone. However, given the nature of the site, and expansive open areas it is expected that an appropriate stormwater management response can be prepared and assessed at the building permit stage.

- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

The proposal does not provide for any landscaping to the site. This would assist in softening the proposed building and reducing visual impacts both within and beyond the site. Any permit issued would require a landscape plan to be prepared to provide for native vegetation plantings.

Conclusion

After evaluating the application against the relevant provisions of the Southern Grampians Planning Scheme, it has been concluded that the application is not consistent with the following provisions:

- The objectives and strategies of the Planning Policy Framework and Municipal Planning Strategy. Specifically, it does not comply with the Heritage policies of Clause 15.03.
- The decision guidelines of Clause 43.01 (Heritage Overlay).
- The decision guidelines of Clause 65.01 (Approval of an application or plan).
- Section 60(1)(f) of the *Planning and Environment Act 1987*.

Considering these points, it is recommended that the application for the Demolition of a building and construction of a building in the Heritage Overlay be refused.

RECOMMENDATION

That Council's delegate refuse the application TP-33-2025, 37 Casterton Road, Coleraine on the following grounds:

1. The application is inconsistent with the objectives of the Planning Policy Framework and Municipal Planning Strategy.
2. The application does not present an acceptable planning outcome when assessed against the decision guidelines of Clause 43.01 Heritage Overlay.
3. The application does not present an acceptable planning outcome when assessed against Clause 65 decision guidelines.
4. The application is inconsistent with the outcomes sought by Section 60(1)(f) of the Planning and Environment Act 1987.

7. NEXT MEETING

8. CLOSE OF MEETING

Attachment 1:



Figure 1: Aerial Imagery of Subject Site and Surrounds



Figure 2: Aerial Imagery of Subject Site

Office Use Only

VicSmart?

☐ YES

☐ NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which

VicSmart class or classes:

Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

☒ No ☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 37	St. Name: CASTERTON ROAD
Suburb/Locality: COLERAINE		Postcode: 3315

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	☐ Lodged Plan	☐ Title Plan	☐ Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	56	Section No.:	23	
Parish/Township Name: KONONG WOOTONG					

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

 For what use, development or other matter do you require a permit? *

TO DEMOLISH AN EXISTING BUILDING
AND CONSTRUCT A NEW BUILDING.

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$ 327,380

 You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

COLERAINE SHOW GROUNDS.

 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name: JESS	Surname: BROWNSEA
Organisation (if applicable): MERRI DESIGNS PTY LTD		
Postal Address:		
Unit No.:	St. No.: 23	St. Name: BANYAN STREET
Suburb/Locality: WARRNAMBOOL		State: VIC Postcode: 3280

Contact information for applicant OR contact person below

Business phone: (03) 5562 6372	Email: jess@merridesigns.com.au
Mobile phone:	Fax:

Contact person's details*

Same as applicant ☒

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): COLERAINE PASTORAL & AGRICULTURAL SOCIETY		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality: COLERAINE		State: Postcode:
Owner's Signature (Optional):		Date: day / month / year

Information requirements

Is the required information provided?

☒ Yes ☐ No

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 	Date: 23/04/25 day / month / year
--	--------------------------------------

Checklist

Have you:

☒	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
☒	Paid or included the application fee?	
	Provided all necessary supporting information and documents?	
☒	A full, current copy of title information for each individual parcel of land forming the subject site.	
☒	A plan of existing conditions.	
☒	Plans showing the layout and details of the proposal.	
☒	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
☒	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
☒	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
☒	Completed the relevant council planning permit checklist?	
☒	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:



Deliver application in person, by post or by electronic lodgement.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 05809 FOLIO 725

Security no : 124121115514F
Produced 10/01/2025 10:12 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 56 Section 23 Parish of Konong Wootong.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
COLERAINE PASTORAL & AGRICULTURAL SOCIETY INC of COLERAINE
L281022G 26/09/1984

ENCUMBRANCES, CAVEATS AND NOTICES

QUEENS CAVEAT AD684907F 16/06/2005
CAVEATOR HER MAJESTY THE QUEEN
LODGED BY REGISTRAR OF TITLES
NOTICES TO REGISTRAR OF TITLES

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP759926V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11746/257

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

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DOCUMENT END

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Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 02/12/2002 VERIFIED: L.S.
COLOUR CODE Y=YELLOW			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN	TP 759926V
------------	------------

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

twenty eight acres and thirty two perches more or less being Allotment fifty six of Section twenty-three in the Parish of Kooragang Neelung County of Dundas **All** THAT PIECE OF LAND in the said State containing

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.
AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE
The heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

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QUEEN'S CAVEAT

Section 106(a) Transfer of Land Act 1958



REGISTRAR OF TITLES VICTORIA

AD684907F

16/06/2005 \$0 106AQ



Her Majesty Queen Elizabeth II forbids registration of any transfer or dealing with any part of the land by the named registered proprietor.

Land:

Volume 5809 Folio 725

Named Registered Proprietor:

COLERAINE PASTORAL & AGRICULTURAL SOCIETY INCORPORATED of COLERAINE

Reason for recording Queen's Caveat:

The land in Crown Grant 5809.725 has been permanently reserved from sale . For full details see imaged copy of paper folio.

Dated: 16/06/05

Assistant Registrar of Titles



DAD684907F-1-1

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LFE 16/6/05

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L281022G

Melville ORSON & LEWIS

REC'D

260384 1000 AI \$52 L281022G

APPLICATION FOR ENTRY UPON REGISTERTO: THE REGISTRAR OF TITLES*cert of incorp
stat dec*

COLERAINE PASTORAL & AGRICULTURAL SOCIETY INCORPORATED of Coleraine HEREBY APPLY that effect be given on the register to a vesting in it by virtue of Section 8(1) of the Associations Incorporation Act 1981 and that it be registered as the proprietor of ALL THAT piece of land described in Crown Grant Volume 5809 Folio 725.

ROBERT HENRY BOTTERILL Grazier FRANCIS SAMUEL SHADY Farmer both of Coleraine and DOUGLAS WILLIAM GARDNER of Melville Forest Farmer who are the registered proprietors of the said piece of land have not executed an instrument as directed by Section 59 of the Transfer of Land Act 1958 giving effect to that vesting.

DATED the 19th day of September 1984.

THE COMMON SEAL of THE COLERAINE)

PASTORAL & AGRICULTURAL SOCIETY)

INCORPORATED was affixed in)

accordance with the provisions of its)

rules in the presence of:)



Joseph Dean
Member of the Committee

[Signature]
Public Officer

A memorandum of the within instrument has been entered in the Register Book.



13/4/84

DATED

1984

COLERAINE PASTORAL &
AGRICULTURAL SOCIETY
INCORPORATED

APPLICATION FOR ENTRY
UPON REGISTER

MELVILLE, ORTON & LEWIS,
Solicitors,
66 Thompson Street,
HAMILTON 3300
Ref: JRF:MLD
Tel: (055) 72 1600

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CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

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PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.
AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

That the heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

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QUEEN'S CAVEAT

Section 106(a) Transfer of Land Act 1958



REGISTRAR OF TITLES VICTORIA

AD684907F

16/06/2005 \$0 106AQ



Her Majesty Queen Elizabeth II forbids registration of any transfer or dealing with any part of the land by the named registered proprietor.

Land:

Volume 5809 Folio 725

Named Registered Proprietor:

COLERAINE PASTORAL & AGRICULTURAL SOCIETY INCORPORATED of COLERAINE

Reason for recording Queen's Caveat:

The land in Crown Grant 5809.725 has been permanently reserved from sale . For full details see imaged copy of paper folio.

Dated: 16/06/05

Assistant Registrar of Titles



DAD684907F-1-1

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LFE 16/6/05

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DATED the 19th day of September 1984.

THE COMMON SEAL of THE COLERAINE)

PASTORAL & AGRICULTURAL SOCIETY)

INCORPORATED was affixed in)

accordance with the provisions of its)

rules in the presence of:)



.....
Member of the Committee

.....
Public Officer

A memorandum of the within instrument has been entered in the Register Book.



Q
13/4/84

DATED

1984

COLERAINE PASTORAL &
AGRICULTURAL SOCIETY
INCORPORATED

APPLICATION FOR ENTRY
UPON REGISTER

MELVILLE, ORTON & LEWIS,
Solicitors,
66 Thompson Street,
HAMILTON 3300
Ref: JRF:MLD
Tel: (055) 72 1600



MERRI designs
creativity

23rd April 2025

Southern Grampians Shire Council
Locked Bag 685
111 Brown Street
Hamilton VIC 3300

Re: Proposed construction of one agricultural shed at The Coleraine Showgrounds - 37 Casterton Road, Coleraine

I refer to the above address and wish to formally lodge a Planning Permit application for the proposed demolition of the existing shed and construction of a new agricultural shed at The Coleraine Showgrounds - 37 Casterton Road, Coleraine.

Enclosed are the following documents for your assessment:

1. Completed application form – the application fee to be paid after lodgement, please email an invoice to jess@merridesigns.com.au;
2. Planning report by Merri Designs;
3. Recent Copy of Title – dated 10/01/2025;
4. Three (3) copies of plans including;
 - Proposed Site Plan;
 - Proposed Floor Plans; and
 - Proposed Elevations.

We look forward to this application progressing. Please feel free to call me on 03 5562 6372 if you have any further queries.

Regards,

Jessica Brownsea
MERRI DESIGNS

**PLANNING REPORT FOR PROPOSED BUILDINGS & WORKS
AT 37 CASTERTON ROAD, COLERAINE**

**CLIENT: COLERAINE PASTORAL & AGRICULTURAL SOCIETY
MERRI DESIGNS JOB REF: 25-001**

Planning Permit Application Overview	
Address	37 Casterton Road, Coleraime
Crown Allotment	Crown Allotment 56 Section 23 Parish of Konon Wootong
Proposal	To construct one agricultural shed
Planning Scheme	Southern Grampians Planning Scheme
Zoning	Public Park and Recreation Zone (PPRZ)
Overlays	Heritage Overlay (HO122)

Proposal: To carry out buildings and works to demolish the existing shed and construct a new agricultural shed onto land known as The Coleraime Showgrounds - 37 Casterton Road, Coleraime. The showgrounds currently house a number of free-standing public buildings utilised by the Coleraime Pastoral & Agricultural Society and the annual Coleraime Show.

The site is located on the Western outskirts of the township of Coleraime on the Southern side of the Glenelg Highway. The allotment is irregular in shape with an approximate total area of 11.45 hectares. The property has a total street frontage of 241.40 metres along Coleraime Road and 382.22 metres along Duck Pools Lane. The property is bound by two adjoining lots, one to the South (Lot 55H Duck Pools Lane) and one to the West (3579 Glenelg Highway). The neighbouring properties are within the Industrial 1 Zone, Farming Zone, Public Use Zone and the Low Density Residential Zone. The neighbourhood context is a mixture of farm land, waterways, residential properties and industrial businesses.

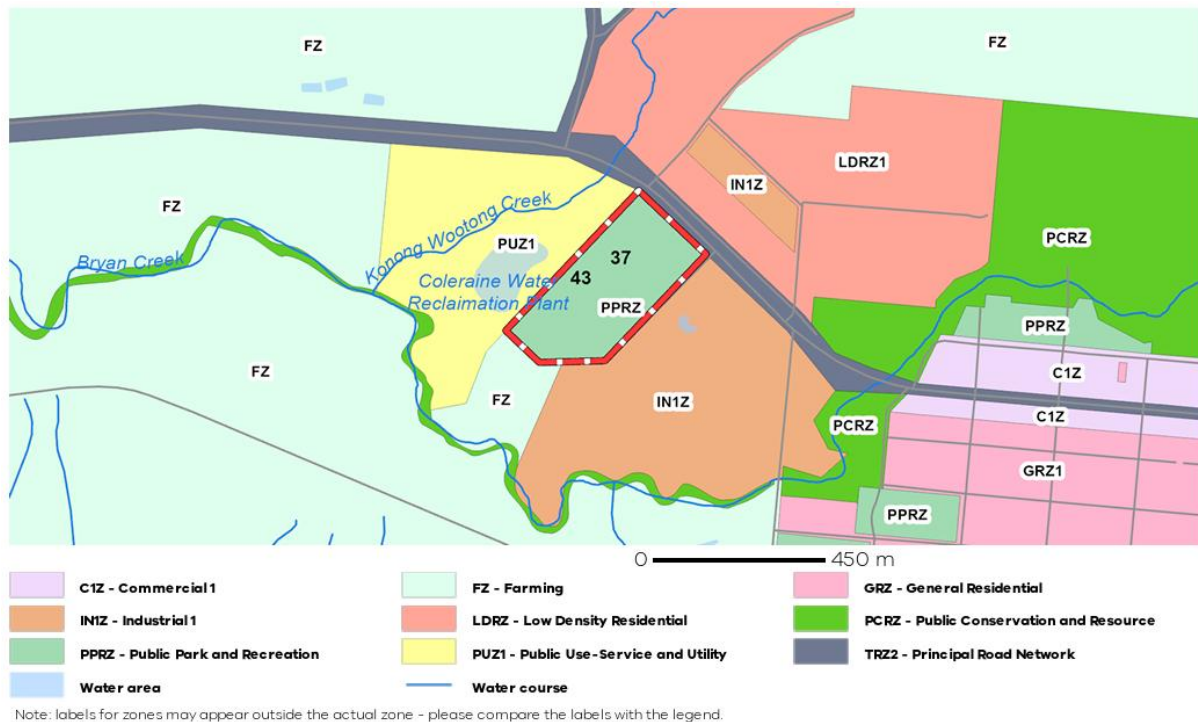
A planning permit is required to demolish or remove a building and construct a building within the Heritage Overlay (HO).

