



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

20 October 2025

Held at 2.45pm in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

Contents

1.MEMBERSHIP	3
2.WELCOME	3
3.APOLOGIES.....	3
4.CONFIRMATION OF MINUTES.....	4
5.DECLARATION OF INTEREST	4
6.MATTERS FOR DECISION	5
7.NEXT MEETING	23
8.CLOSE OF MEETING.....	23

1. ATTENDEES

Councillors

Cr Jayne Manning (Chair)
Cr Katrina Rainsford

Officers

Mr Rory Neeson, Director Wellbeing Planning and Regulation
Mr Juan Donis, Manager Waste and Sustainability
Daryl Adamson, Manager Shire Strategy and Regulation
Ms Anita Collingwood, Planning Coordinator
Mr Rhys Oatley, Senior Statutory Planner
Mr Scott Elliott, Principal Strategic Planner

Applicant

Ms Jessica Brownsea, Merri Designs

Coleraine P&A Society Members

Ms Jessica Sutherland, President
Mr Neil Langley, Vice President
Ms Taylor Warnock, Secretary

Minutes

Sharon Clutterbuck, Executive Assistant - Director Wellbeing Planning and Regulation

2. WELCOME

Cr Manning welcomed participants to the meeting and provided an Acknowledgement of Country.

3. APOLOGIES

Marg Scanlon, Director Sustainability and Infrastructure

4. CONFIRMATION OF MINUTES

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

RECOMMENDATION

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

RESOLUTION

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

Moved: Cr Katrina Rainsford

Seconded: Rory Neeson

Carried

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION

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

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.



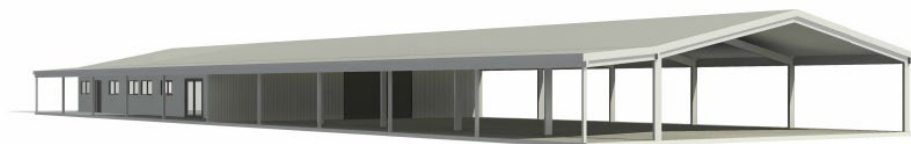
Figure 1: Existing heritage building.



EASTERN PERSPECTIVE



WESTERN PERSPECTIVE



SOUTHERN PERSPECTIVE

Figure 2: Proposed building.

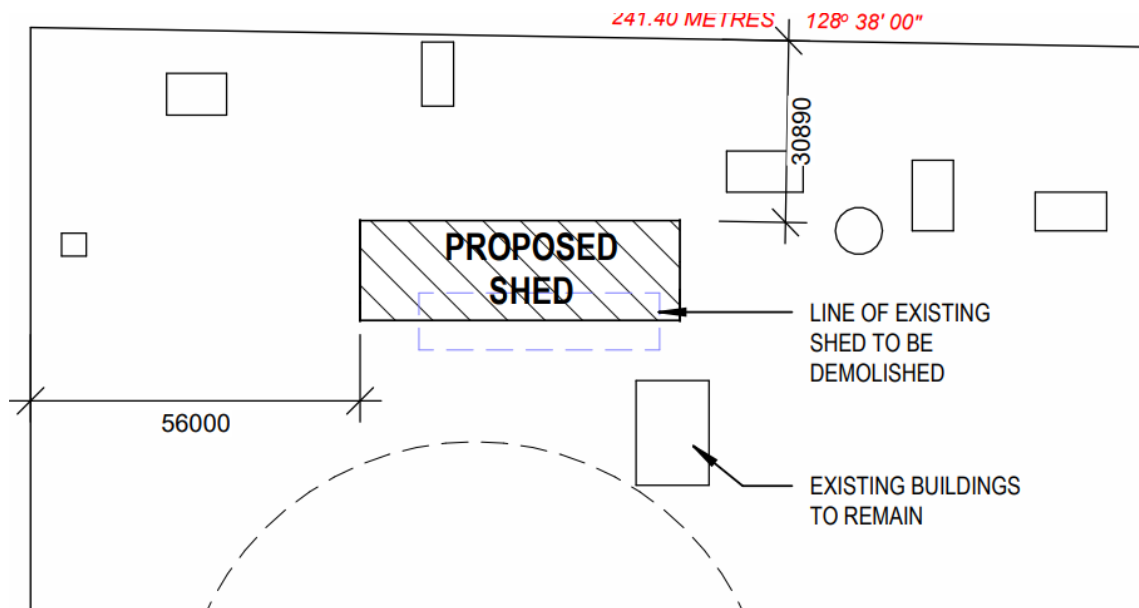


Figure 3: Part site plan showing existing building footprint overlaid with proposed building footprint, and cluster of heritage buildings.

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.

MEETING PROCESS

Rhys Oatley, Senior Statutory Planner

The Senior Statutory Planner outlined details of the application.

The application 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.

Officer outlined process after application was received and what further information was requested and if there were any possible solutions. Council advocated for building to be located in another area which would have allowed for retention of existing building. Structural engineers report requested – correspondence received from civil engineer but this doesn't fulfill the requirements for a structural assessment.

Mim Butcher, Heritage Advisor

Presentation by Mim Butcher on process for applications which are located within the heritage overlay.

Overview provided of Coleraine Showgrounds and building in question.
Proposal in two parts – demolition of central building and then construction of new shed.
Proposal not supported from a heritage perspective.
Proposals must meet the purpose of Clause 43.01 of the Heritage Overlay

Jessica Sutherland, Coleraine P&A Society

An outline of the application was provided.
Structural engineer report recommendation was to dismantle building
Building is beyond repair
Proposed to build a steel framed shed with corrugated iron sides and roof and a concrete shed with running water and electricity and will be a multi-purpose building and a good opportunity for use by the community of Coleraine.

Salvageable iron from shed is proposed to be used on other buildings in precinct

Question - How much is spent on maintaining other buildings?

Answer is not recorded as a value but more about people's time to carry out repairs/work as required.

Question - What sort of usage is proposed for the building?

Annual show and grounds are used throughout the year by Glenelg Pony club, more events planned once oval is suitable. Family gatherings/reunions at the site also possible due to off street parking and space for caravans. More use at showgrounds to be encouraged.

Applicant believes application will be a benefit to the community.

Committee Discussion

Committee feels there is opportunity for conservation benefit for the site.

Application has not adequately demonstrated why new building needs to be located where it is.

There has not been a costing of repairs to the Homecraft Heritage Building done to provide evidence of financial impact to maintain building.

Heritage Advisor feels there is scope to resolve with the committee.

If application is refused, officers will work with the applicant and have further discussions with the members of the P&A Society to support them with an updated proposal.

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.

RESOLUTION

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.

Moved **Cr Katrina Rainsford**
Seconded **Mr Juan Donis**

Carried

7. NEXT MEETING

Next meeting to be confirmed following statutory meeting scheduled for 5 November, 2025

8. CLOSE OF MEETING

Meeting closed at 4.44pm