A planning permit is not required to construct a building or works carried out by or on behalf of a public land manager within the Public Park and Recreation Zone (PPRZ) with the public land manager being the Coleraime Pastoral & Agricultural Society.

The assessment undertaken in this report has generally demonstrated that the proposal complies with the Southern Grampians Planning Scheme, in particular the provisions of the Public Park and Recreation Zone, therefore approval is respectfully sought. This report provides a response to all the planning controls that apply to the site.

The application site is pictured below.

Application site:



Building Description:

The proposal is to demolish the existing Coleraine Pastoral & Agricultural Society Shed and construct a new shed and associated verandah.

Key details include the following;

- The total building footprint is 381.19 square metres with a maximum height above natural ground level of approximately 4.42 metres.

MARK BOURKE MERRI DESIGNS 23 BANYAN STREET, WARRNAMBOOL, VIC, 3280

PHONE: (03) 5562 6372 MOBILE: 0447 376 966 FAX: (03) 5561 1577 E-MAIL: jess@merridesigns.com.au

- The shed will be clad with corrugated Zincalume sheet metal roofing and walling.
- There is no changes to any other buildings, landscaping, fencing, car parking or signage on the site.

Clause 43.01 Heritage Overlay

The purpose of the Heritage Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

H0122 Coleraine Showgrounds

The Coleraine Showgrounds is of historical and social significance to the township of Coleraine and the Southern Grampians Shire most notably for its involvement with the Coleraine Pastoral and Agricultural Society and early settlement history owned by significant pastoralists under the Koroite Pre-emptive Right. The Coleraine Pastoral and Agricultural Society has been running the annual Coleraine Show on the subject site since 1863. The Coleraine Show is an important event on the local social calendar which aims to promote rural industry showcasing livestock, produce, crafts and agricultural innovation. The showgrounds continue to be an important community asset hosting meetings, events and fundraisers for a number of clubs and groups.

The heritage place is defined as all the buildings and all the land within the Gazetted Showground Reserve. There are no external paint controls, internal alteration controls or tree controls that apply. It is not included on the Victorian Heritage Register under the Heritage Act 2017 nor is it an Aboriginal heritage place. The site includes a large sports oval, a number of sheds, display pavilions, hall, office and kiosk predominantly constructed of galvanised corrugated iron with timber windows, doors and fretwork. The existing showgrounds hall, pictured below, is a long narrow building built of timber walls clad with galvanised corrugated iron. It is believed to have been built by members of the C.P.A.S between 1925-1935 and is rapidly deteriorating. The building is no longer fit for purpose and is to be demolished to make way for the new hall.

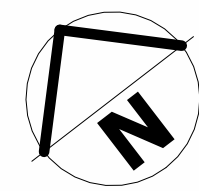


The proposed hall will be more than double the size of the original pavilion enabling more stall holders and larger displays on show days. The proposed hall will consist of an indoor display area, a verandah and a covered open air display area. The elongated structure will pay homage to the existing hall with the pitched gable roof and verandah reminiscent of the rural buildings scattered amongst the site. The new shed will be constructed with a steel portal frame clad with Zinalume custom orb sheet walling and roofing to match the existing materials on site. Unlike the existing building the proposed hall will be secure, weathertight and insulated. New aluminium windows and doors will provide clear views out onto the oval and accessible entry points to suit all abilities. The proposed hall will provide a much-needed upgrade to the existing showground facilities, enhancing show days and community events well into the future.

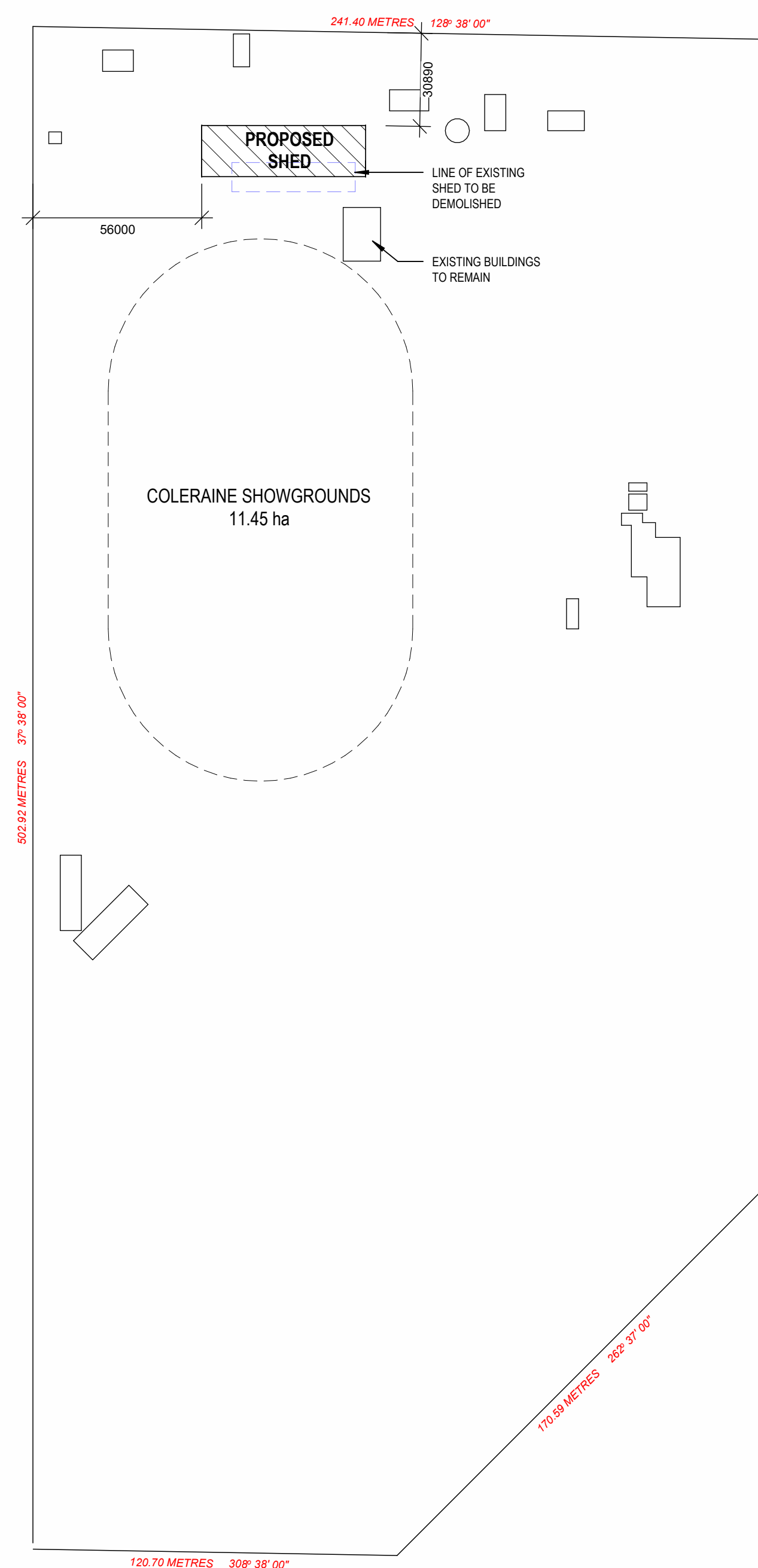
The existing building has no architectural significance, using basic readily available construction materials and practices, commonly seen in rural buildings of this period. The proposed building will model these principles with similar yet strong and durable materials with methodologies that meet current rules, regulations and community expectations. The proposed building is in keeping with the existing character of the site and surrounding township. The proposed visual bulk, location and form will not adversely affect the significance of the heritage place. The proposed hall will continue the strong pastoral and agricultural focus of the local community by delivering a state-of-the-art public building that can be utilised by local clubs and community groups. The demolition of the existing hall and construction of a new functional building will not impact the historical significance of the site but rather ensure the social significance of the site is embraced by the community for many years to come.

Summary

The proposed development of a new shed at the Coleraine Showgrounds seeks to preserve and enhance the subject site as a community asset and a historically significant area of the township. The proposed development is consistent with the purpose of the Public Park and Recreation Zone and the objectives of the Heritage Overlay. It is respectfully requested that a permit be issued.



CASTERTON ROAD



SITE PLAN
1 : 1500

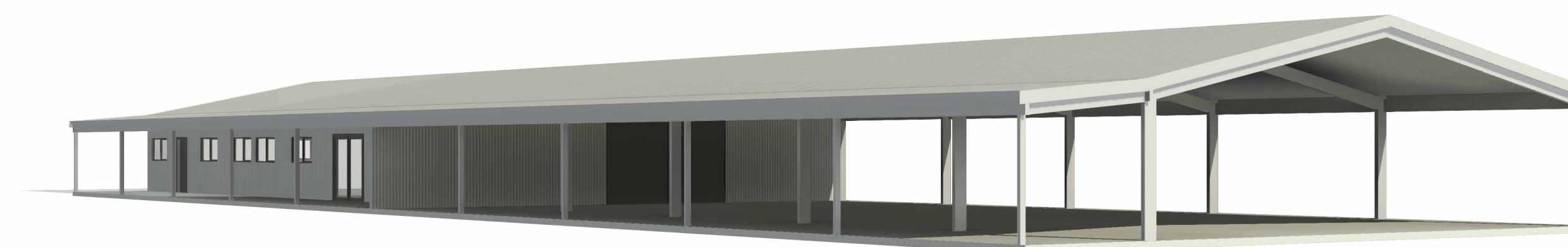
DUCK POOLS LANE



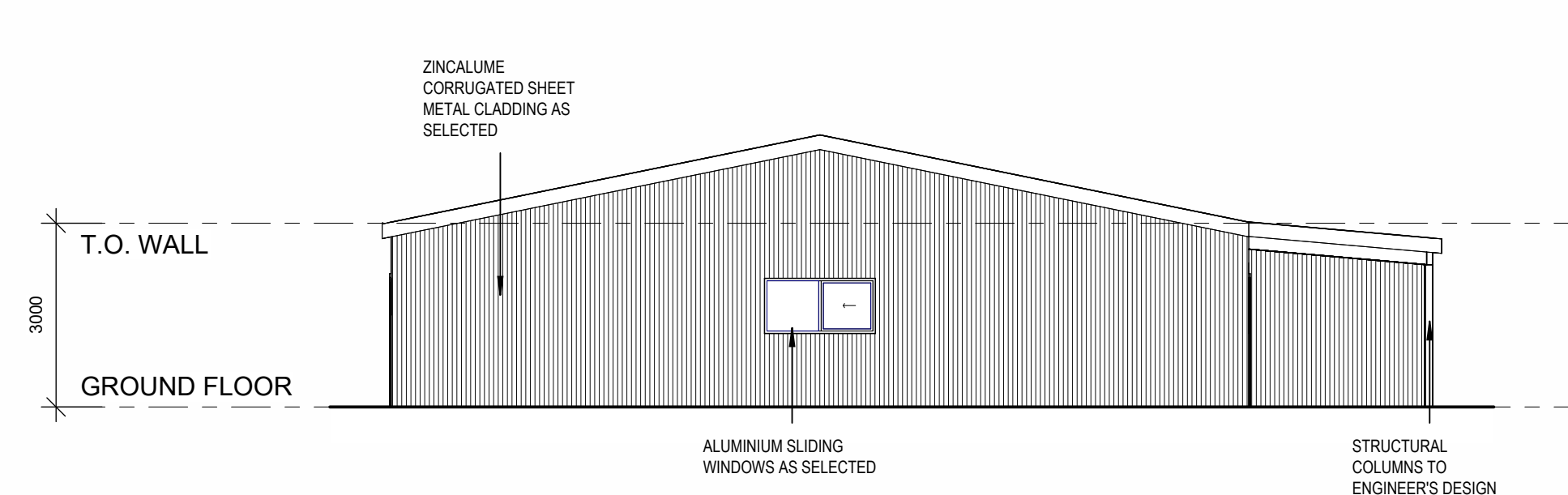
EASTERN PERSPECTIVE



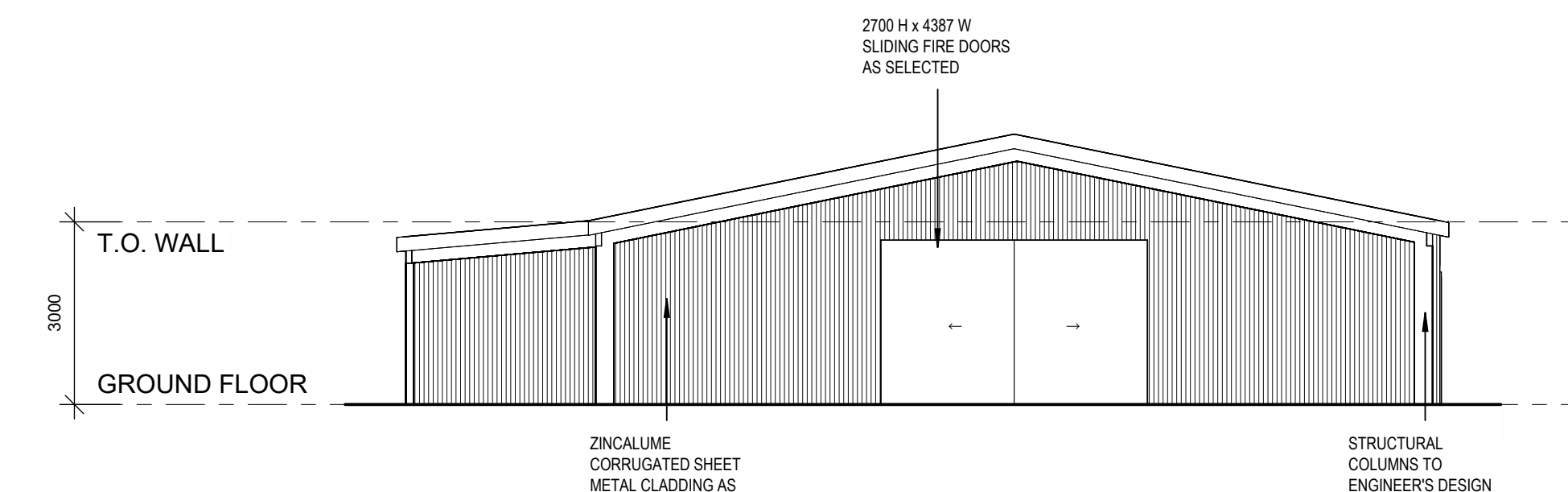
WESTERN PERSPECTIVE



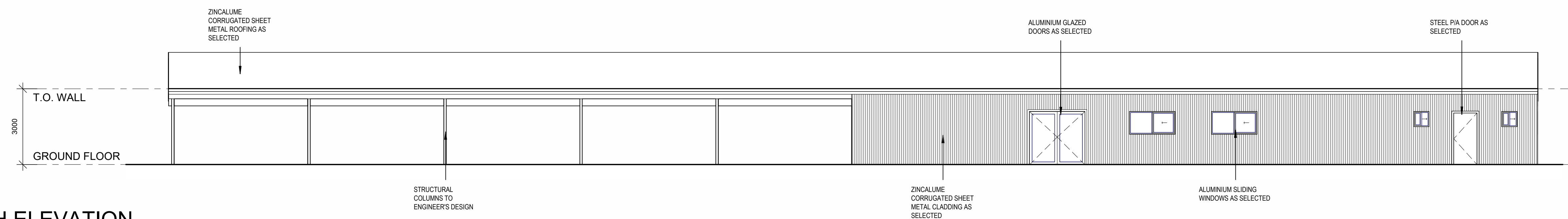
SOUTHERN PERSPECTIVE



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100

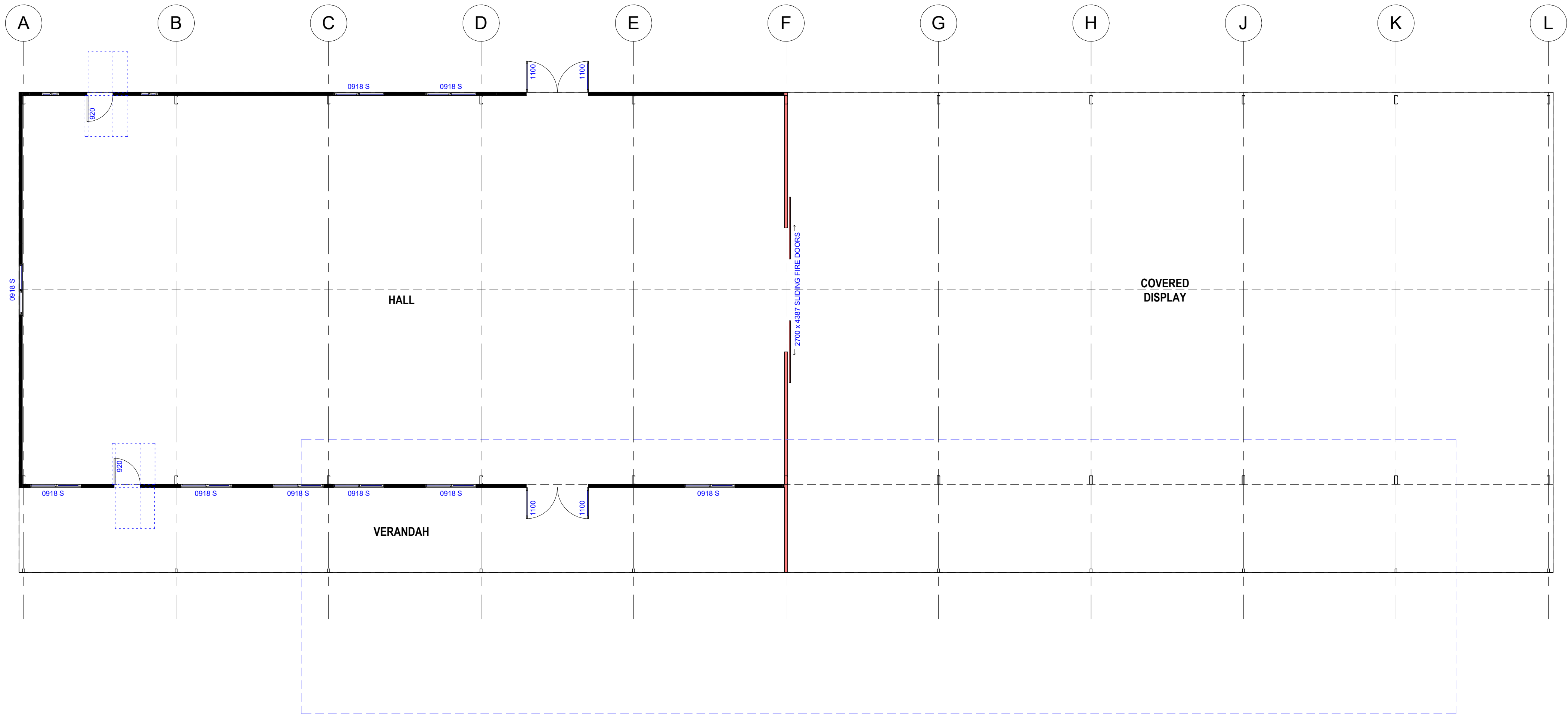
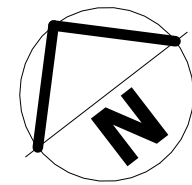
25-001 COLERAINE PASTORAL & AGRICULTURAL SOCIETY - 37 CASTERTON ROAD, COLERAINE

SHT. 1/2 | APRIL 2025 | MARK & JESS | TOWN PLANNING | A1 LANDSCAPE

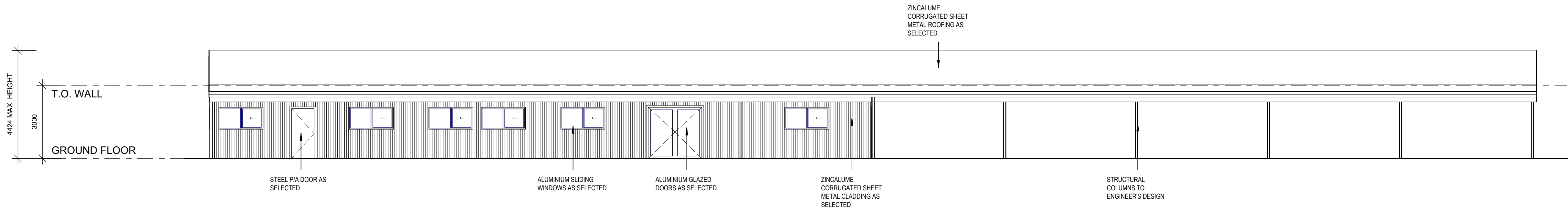
23 Banyan Street, Warrnambool. T:03 5562 6372 F:03 5561 1577 Email:mark@merridesigns.com.au Registration No. DP-AD463

LEGEND:
120mm FIRE-RATED GIRT WALLS
120mm GIRT WALLS

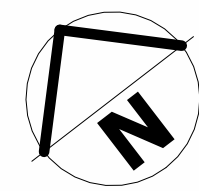
AREA ANALYSIS		
Name	Area	SQ'S
PROPOSED HALL	381.19 m²	41.02
PROPOSED COVER	379.51 m²	40.84
PROPOSED VERANDAH	163.01 m²	17.54
TOTAL:	923.71 m²	99.39



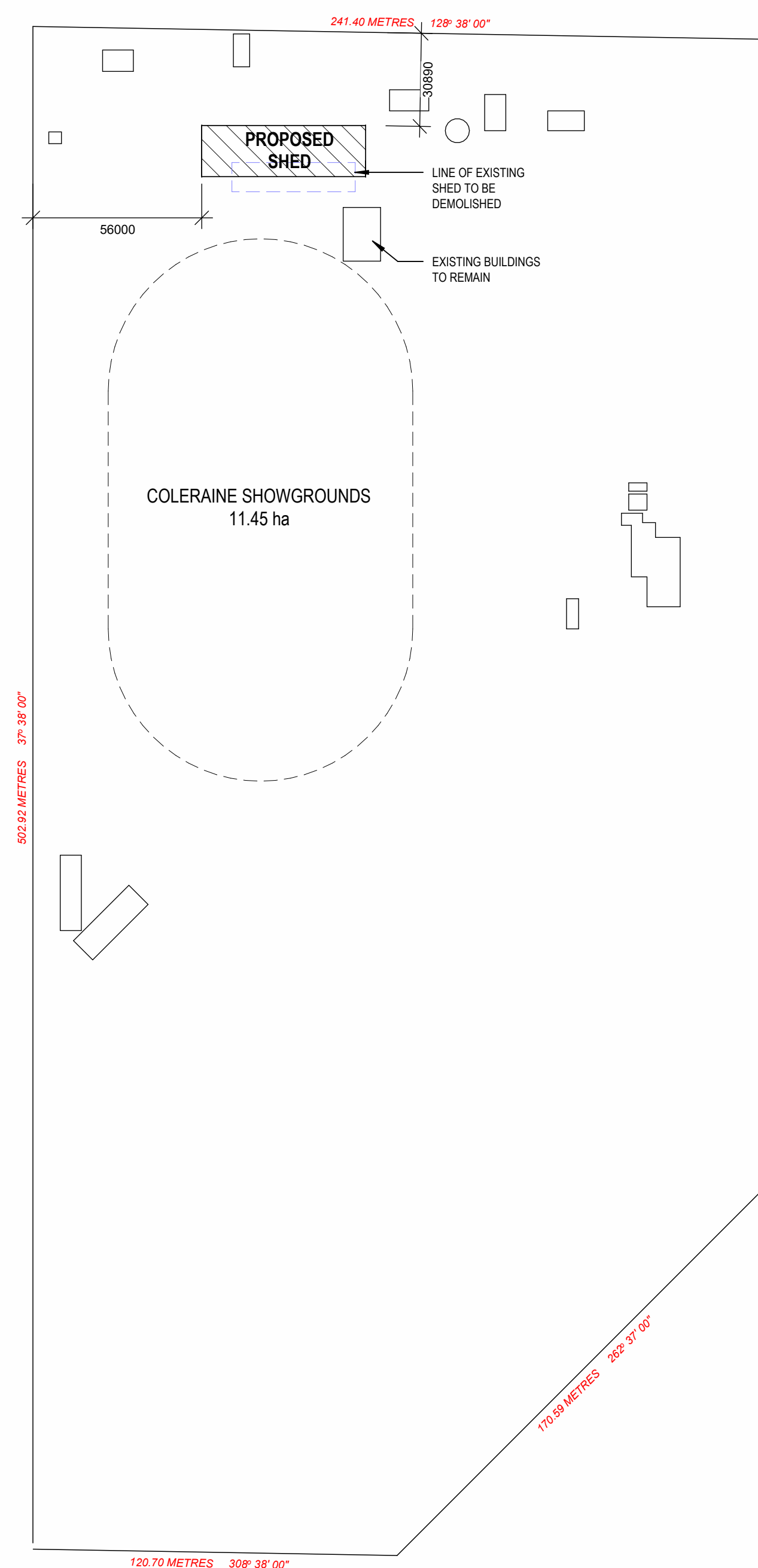
GROUND FLOOR
1 : 100



SOUTH ELEVATION
1 : 100



CASTERTON ROAD



DUCK POOLS LANE

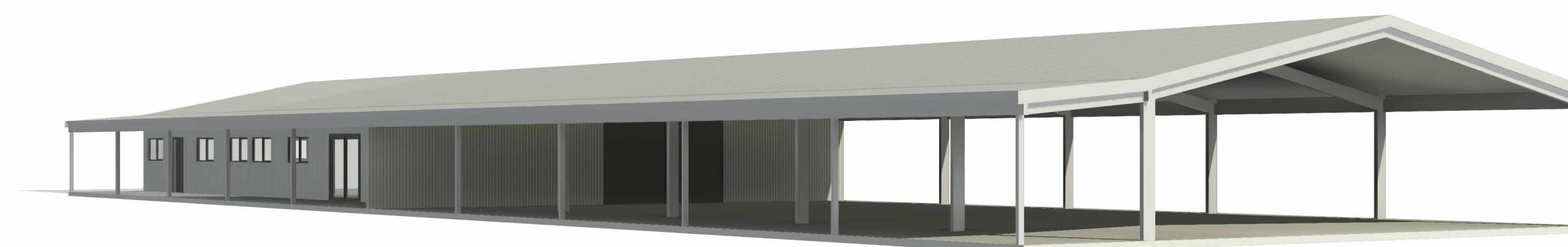
SITE PLAN
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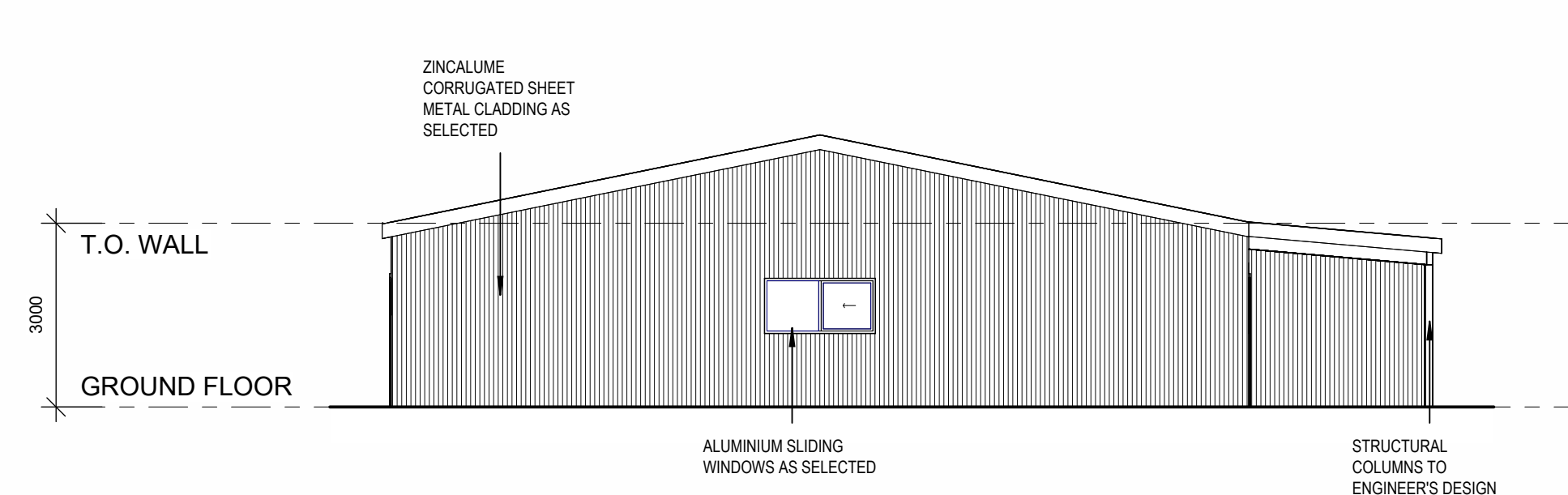
EASTERN PERSPECTIVE



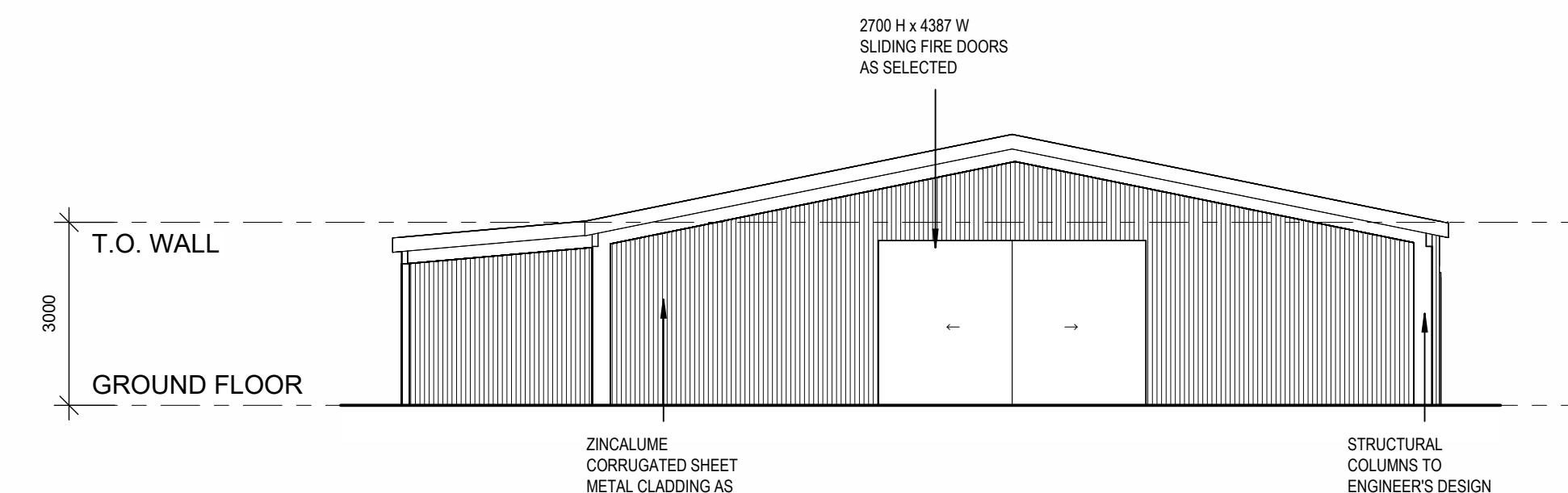
WESTERN PERSPECTIVE



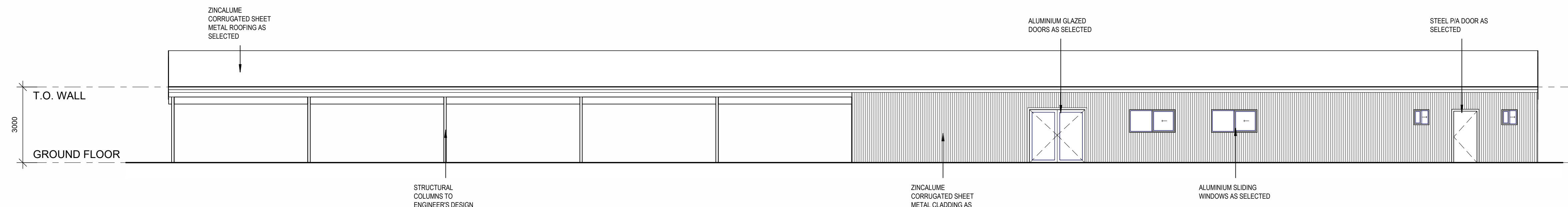
SOUTHERN PERSPECTIVE



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100

25-001 COLERAINE PASTORAL & AGRICULTURAL SOCIETY - 37 CASTERTON ROAD, COLERAINE

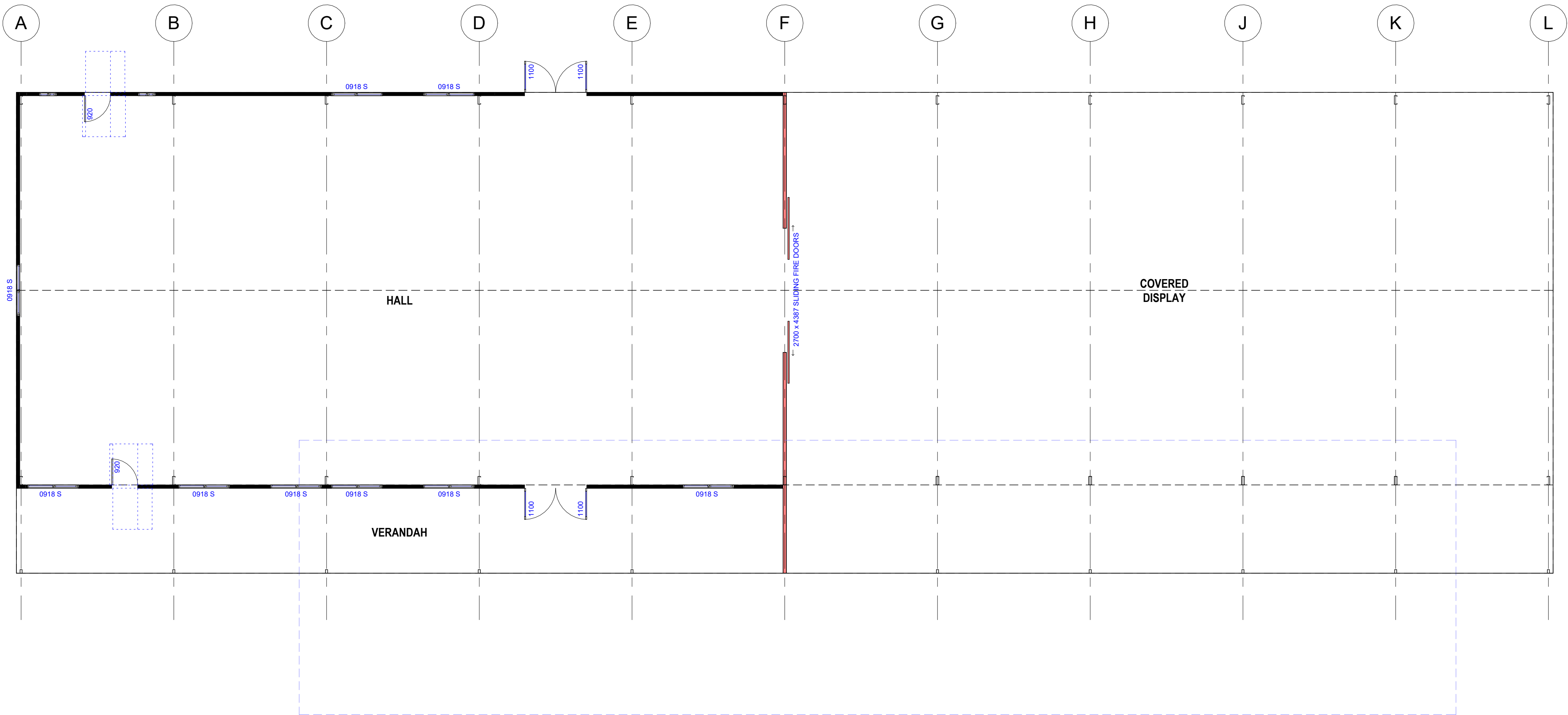
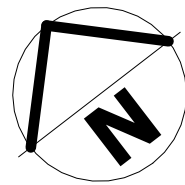
SHT. 1/2 | APRIL 2025 | MARK & JESS | TOWN PLANNING | A1 LANDSCAPE

23 Banyan Street, Warrnambool. T:03 5562 6372 F:03 5561 1577 Email:mark@merridesigns.com.au Registration No. DP-AD463

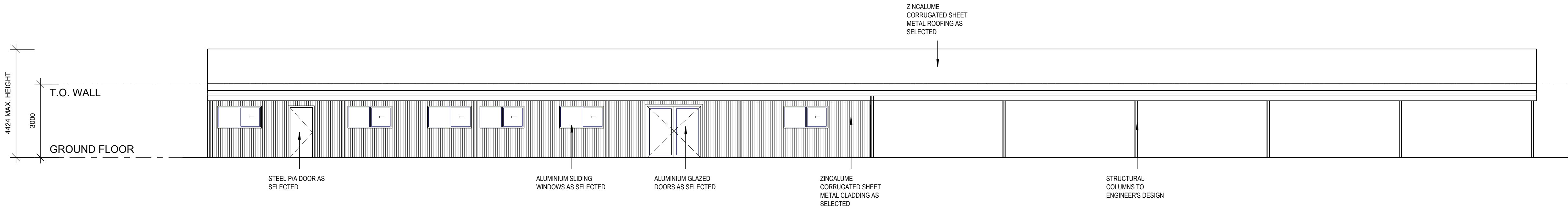


LEGEND:
120mm FIRE-RATED GIRT WALLS
120mm GIRT WALLS

AREA ANALYSIS		
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TOTAL:	923.71 m²	99.39



GROUND FLOOR
1 : 100



SOUTH ELEVATION
1 : 100



MERRI designs
creativity

23rd April 2025

Southern Grampians Shire Council
Locked Bag 685
111 Brown Street
Hamilton VIC 3300

Re: Proposed construction of one agricultural shed at The Coleraine Showgrounds - 37 Casterton Road, Coleraine

I refer to the above address and wish to formally lodge a Planning Permit application for the proposed demolition of the existing shed and construction of a new agricultural shed at The Coleraine Showgrounds - 37 Casterton Road, Coleraine.

Enclosed are the following documents for your assessment:

1. Planning report by Merri Designs;
2. Recent Copy of Title – dated 10/01/2025;
3. Digital copy of plans including;
 - Proposed Site Plan;
 - Proposed Floor Plans; and
 - Proposed Elevations.

We ask council to consider the rebate, refund or waiving of application fees in accordance with the Planning and Environment (Fees) Regulations 2016 Reg. 20(d) as the application relates to land used exclusively for charitable purposes by the not-for-profit organisation the The Coleraine Pastoral & Agricultural Society Inc. of Coleraine.

We look forward to this application progressing. Please feel free to call me on 03 5562 6372 if you have any further queries.

Regards,

Jessica Brownsea
MERRI DESIGNS

**PLANNING REPORT FOR PROPOSED BUILDINGS & WORKS
AT 37 CASTERTON ROAD, COLERAINE**

**CLIENT: COLERAINE PASTORAL & AGRICULTURAL SOCIETY
MERRI DESIGNS JOB REF: 25-001**

Planning Permit Application Overview	
Address	37 Casterton Road, Coleraime
Crown Allotment	Crown Allotment 56 Section 23 Parish of Konon Wootong
Proposal	To construct one agricultural shed
Planning Scheme	Southern Grampians Planning Scheme
Zoning	Public Park and Recreation Zone (PPRZ)
Overlays	Heritage Overlay (HO122)

Proposal: To carry out buildings and works to demolish the existing shed and construct a new agricultural shed onto land known as The Coleraime Showgrounds - 37 Casterton Road, Coleraime. The showgrounds currently house a number of free-standing public buildings utilised by the Coleraime Pastoral & Agricultural Society and the annual Coleraime Show.

The site is located on the Western outskirts of the township of Coleraime on the Southern side of the Glenelg Highway. The allotment is irregular in shape with an approximate total area of 11.45 hectares. The property has a total street frontage of 241.40 metres along Coleraime Road and 382.22 metres along Duck Pools Lane. The property is bound by two adjoining lots, one to the South (Lot 55H Duck Pools Lane) and one to the West (3579 Glenelg Highway). The neighbouring properties are within the Industrial 1 Zone, Farming Zone, Public Use Zone and the Low Density Residential Zone. The neighbourhood context is a mixture of farm land, waterways, residential properties and industrial businesses.

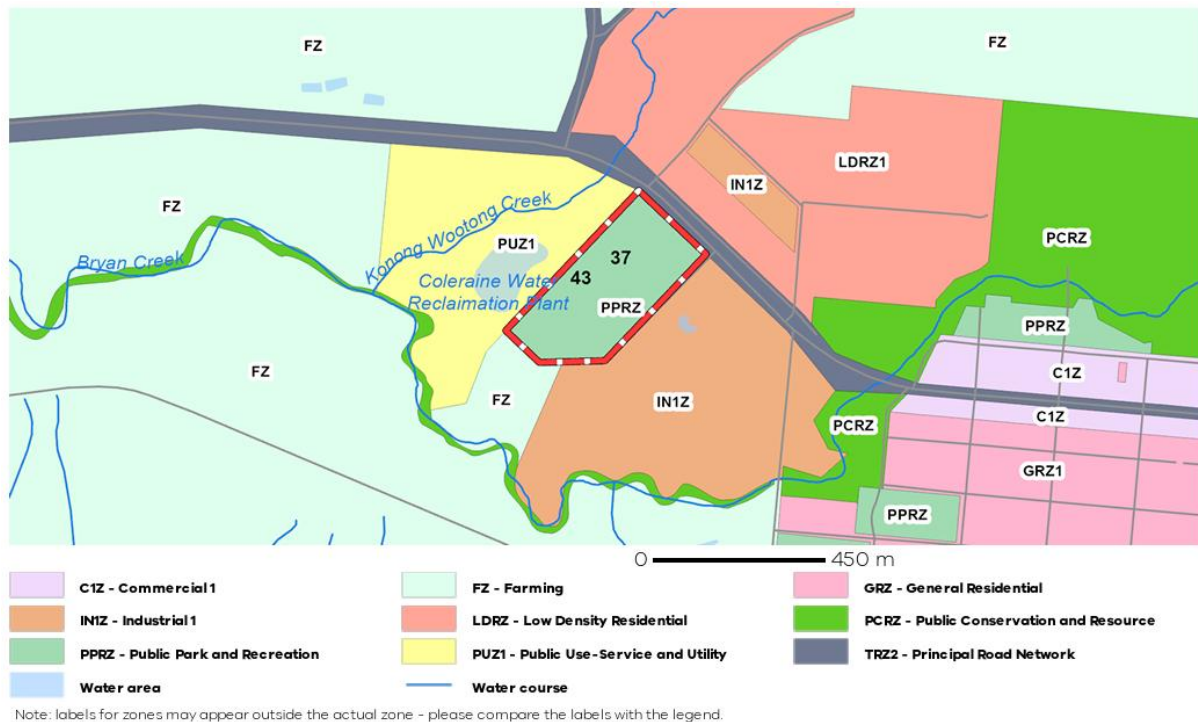
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A planning permit is not required to construct a building or works carried out by or on behalf of a public land manager within the Public Park and Recreation Zone (PPRZ) with the public land manager being the Coleraime Pastoral & Agricultural Society.

The assessment undertaken in this report has generally demonstrated that the proposal complies with the Southern Grampians Planning Scheme, in particular the provisions of the Public Park and Recreation Zone, therefore approval is respectfully sought. This report provides a response to all the planning controls that apply to the site.

The application site is pictured below.

Application site:



Building Description:

The proposal is to demolish the existing Coleraine Pastoral & Agricultural Society Shed and construct a new shed and associated verandah.

Key details include the following;

- The total building footprint is 381.19 square metres with a maximum height above natural ground level of approximately 4.42 metres.

MARK BOURKE MERRI DESIGNS 23 BANYAN STREET, WARRNAMBOOL, VIC, 3280

PHONE: (03) 5562 6372 MOBILE: 0447 376 966 FAX: (03) 5561 1577 E-MAIL: jess@merridesigns.com.au

- The shed will be clad with corrugated Zincalume sheet metal roofing and walling.
- There is no changes to any other buildings, landscaping, fencing, car parking or signage on the site.

Clause 43.01 Heritage Overlay

The purpose of the Heritage Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
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H0122 Coleraine Showgrounds

The Coleraine Showgrounds is of historical and social significance to the township of Coleraine and the Southern Grampians Shire most notably for its involvement with the Coleraine Pastoral and Agricultural Society and early settlement history owned by significant pastoralists under the Koroite Pre-emptive Right. The Coleraine Pastoral and Agricultural Society has been running the annual Coleraine Show on the subject site since 1863. The Coleraine Show is an important event on the local social calendar which aims to promote rural industry showcasing livestock, produce, crafts and agricultural innovation. The showgrounds continue to be an important community asset hosting meetings, events and fundraisers for a number of clubs and groups.

The heritage place is defined as all the buildings and all the land within the Gazetted Showground Reserve. There are no external paint controls, internal alteration controls or tree controls that apply. It is not included on the Victorian Heritage Register under the Heritage Act 2017 nor is it an Aboriginal heritage place. The site includes a large sports oval, a number of sheds, display pavilions, hall, office and kiosk predominantly constructed of galvanised corrugated iron with timber windows, doors and fretwork. The existing showgrounds hall, pictured below, is a long narrow building built of timber walls clad with galvanised corrugated iron. It is believed to have been built by members of the C.P.A.S between 1925-1935 and is rapidly deteriorating. The building is no longer fit for purpose and is to be demolished to make way for the new hall.



The proposed hall will be more than double the size of the original pavilion enabling more stall holders and larger displays on show days. The proposed hall will consist of an indoor display area, a verandah and a covered open air display area. The elongated structure will pay homage to the existing hall with the pitched gable roof and verandah reminiscent of the rural buildings scattered amongst the site. The new shed will be constructed with a steel portal frame clad with Zinalume custom orb sheet walling and roofing to match the existing materials on site. Unlike the existing building the proposed hall will be secure, weathertight and insulated. New aluminium windows and doors will provide clear views out onto the oval and accessible entry points to suit all abilities. The proposed hall will provide a much-needed upgrade to the existing showground facilities, enhancing show days and community events well into the future.

The existing building has no architectural significance, using basic readily available construction materials and practices, commonly seen in rural buildings of this period. The proposed building will model these principles with similar yet strong and durable materials with methodologies that meet current rules, regulations and community expectations. The proposed building is in keeping with the existing character of the site and surrounding township. The proposed visual bulk, location and form will not adversely affect the significance of the heritage place. The proposed hall will continue the strong pastoral and agricultural focus of the local community by delivering a state-of-the-art public building that can be utilised by local clubs and community groups. The demolition of the existing hall and construction of a new functional building will not impact the historical significance of the site but rather ensure the social significance of the site is embraced by the community for many years to come.

Summary

The proposed development of a new shed at the Coleraine Showgrounds seeks to preserve and enhance the subject site as a community asset and a historically significant area of the township. The proposed development is consistent with the purpose of the Public Park and Recreation Zone and the objectives of the Heritage Overlay. It is respectfully requested that a permit be issued.

5 June 2025

Reference No: **TP-33-2025**

Scan QR code to
login to the portal



Jess Brownsea
Merri Designs
23 Banyan Street
Warrnambool VIC 3280

Dear Jess

Application for a Planning Permit – Request for Further Information

APPLICATION.: **TP-33-2025**
PROPOSAL: **Demolition of a building and construction of a building in a Heritage Overlay**
ADDRESS: **37 Casterton Road Coleraine VIC 3280**

Thank you for your application for a planning permit, your project is important to Council and we look forward to assisting you to achieve the best possible outcome.

Pursuant to Section 50A(1) of the *Planning and Environment Act 1987* (Act), Council may amend the description of the proposal detailed in your application form. You are requested to advise the owner of the amendment and provide written confirmation that you have done so.

Council will amend the description of what you propose to read as follows:

Demolition of a building and construction of a building in a Heritage Overlay

In addition, I advise that further information is required under the provisions of Section 54(1) of the Act. To enable your application to be considered please provide the following information:

- 1) Provide a structural assessment of the building from a suitably qualified professional, including the existing condition and why it is not able to be salvaged.
- 2) Provide further explanation to justify the reasoning for requiring demolition of the heritage building, and why this is preferred as opposed to retaining the existing building and locating the proposed building elsewhere on the site.

This information must be submitted through Council's Greenlight portal accessed from this link:

<https://sthgrampians.greenlightopm.com/application/detail/21250423eATxmwizq>

Consequences of failure to provide all the Requested Information

Please note that Council is unable to further consider your application for a planning permit until the above information is received. Pursuant to Section 54(1C) of the Act, the application will lapse, without prejudice on 05/08/2025.



If you are unable to submit the requested further information within the prescribed time, a written application for an extension of time must be received and approved under Section 54A(3) of the Act by Council, before the lapse date otherwise the application will be deemed to have lapsed pursuant to Section 54B(1) of the Act and cannot be recommenced.

For further Council Advice

Should you have any queries regarding your application please do not hesitate to contact Rhys Oatley on 5573 0215.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Rhys Oatley", written in a cursive style.

Rhys Oatley
Senior Statutory Planner

Mark Klobe – Sheds Galore. 37 Casterton Road Coleraine VIC 3315. 12th August 2025

RE: Structural Dilapidation Assessment – Coleraine Pavillion

Vision Engineers Australia have been engaged by Sheds Galore on behalf of the Coleraine P & A Society to assess the Coleraine Pavillion, located at the attended the 37 Casterton Road Coleraine VIC 3315 address.

The purpose of the inspection and assessment was to determine the extent of the damages and the scope of works for remediation if possible or if not possible to provide recommendation for a new structure. The inspection was non-destructive in nature and only elements exposed during the inspection were observed.

The exact age of the structure is unknown, however its construction is generally timber framing (walls and roof) with corrugated sheet cladding (walls and roof). The footings/foundations appear to be a mixture of constructions.

The structure was observed to have the following damages/defects:

- Concrete slab is excessively cracked with limited to no structural capacity remaining.
- Concrete slab has settlement issues present and limited capacity to resist movement.
- There are no moisture/damp proofing measures at the ground to wall junction.
- The ground level around the structure is level with the internal floor level and promotes water ingress.
- The timber bottom plate of various sections of the external wall is missing.
- The timber studs are showing signs of deterioration/rot at the base of the studs.
- The roof structure is missing roof sheets.

- Roof gutters missing.
- There are too few downpipes on the side elevations

Whilst all of the noted items are repairable and all repairs could be done, the cost for doing such repairs will be considerable as the bottom plate of the walls needs to be replaced. This means the structure needs to be striped of load (cladding, fixtures) and propped so that the bottom plate can be cut out and replaced.

Then given there are studs requiring replacement as well, most of the wall cladding will need to be removed for access and then reinstated or replaced.

In effect the structure would need to be taken down and reassembled using a mix of salvaged and new parts for it to become structurally adequate, however in Vision Engineers Australia's opinion the likelihood of most materials being reuseable to create a compliant structure is very low. In its current structurally dilapidated state the existing structure cannot be economically remediated to a pre-damage condition.

This is also before any consideration to the slab and water issues, external pavements and roof plumbing and surface drainage to address these issues.

It is therefore Vision Engineers Australia's recommendation that the existing structure be demolished, materials salvaged as appropriate and a new fit for purpose structure built.

Should you have any further queries please don't hesitate to contact Vision Engineers for further clarification on any of the above information.

Yours sincerely,



Murray Palmer

BEng (Civil and Structural) Hons, MIEAust NER
RPEQ (29350) NSW (PRE0002109) VIC (PE0011509)
Principal Engineer & Director
02 4304 2011



Photo 1



Photo 2



Photo 3



Photo 4



MERRIdesigns
creativity

18th August 2025

Rhys Oatley
Senior Statutory Planner
Southern Grampians Shire Council
roatley@sthgrampians.vic.gov.au

Re: Demolition of a building and construction of a building in a Heritage Overlay – The Coleraine Showgrounds, 37 Casterton Road, Coleraine

I refer to the above address and wish to formally respond to the Request for Further Information received via email on Thursday 5th of June.

1) Provide a structural assessment of the building from a suitably qualified professional, including the existing condition and why it is not able to be salvaged.

Please refer to the Structural Report by Vision Engineers Australia.

2) Provide further explanation to justify the reasoning for requiring demolition of the heritage building, and why this is preferred as opposed to retaining the existing building and locating the proposed building elsewhere on the site.

As demonstrated in the structural report, the existing structural condition of the building is not able to be salvaged. Whilst the structural assessment is of utmost importance to the health and safety of the building occupants and wider community it is not the only measure that a building of this nature must comply with. The Building Code of Australia determines the minimum requirements a building must achieve to be fit for purpose and occupied by the general public on matters including structure, fire resistance, access and egress, services and equipment, health and amenity and energy efficiency. The current building fails in every aspect as outlined below. The extensive restoration works that would be required to restore the existing pavillion to a habitable condition are not financially viable for the not-for-profit organisation that is the Coleraine Pastoral and Agricultural Society (C.P.A.S). The scope of works required are beyond the capacity of the small volunteer committee and would almost guarantee the downfall of The Coleraine Show. The Coleraine Show has been operated by the C.P.A.S for over 160 years and the historical and societal significance of the annual show and committee is of far greater importance in the community than the architectural qualities of the existing shed.

Fire Resistance

The existing homecraft pavillion is classified as Class 9b Assembly Building with an approximate floor area of 396.73 square metres over one storey and must comply with Type C Fire-resisting Construction. The existing pavillion is constructed of hardwood timber framing and ripple iron cladding and is located more than 3 metres from the closest fire-source feature. No specific construction requirements apply to the existing building. The subject site is located within a bushfire prone area and must comply with the minimum requirements of *AS 3959:2018 Construction of buildings in bushfire-prone areas*. The existing building is non-compliant with the minimum construction requirements for even the lowest BAL rating of 12.5 including screens for windows and doors, side hung external doors and sheet roofing. All windows, doors and roofing throughout the entire building would need to be replaced or retrofitted to comply.

Access and Egress

The existing pavillion does not provide access for people with a disability and the site does not contain any accessible car parking. The entire building is non-compliant with *AS 1428.1:2021 Design for access and mobility, Part 1: General requirements for access - New building work*. The floor structure is non-existent with a mixture of dirt and crumbling asphalt presenting tripping hazards to even the able bodied. A new floor structure is required provided with access ramps and adequate circulation space. All doors and door hardware would need to be replaced. The installation of signage, tactile ground surface indicators and compliant accessible facilities is required. Failure to comply with this standard leads the C.P.A.S liable to complaints under the The Disability Discrimination Act 1992 (DDA). The existing external doors do not comply with *NCC Volume One D2 Provision for escape or D3 Construction of exits*. All doors and hardware will need to be replaced, provided with illuminated exit signage, spaced in accordance with minimum and maximum travel distances and protected by bollards where required.

Services and Equipment

The existing building is non-compliant with *NCC Volume One E1 Fire fighting equipment or E4 Visibility in an emergency, exit signs and warning systems*. The building has no fire fighting equipment including fire/smoke alarms or fire extinguishers. There are no fire hose reels or hydrants on the subject site and the exposed hardwood timber framing and electrical wiring presents a catasphoric fire risk. The building is not fitted with illuminated exit signs, directional signage or emergency lighting. In conjunction with the lack of fire-resistant construction, these non-compliant items not only affects the health and safety of all occupants and but poses a significant threat to life. The existing building should not be deemed habitable.

Health and amenity

The existing building has virtually no floor structure with the natural ground surface extending into the building leading to inadequate drainage and rising damp. The existing stormwater drainage system is not connected to the legal point of discharge and is non-compliant with *AS/NZS 3500.3: 2025, Plumbing and drainage, Part 3: Stormwater drainage*. The building is not weather-tight and there is no vapour barrier or membrane between the floor and the natural ground surface or the cladding and the wall structure in accordance with AS 4200 or AS 2870. There is no floor, wall or ceiling coverings/linings. There is no sanitary plumbing or sanitary facilities. The existing windows are non operable and do not provide any natural ventilation and the building is not fitted with a mechanical

ventilation system complying with AS 1668.2 and AS/NZS 3666.1. The building has no exhaust fans or roof ventilation.

Energy efficiency

The existing building does not employ any principles of energy efficient design, construction or consumption. The building fabric, building sealing, artificial lighting and power do not meet the minimum performance requirements of *NCC 2022 Volume One Section J*. All glazing would need to be replaced, cladding removed and replaced, all walls and ceiling spaces insulated, all openings sealed and the entire building to be waterproof and weathertight.

Location

Locating the proposed pavillion in place of the existing building would ensure the remnants of the former pavillion are not left to decay. If the proposed pavillion was located elsewhere on the site, the existing pavillion becomes an eye sore in the middle of the showgrounds. Clearing of the old building will guarantee the structure is no longer a threat to public safety. This location is a prime position on the subject site located sufficient distance from the neighbouring wetlands with full views of the oval, close proximity to parking, toilets and other showground buildings. Re-locating the arts and crafts pavillion to another location on the site would disrupt the flow of the showgrounds on show day and require relocation of service connections which is beyond the budgetary constraints of the local not-for-profit volunteer organisation. The removal of the existing building to provide a new fit for purpose facility is critical for the future of the annual show.

Heritage

It appears the only reason to justify retaining the derelict building lies within the interpretation of the Southern Grampians Planning Scheme. Clause 15.03-1S Heritage Conservation aims to *encourage appropriate development that respects places with identified heritage values*. The Southern Grampians Shire Council Data Sheet 032 identifies the Coleraine Showgrounds as a locally significant heritage place and includes all the buildings and all the land within the Gazetted Showground Reserve. The buildings have been identified as structures which relate to the annual Pastoral and Agricultural Society Show including display sheds, kiosk, hall and office. Whilst the buildings were noted as fair condition at the time the data sheet was created in 2002, another 23 years has seen the condition deteriorate and this particular building is in a relatively poor condition. Recent storms have lifted roof sheets, leaving the building open to elements.

It could be argued that the significance of the subject site is The Coleraine Show and the rich history of the Coleraine Pastoral & Agricultural Society. Whilst the built form is an example of rural architecture constructed during the early 1900's it was built by the members of the C.P.A.S as a show pavillion and the design was created based upon access to and availability of materials and the primary function of a sheltered show area. The current day C.P.A.S is following in the footsteps of their founders in building a new show pavillion that meets the current requirements and functions of the homecraft pavillion. It has been designed for functionality and guided by modern day rules, regulations and budgetary constraints. The proposed shed embodies the community spirit of the C.P.A.S, over 160 years of hard work and determination to showcase rural industry since 1863. The new building design is modest, it does not aim to eclipse the remaining heritage buildings on the subject site nor attempt to replicate the heritage design. This is considered appropriate development that respects the significance of the heritage of the C.P.A.S and The Coleraine Show.

The C.P.A.S sought pre-application advice from Southern Grampians Shire Council Heritage Consultant in August of 2024, who attended the site and prepared a report for council in support of the demolition. The C.P.A.S was then encouraged to prepare plans and lodge a formal planning permit with the shire. Since the documentation was lodged, an alternative heritage consultant has been engaged who does not support the demolition of the existing building in the proposal. The differing opinions of the heritage consultants, highlight the subjective nature of what is considered 'appropriate development' and demonstrate the importance of community engagement. The Coleraine showgrounds are of historical significance to the township of Coleraine. We believe progressing the application to the next stage of public advertising will allow the residents of Coleraine to comment on the proposal and ensure the planning policy meets community expectations.

Summary

There is not a single aspect of the current building that could be retained in its current condition without significant upgrades to comply with the relevant Australian Standards and make it fit for purpose. It is widely accepted that renovation works, particularly on heritage buildings far outweigh the costs of new building works. The proposed shed whilst desperately required is already pushing the limits of the C.P.A.S budget. Relocating the new shed and subsequent site services, improving drainage qualities of the land would be detrimental to the budget and the future of the project. Restoration of the existing building is not financially viable for the volunteer group and would result in the further degradation of the existing building. This outcome is not desirable for the community, the historical significance of the site or the continuation of the Coleraine Show. The proposal achieves the purpose of Clause 43.01 by *conserving* the history of the Coleraine Showgrounds site and *enhancing* it well into the future.

Mark Klobe – Sheds Galore. 37 Casterton Road Coleraine VIC 3315. 12th August 2025

RE: Structural Dilapidation Assessment – Coleraine Pavillion

Vision Engineers Australia have been engaged by Sheds Galore on behalf of the Coleraine P & A Society to assess the Coleraine Pavillion, located at the attended the 37 Casterton Road Coleraine VIC 3315 address.

The purpose of the inspection and assessment was to determine the extent of the damages and the scope of works for remediation if possible or if not possible to provide recommendation for a new structure. The inspection was non-destructive in nature and only elements exposed during the inspection were observed.

The exact age of the structure is unknown, however its construction is generally timber framing (walls and roof) with corrugated sheet cladding (walls and roof). The footings/foundations appear to be a mixture of constructions.

The structure was observed to have the following damages/defects:

- Concrete slab is excessively cracked with limited to no structural capacity remaining.
- Concrete slab has settlement issues present and limited capacity to resist movement.
- There are no moisture/damp proofing measures at the ground to wall junction.
- The ground level around the structure is level with the internal floor level and promotes water ingress.
- The timber bottom plate of various sections of the external wall is missing.
- The timber studs are showing signs of deterioration/rot at the base of the studs.
- The roof structure is missing roof sheets.

- Roof gutters missing.
- There are too few downpipes on the side elevations

Whilst all of the noted items are repairable and all repairs could be done, the cost for doing such repairs will be considerable as the bottom plate of the walls needs to be replaced. This means the structure needs to be striped of load (cladding, fixtures) and propped so that the bottom plate can be cut out and replaced.

Then given there are studs requiring replacement as well, most of the wall cladding will need to be removed for access and then reinstated or replaced.

In effect the structure would need to be taken down and reassembled using a mix of salvaged and new parts for it to become structurally adequate, however in Vision Engineers Australia's opinion the likelihood of most materials being reuseable to create a compliant structure is very low. In its current structurally dilapidated state the existing structure cannot be economically remediated to a pre-damage condition.

This is also before any consideration to the slab and water issues, external pavements and roof plumbing and surface drainage to address these issues.

It is therefore Vision Engineers Australia's recommendation that the existing structure be demolished, materials salvaged as appropriate and a new fit for purpose structure built.

Should you have any further queries please don't hesitate to contact Vision Engineers for further clarification on any of the above information.

Yours sincerely,



Murray Palmer

BEng (Civil and Structural) Hons, MIEAust NER
RPEQ (29350) NSW (PRE0002109) VIC (PE0011509)
Principal Engineer & Director
02 4304 2011



Photo 1



Photo 2



Photo 3



Photo 4



MERRIdesigns
creativity

18th August 2025

Rhys Oatley
Senior Statutory Planner
Southern Grampians Shire Council
roatley@sthgrampians.vic.gov.au

Re: Demolition of a building and construction of a building in a Heritage Overlay – The Coleraine Showgrounds, 37 Casterton Road, Coleraine

I refer to the above address and wish to formally respond to the Request for Further Information received via email on Thursday 5th of June.

1) Provide a structural assessment of the building from a suitably qualified professional, including the existing condition and why it is not able to be salvaged.

Please refer to the Structural Report by Vision Engineers Australia.

2) Provide further explanation to justify the reasoning for requiring demolition of the heritage building, and why this is preferred as opposed to retaining the existing building and locating the proposed building elsewhere on the site.

As demonstrated in the structural report, the existing structural condition of the building is not able to be salvaged. Whilst the structural assessment is of utmost importance to the health and safety of the building occupants and wider community it is not the only measure that a building of this nature must comply with. The Building Code of Australia determines the minimum requirements a building must achieve to be fit for purpose and occupied by the general public on matters including structure, fire resistance, access and egress, services and equipment, health and amenity and energy efficiency. The current building fails in every aspect as outlined below. The extensive restoration works that would be required to restore the existing pavillion to a habitable condition are not financially viable for the not-for-profit organisation that is the Coleraine Pastoral and Agricultural Society (C.P.A.S). The scope of works required are beyond the capacity of the small volunteer committee and would almost guarantee the downfall of The Coleraine Show. The Coleraine Show has been operated by the C.P.A.S for over 160 years and the historical and societal significance of the annual show and committee is of far greater importance in the community than the architectural qualities of the existing shed.

Fire Resistance

The existing homecraft pavillion is classified as Class 9b Assembly Building with an approximate floor area of 396.73 square metres over one storey and must comply with Type C Fire-resisting Construction. The existing pavillion is constructed of hardwood timber framing and ripple iron cladding and is located more than 3 metres from the closest fire-source feature. No specific construction requirements apply to the existing building. The subject site is located within a bushfire prone area and must comply with the minimum requirements of *AS 3959:2018 Construction of buildings in bushfire-prone areas*. The existing building is non-compliant with the minimum construction requirements for even the lowest BAL rating of 12.5 including screens for windows and doors, side hung external doors and sheet roofing. All windows, doors and roofing throughout the entire building would need to be replaced or retrofitted to comply.

Access and Egress

The existing pavillion does not provide access for people with a disability and the site does not contain any accessible car parking. The entire building is non-complaint with *AS 1428.1:2021 Design for access and mobility, Part 1: General requirements for access - New building work*. The floor structure is non-existent with a mixture of dirt and crumbling asphalt presenting tripping hazards to even the able bodied. A new floor structure is required provided with access ramps and adequate circulation space. All doors and door hardware would need to be replaced. The installation of signage, tactile ground surface indicators and compliant accessible facilities is required. Failure to comply with this standard leads the C.P.A.S liable to complaints under the The Disability Discrimination Act 1992 (DDA). The existing external doors do not comply with *NCC Volume One D2 Provision for escape or D3 Construction of exits*. All doors and hardware will need to be replaced, provided with illuminated exit signage, spaced in accordance with minimum and maximum travel distances and protected by bollards where required.

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ventilation system complying with AS 1668.2 and AS/NZS 3666.1. The building has no exhaust fans or roof ventilation.

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Location

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It could be argued that the significance of the subject site is The Coleraine Show and the rich history of the Coleraine Pastoral & Agricultural Society. Whilst the built form is an example of rural architecture constructed during the early 1900's it was built by the members of the C.P.A.S as a show pavillion and the design was created based upon access to and availability of materials and the primary function of a sheltered show area. The current day C.P.A.S is following in the footsteps of their founders in building a new show pavillion that meets the current requirements and functions of the homecraft pavillion. It has been designed for functionality and guided by modern day rules, regulations and budgetary constraints. The proposed shed embodies the community spirit of the C.P.A.S, over 160 years of hard work and determination to showcase rural industry since 1863. The new building design is modest, it does not aim to eclipse the remaining heritage buildings on the subject site nor attempt to replicate the heritage design. This is considered appropriate development that respects the significance of the heritage of the C.P.A.S and The Coleraine Show.

The C.P.A.S sought pre-application advice from Southern Grampians Shire Council Heritage Consultant in August of 2024, who attended the site and prepared a report for council in support of the demolition. The C.P.A.S was then encouraged to prepare plans and lodge a formal planning permit with the shire. Since the documentation was lodged, an alternative heritage consultant has been engaged who does not support the demolition of the existing building in the proposal. The differing opinions of the heritage consultants, highlight the subjective nature of what is considered 'appropriate development' and demonstrate the importance of community engagement. The Coleraine showgrounds are of historical significance to the township of Coleraine. We believe progressing the application to the next stage of public advertising will allow the residents of Coleraine to comment on the proposal and ensure the planning policy meets community expectations.

Summary

There is not a single aspect of the current building that could be retained in its current condition without significant upgrades to comply with the relevant Australian Standards and make it fit for purpose. It is widely accepted that renovation works, particularly on heritage buildings far outweigh the costs of new building works. The proposed shed whilst desperately required is already pushing the limits of the C.P.A.S budget. Relocating the new shed and subsequent site services, improving drainage qualities of the land would be detrimental to the budget and the future of the project. Restoration of the existing building is not financially viable for the volunteer group and would result in the further degradation of the existing building. This outcome is not desirable for the community, the historical significance of the site or the continuation of the Coleraine Show. The proposal achieves the purpose of Clause 43.01 by *conserving* the history of the Coleraine Showgrounds site and *enhancing* it well into the future.

Attachment 3 – Heritage Consult's Advice

Hello Rhys,

Apologies for the delay in responding. I thought I had responded but I hadn't.

The proposal is not supported.

I do not consider the Purpose of the Heritage Overlay at Clause 43.01 to have been met, including:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

Statement of significance:

Heritage overlay: HO122 - Coleraine Showgrounds

Note: the SGSC data sheet for Coleraine Showgrounds is not available on the Council website, the incorrect data sheet has been uploaded. The following statement is sourced from the VHD.

What is significant?

The Coleraine Showground is situated approximately 1.75 kilometers north west of the township of Coleraine, located on the Glenelg Highway. The land on which the Showground Reserve stands was originally part of the Koroite Pre-emptive right, owned by several important pastoralists. The Showgrounds extend south towards Bryant's Creek for approximately 1.5 kilometers. The site is bounded by Cameron Street to the east, the north south and west boundaries are defined by a fence of corrugated iron. Within the showground there are a number of structures which relate specifically to the annual Pastoral and Agricultural Society show. These include a large oval showing ring in the centre of the site, a sheep/pig display shed, a poultry shed, cattle/horse stalls, a kiosk, luncheon hall, display hall, office and various other small buildings. The buildings were constructed in the early part of the twentieth century by members of the local Pastoral and Agricultural Society, from corrugated iron and local timbers.

How is it significant?

The Coleraine showgrounds is of historical and social significance to the township of Coleraine and the Southern Grampians Shire.

Why is it significant?

The Coleraine Showgrounds are of historical significance to the township of Coleraine for its early history as part of the Koroite Pre-emptive right, owned by a number of important local pastoralists, including the Whyte Brothers, C. J Whyte, Stephen George Henty and William Swan. They are also significant for their social associations with the Pastoral and Agricultural society. Pastoral and Agricultural Shows have always been a very important social focus for country people. The Coleraine Show has had a long standing association and recognition throughout the Shire since the 1850s as an important local institution, where local people were able to gain recognition for their produce and skills, where new products were exhibited, and as an important local event on the social calendar. The showgrounds provide an important community meeting place, serving as the venue or clubrooms for a variety of community groups and the local people. The success and popularity of the Coleraine Show demonstrates the continuing strong pastoral and agricultural focus of the local community, and the importance placed on this.

Existing building:

The existing building is a rudimentary timber-framed gabled structured clad in 'rippleiron' corrugated iron sheeting. The existing hall and the other buildings on the site dating from the interwar and postwar periods embody the historical and social significance of the place in their heritage fabric. Their setting in the showgrounds and their relationship with each other and the oval are also significance elements of the place.

Proposal:

The proposal consists of demolition of a contributory interwar building (hall) constructed by the Coleraine Pastoral & Agricultural Society, and construction of a new, bigger shed in its place to be utilised as a hall, clad in corrugated metal sheeting.

Assessment:

The proposed demolition is not supported because it will result in an adverse affect on the significance of the place by the complete removal of a significant element. Additionally, no evidence has been provided which assesses the condition of the building and why it is beyond repair. If demolition can be justified then removal may be supported provided the replacement building is constructed to match the historic building in dimensions and materiality.

The proposed new building is not supported due to its siting, size, materiality and detailing. It is proposed to be sited in a very prominent position on site in relation to Casterton Road. It will change the character of the heritage place visually from this vantage point. The size of the building is not in keeping with the character of the heritage place and will dwarf the existing heritage buildings. The materiality, being steel and zincalume corrugated cladding, generally suits the context but lacks the finesse of the existing buildings such as their timberwork and windows and doors.

For a proposal to be supported the following should be addressed:

- To support demolition: provide a structural assessment of the building from a suitably qualified professional, including the existing condition and why it is not able to be salvaged.
- If demolition is supported, provide a proposal to reconstruct the heritage building to the same dimensions and materiality and detailing.
- If the proposed shed is desired to be constructed, propose a location on the south side of the site which does not visually impact the existing heritage buildings, their interrelationship or their relationship to the oval.
- Address the application requirements at section 1.0 of the Schedule to Clause 43.01 Heritage Overlay.
- Provide material/colour/finishes schedule.

Kind regards,

Mim

Mim Butcher

Director and Principal Consultant

Attachment 4 – Building Department Advice

Findings;

Structure is an open pavilion framed with hardwood wall framing and hardwood barrup trusses. Internally framing is exposed with no linings installed. Externally the roof is clad in corrugated iron and walls are clad in horizontal mini-orb corrugated iron. Walls to north and south have timber framed windows and doors installed.

The building is in overall good condition for its age and purpose. Timber framing has stood up pretty well with the exception of the bottom plates of the building. I had a dig around and could not locate the bottom plates but it appears internally they have been covered by the asphalt floor and externally the ground has either been built up above the bottom plate or the building has dropped and is sitting directly on the ground. My experience of these type of buildings is the bottom plates are usually bearer type material (old 4x3) with stumps at approx. 1500mm centers supporting the walls. Both the ridge capping and top plates are wavy so that indicates that there is some differential movement (see attached photos). I am assuming that the stumps have rotten out and the bottom plate is in contact with the ground, most probably absorbing moisture, possibly rotten.

Sections of the guttering have rusted out and downpipes are not directed away from the building. This will be contributing to moisture at the external edge of the building and possible movement. Window and door frames are also affected by moisture, most probably due to lack of maintenance/painting.

Summary;

With the exception of the bottom plate situation, the framing of the building appears structurally sound. Investigation into the integrity of the bottom plate support is recommended. As discussed an engineers report is a good starting point. With propping and remedial work, this could be rectified as the studs at FFL appear fine.

I would also recommend maintenance works to windows and doors, guttering and direction of downpipes away from the building.

I have created a file for photos in documents, please delete if not required.

COLERAINE SHOWGROUNDS



23094 Showgrounds
Coleraine Office and Hall
1263



23094 Showgrounds
Coleraine animal sheds 1268



23094 Showgrounds
Coleraine Hall 1267



23094 Showgrounds
Coleraine Kiosk 1265



23094 Showgrounds
Coleraine Office 1266



23094 Showgrounds
Coleraine animal sheds 1270



23094 Showgrounds
Coleraine Shed 1264

Location

Glenelg Highway COLERAINE, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on -

What is significant?

The Coleraine Showground is situated approximately 1.75 kilometers north west of the township of Coleraine, located on the Glenelg Highway. The land on which the Showground Reserve stands was originally part of the Koroite Pre-emptive right, owned by several important pastoralists. The Showgrounds extend south towards Bryant's Creek for approximately 1.5 kilometers. The site is bounded by Cameron Street to the east, the north south and west boundaries are defined by a fence of corrugated iron. Within the showground there are a number of structures which relate specifically to the annual Pastoral and Agricultural Society show. These include a large oval showing ring in the centre of the site, a sheep/pig display shed, a poultry shed, cattle/horse stalls, a kiosk, luncheon hall, display hall, office and various other small buildings. The buildings were constructed in the early part of the twentieth century by members of the local Pastoral and Agricultural Society, from corrugated iron and local timbers.

How is it significant?

The Coleraine showgrounds is of historical and social significance to the township of Coleraine and the Southern Grampians Shire.

Why is it significant?

The Coleraine Showgrounds are of historical significance to the township of Coleraine for its early history as part of the Koroite Pre-emptive right, owned by a number of important local pastoralists, including the Whyte Brothers, C. J Whyte, Stephen George Henty and William Swan. They are also significant for their social associations with the Pastoral and Agricultural society. Pastoral and Agricultural Shows have always been a very important social focus for country people. The Coleraine Show has had a long standing association and recognition throughout the Shire since the 1850s as an important local institution, where local people were able to gain recognition for their produce and skills, where new products were exhibited, and as an important local event on the social calendar. The showgrounds provide an important community meeting place, serving as the venue or clubrooms for a variety of community groups and the local people. The success and popularity of the Coleraine Show demonstrates the continuing strong pastoral and agricultural focus of the local community, and the importance placed on this.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1860,
Other Names	KOROITE PRE-EMPTIVE RIGHT, COLERAINE RECREATIONAL RESERVE,
Hermes Number	23094
Property Number	

Physical Conditions

The Coleraine showgrounds are in fair condition.

Physical Description 1

The Coleraine Showground is situated approximately 1.75 kilometers north west of the township of Coleraine, located on the Glenelg Highway. The land on which the Showground Reserve stands was originally part of the Koroite Pre-emptive right, owned by several important pastoralists. The showgrounds extend south towards Bryant's Creek for approximately 1.5 kilometers. The site is bounded by Cameron Street to the east, and is fenced in corrugated iron for the most part. Within the showground there are a number of structures which relate to the annual Pastoral and Agricultural (P. & A.) Society show. These include a large oval showing ring in the centre of the site, a sheep/pig display shed, a poultry shed, cattle/horse stalls, a kiosk, luncheon hall, display hall, office and various other small buildings. There are also several mature *Cupressus macrocarpa* (Monterey Cypress) planted between the show ring and the cattle/horse sheds to provide shelter. These trees are in fair condition, although some are becoming senescent and dangerous.

The showground has been sited carefully on the Glenelg Highway. The location of the showgrounds at the western entrance of the town on the main highway is balanced by the location of the racecourse on the eastern entrance to the town. The siting of the reserve is also important, as it is located on a flat piece of land surrounded by rolling hills. In 1939, the Coleraine Albion reported on the Coleraine Pastoral and Agricultural show, commenting that "The showgrounds... picturesque position, made an ideal setting, surrounded by hills clothed in green pastures, relieved with the golden colour of the capeweed flower" (CA 19/10/39, 03).

Historical Australian Themes

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.2 Breeding animals

3.5.3 Developing agricultural industries

Theme 5: Working

5.8 Working on the land

Theme 8: Developing Australia's cultural life

8.5 Forming associations

8.14 Living in country and rural settlements

Usage/Former Usage

Currently used as a Showground for the Annual P. & A. Society Coleraine Show

Meeting place for Glenelg Pony Club

Local junior football field

Meeting place for Coleraine P. & A Society.

Former display for Horticultural Society?

Intactness

good degree of integrity to the Interwar/post WW2 period.

Physical Description 2

Coleraine Pastoral and Agricultural Society

C.J Whyte, first owner of Koroite Pre-emptive right, on which the reserve now stands.

Physical Description 3

Showground Reserve

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

Local heritage protection provisions in the Planning and Environment Act 1987

Planning Practice Note 95

May 2022

This practice note provides guidance on the local heritage protection provisions in the *Planning and Environment Act 1987* (PE Act).

What are the local heritage protection provisions?

The local heritage protection provisions are contained in section 6B and Division 2A of Part 6 of the PE Act.

Among other things, the provisions enable the regulation or prohibition of development of land on which a heritage building has been unlawfully demolished or fallen into disrepair.

What is a heritage building?

Section 3 of the PE Act defines 'heritage building' as *'...a building which is a place, or forms part of a place, that has been given heritage protection under a planning scheme...'*

A building of local heritage significance is given protection under a planning scheme by including it in the Heritage Overlay (clause 43.01) so local heritage protection provisions in the PE Act only apply to buildings that are included in the Heritage Overlay.

More information local heritage protection, including the Heritage Overlay, is available online at: planning.vic.gov.au/policy-and-strategy/local-heritage-protection

Places of state heritage significance (which are included on the Victorian Heritage Register) are protected under the *Heritage Act 2017*. More information on state heritage is available online at: heritage.vic.gov.au

Under section 3 of the PE Act, a 'building' includes:

- a structure and part of a building or a structure
- fences, walls, out-buildings, service installations and other appurtenances of a building
- a boat or a pontoon which is permanently moored or fixed to land.

Section 6B of the PE Act

Section 6B of the PE Act enables a planning scheme to make provision for additional matters for the purposes of:

- furthering the objectives of planning in Victoria
- deterring persons from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair
- preventing persons from obtaining a benefit from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair.



The additional matters that the planning scheme may make provision for are:

- to regulate or prohibit the development of land on which there is or was a heritage building that has:
 - been unlawfully demolished, in whole or in part; or
 - fallen into disrepair
- to require that a planning permit must not be granted for the development of land on which there is or was a heritage building that has been unlawfully demolished, in whole or in part, or fallen into disrepair, unless the development is for or includes:
 - the reconstruction or reinstatement of the building, in whole or in part; or
 - the repair of the building.

Who can amend a planning scheme to include provisions under section 6B?

The Minister for Planning, or a municipal council that has been authorised by the Minister, may prepare an amendment to a planning scheme to make provision for the additional matters set out in section 6B.

What does ‘unlawfully demolished’ mean?

A heritage building is ‘unlawfully demolished’ if it is demolished, in whole or in part, in contravention of the planning scheme, a planning permit or an agreement under section 173 of the PE Act.

What does ‘disrepair’ mean?

The PE Act doesn’t define ‘disrepair’ so this term has its ordinary meaning. Further information about the type of disrepair that section 6B may be appropriate for is provided below.

Does section 6B impose a duty or obligation to maintain a heritage building?

Section 6B does not:

- impose a duty or obligation to maintain a heritage building
- enable a municipal council to require a property owner to carry out maintenance or repair
- enable a responsible authority to take planning enforcement in relation to disrepair.

However, a person who allows a heritage building to fall into disrepair risks having planning scheme controls applied to the land that prohibit or significantly restrict its development. This includes a provision that would prevent the grant of a planning permit for development of the land unless the development is for or includes the reconstruction, reinstatement or repair of the building.

Some municipal councils have local laws that require property owners to maintain their properties to ensure that they do not become unsightly or a hazard to health, safety and property. Action may also be taken under the *Building Act 1993* in relation to an unsafe building.

When should section 6B be used?

Section 6B should only be used when it is appropriate, just and fair to do so, having regard to the facts and circumstances of each individual case and the matters set out in section 6B and section 12(2) of the PE Act.

Using section 6B in relation to disrepair

Given that the PE Act does not impose a duty or obligation to maintain a heritage building to any particular standard, section 6B should only be used in relation to disrepair if the building’s condition has deteriorated to the point that:

- the building is structurally unsound and its demolition, in whole or in part, has become necessary; or
- it is beyond reasonable repair; or
- there is significant risk of irreparable damage to the building’s heritage significance.

Section 6B should not be used in relation to:

- disrepair that is not a risk to the building’s heritage significance, for example:
 - disrepair that is superficial, cosmetic or can be readily repaired (such as peeling or faded paint, or corroded roof cladding)
 - disrepair of non-heritage elements such as service installations and other appurtenances (where this disrepair does not pose a risk to heritage elements)
- ‘non-contributory’ buildings (for example, buildings with no heritage significance included in a Heritage Overlay that applies to an area or precinct).



Matters that should be considered when deciding whether to use section 6B in relation to disrepair include:

- the purposes set out in section 6B(1)
- the nature, extent and circumstances of the disrepair
- the building's condition at the time it was given heritage protection under the planning scheme
- if the building is a dwelling and was the owner's principal place of residence when it fell into disrepair, whether the disrepair was a result of the owner's financial inability to maintain or repair it
- the planning history of the building and the land, including previous applications to demolish the building
- steps taken by the municipal council to notify the owner of the disrepair, or the need for maintenance or repair
- steps taken by the owner to secure, maintain or repair the building
- if the building has been damaged as a result of fire, vandalism or natural disaster, whether the owner took steps to reasonably ensure the building was:
 - secured and protected against the risk of damage before the damage occurred
 - stabilised and repaired after the damage occurred.

What provision of the *Victoria Planning Provisions* will be used?

The Specific Controls Overlay (clause 45.12) will be used for the purposes of section 6B.

The Specific Controls Overlay can, among other things, override other provisions of the planning scheme to prohibit or restrict the development of the land, or require development to be carried out in a particular manner, in accordance with a document incorporated into the planning scheme.

When would it be appropriate to require the reconstruction, reinstatement or repair of the heritage building?

A decision to require the reconstruction, reinstatement or repair of the heritage building as part of an approved development of the land will depend on the nature and extent of damage and the heritage significance of the building.

In some circumstances the reconstruction or reinstatement of a building may not be appropriate and other measures may be required to recognise its former significance.

Can section 6B be used even if there is not a current application to develop the land or demolish the heritage building?

The planning scheme may be amended at any time for the purposes set out in section 6B(1), even if there is not a current application to demolish the heritage building. An application to develop another part of the heritage place or to subdivide the land may also trigger consideration of section 6B.

Division 2A of Part 6 of the PE Act

Division 2A includes provisions that enable the Governor in Council to make an Order that prohibits the use or development of land under the PE Act and the *Building Act 1993* for a period of up to 10 years.

An Order can only be made if a person has been found guilty of an offence under section 126 of the PE Act in relation to the unlawful demolition of a heritage building or part of a heritage building.

An Order may declare that the land must not be:

- developed or continue to be developed; or
- developed or continue to be developed, except as specified in the Order; or
- must not be used, except as specified in the Order.

Unless the Order specifies otherwise, the effect of an Order is:

- a planning permit granted, or building permit issued, before the Order took effect is of no force or effect
- a responsible authority (usually the relevant municipal council) must refuse to grant a planning permit in relation to the land
- a relevant building surveyor must refuse a building permit in relation to the land.

An Order does not prevent the making or operation of an emergency order under Division 1 of Part 8 of the *Building Act 1993*.



Who may request the Governor in Council to make an Order?

Only the Minister for Planning can recommend the Governor in Council make an Order.

When will the Minister for Planning make a recommendation to the Governor in Council?

The Minister will only make a recommendation in circumstances that are appropriate, just and fair, having regard to the fact and circumstances of each individual case.

How will the public know an Order has been made?

An Order must be published in the Victoria Government Gazette.

The planning scheme may also be amended to apply the Specific Controls Overlay to the land with an incorporated document that reflects the terms of the Order.

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Victorian Current Acts

PLANNING AND ENVIRONMENT ACT 1987 - SECT 6B

Heritage buildings

PLANNING AND ENVIRONMENT ACT 1987 - SECT 6B

Heritage buildings

(1) Without limiting [section 6](#), a planning scheme may make provision for the additional matters set out in subsection (2) for any of the following purposes—

(a) to further the objectives of planning in Victoria within the [area](#) covered by the scheme;

(b) to deter persons from—

(i) unlawfully demolishing [heritage buildings](#); or

(ii) allowing [heritage buildings](#) to fall into disrepair;

(c) to prevent persons from obtaining a benefit from—

(i) unlawfully demolishing [heritage buildings](#); or

(ii) allowing [heritage buildings](#) to fall into disrepair.

(2) For the purposes of subsection (1), the additional matters are—

(a) to regulate or prohibit the [development](#) of [land](#) on which there is or was a [heritage building](#) that has been unlawfully demolished, in whole or in part, or fallen into disrepair; and

(b) to require that a [permit](#) must not be granted for the [development](#) of [land](#) on which there is or was a [heritage building](#) that has been unlawfully demolished, in whole or in part, or fallen into disrepair, unless the [development](#) is for or includes—

(i) the reconstruction or reinstatement of the [building](#), in whole or in part; or

(ii) the repair of the [building](#).

S. 7 substituted by No. 77/1996 s. 7.

Victorian Current Acts

PLANNING AND ENVIRONMENT ACT 1987 - SECT 60

What matters must a responsible authority consider?

PLANNING AND ENVIRONMENT ACT 1987 - SECT 60

What matters must a responsible authority consider?

S. 60(1) amended by Nos 86/1989 s. 25(k), 35/1995 s. 5, substituted by No. 81/2004 s. 23(1).

(1) Before deciding on an application, the responsible authority must consider—

(a) the relevant planning scheme; and

(b) the objectives of planning in Victoria; and

(c) all objections and other submissions which it has received and which have not been withdrawn; and

(d) any decision and comments of a [referral authority](#) which it has received; and

S. 60(1)(e) amended by No. 3/2013 s. 76(1).

(e) any significant effects which the responsible authority considers the use or [development](#) may have on the environment or which the responsible authority considers the environment may have on the use or [development](#); and

S. 60(1)(f) inserted by No. 3/2013 s. 76(2).

(f) any significant social effects and economic effects which the responsible authority considers the use or [development](#) may have.

S. 60(1A) inserted by No. 81/2004 s. 23(1).

(1A) Before deciding on an application, the responsible authority, if the circumstances appear to so require, may consider—

S. 60(1A)(a) repealed by No. 3/2013 s. 76(3).

* * * * *

(b) the [approved regional strategy plan](#) under Part 3A; and