

Planning and Environment Act 1987

ALPINE PLANNING SCHEME

AMENDMENT C56alpi

EXPLANATORY REPORT

Overview

The amendment seeks to apply the Heritage Overlay (HO215) to the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) on a permanent basis as an individually significant place.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Alpine Shire Council's website at <https://www.alpineshire.vic.gov.au/>
- During office hours at Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright
- Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection>.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by:

A submission must be sent to:

Strategic Planning. Alpine Shire Council:

By post: PO Box 139, Bright VIC 3741

In person: Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright

By email: info@alpineshire.vic.gov.au

Panel hearing dates

In accordance with Clause 4(2) of Ministerial Direction No.15, the following panel hearing dates have been set for this amendment:

- directions hearing: week commencing 15 September 2025.
- panel hearing: week commencing 13 October 2025.

Details of the amendment

Who is the planning authority?

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

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

Land affected by the amendment

The amendment applies to land on the Great Alpine Road in Bright that covers the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak trees adjacent to 7395 and 7421 Great Alpine Road, Bright, as shown in Figure 1 below:



What the amendment does

The Amendment proposes to apply the Heritage Overlay (HO215) to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) on a permanent basis as an individually significant place. Specifically, the amendment proposes to:

Overlay Maps

1. Amends the Planning Scheme Map Nos. 07HO and 09HO to apply the Heritage Overlay (HO215) to the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

Planning Scheme Ordinance

2. Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).
3. Amends the Schedule to Clause 72.04 (Incorporated Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: statement of significance (GML Heritage, July 2024)

as an incorporated document.

4. Amends the Schedule to Clause 72.08 (Background Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: citation (GML Heritage, July 2024) as a background document.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C56alpi is required to implement the findings of the heritage assessment prepared by GML Heritage Victoria Pty Ltd (GML), which recommends the inclusion of the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) in the Heritage Overlay (HO) as an individually significant heritage place.

In mid-2023, Council engaged GML to undertake a preliminary landscape and heritage assessment of the avenue of trees along the Great Alpine Road (Western Gateway) in Bright. The Great Alpine Road (western gateway), Bright: Landscape and Heritage Preliminary Assessment Report October 2023 (preliminary assessment) identified that Section 1 of the avenue planted between 1963 – 1966 has the potential to meet the threshold of local heritage significance, noting that this section of the avenue is highly intact; forming a picturesque and distinctive entry feature into the township, and was deliberately designed and planted in association with the promotion of tourism in Bright.

In October 2023, Council engaged GML to undertake the Great Alpine Road (western gateway), Bright: Landscape and Heritage Detailed Assessment Methodology Report July 2024 (detailed assessment) for Section 1 of the avenue. This detailed assessment found that Section 1 of the avenue (Pin Oaks and Dutch Elms) is of local historical, representative, aesthetic and social significance to the township of Bright and the wider Alpine Shire, and that this section of the avenue meets the threshold for local heritage significance to the Alpine Shire. The detailed assessment recommended that the Heritage Overlay should apply to this section of the avenue as an individually significant place.

In accordance with *Planning Practice Note 1: Applying the Heritage Overlay*, the avenue was assessed and meets the following HERCON criteria:

- **Criterion A;** importance to the course or pattern of our cultural or natural history (historical significance).

The avenue is of historically significant for the evidence it provides of an important phase in the early postwar history of the town which saw aspirations for a more attractive entry point into the town and concerted attempts to reinvigorate the tourism appeal of Bright. These efforts echoed important phases of earlier activity to beautify and promote Bright as a tourist destination which occurred in the 1880s, the early twentieth century, and in the 1920s and 1930s.

- **Criterion E;** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The avenue is aesthetically significant as a designed planting at the entry into the town from the west, which utilises contrasting autumnal foliage colours. It is a unique planting pattern in the Bright township, while the avenue form, selection of species with showy autumn colours, and purpose reflect broader aims for planting street trees associated with beautification and tourism. The avenue is significant as evidence of a conscious effort by the town to define an entrance to the town and dramatic arrival experience. The avenue planting contributes to the overall aesthetic qualities of the Bright township's cultural landscape, which have long been highly regarded, derived from the many and varied deciduous and evergreen trees planted as street trees and throughout the town and valley since the 1880s, and set against a backdrop of farmland and the surrounding evergreen hills.

- **Criterion G;** strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

The street trees on the Great Alpine Road West are part of a larger, important and early collection of street trees in Bright that have social significance both to residents and long-term visitors to Bright. Great popular affection is held for these trees, especially for their striking autumnal displays, which has been evident and constant since the early twentieth century, and especially from the 1930s, and has been the main drawcard for the annual Bright Autumn Festival (held since 1963) and the long-established tradition among many Victorians of holidaying in Bright during Easter.

At the Ordinary Council Meeting held on 30 July 2024, Council resolved to adopt the detailed assessment and to prepare and exhibit a planning scheme amendment to implement the findings of the detailed assessment to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

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

The proposed amendment implements the following objectives of planning in Victoria included at Section 4(1) of the *Planning and Environment Act 1987*:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- (g) to balance the present and future interests of all Victorians.

The heritage values associated with the property are outlined in the heritage citation for the place.

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

The amendment is expected to have a positive environmental, social, and economic effects by protecting an avenue planting of trees of local heritage significance.

The avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) are part of a larger, important and early collection of street trees in Bright that have social significance both to residents and long-term visitors to Bright. Great popular affection is held for these trees, especially for their striking autumnal displays.

The application of the Heritage Overlay will ensure the ongoing protection of these avenue of trees.

Does the amendment address relevant bushfire risk?

Alpine has a significant level of bushfire risk, due to the presence of large amounts of native vegetation and a steadily increasing population. The Municipal Planning Strategy states that bushfire is a key environmental risk for the Alpine Shire.

The application of a Heritage Overlay is unlikely to result in any significant increase to the risk to life, property, community, infrastructure or the natural environment from bushfire in accordance with the objectives of Clause 13.02-1S (Bushfire planning) as it protects existing trees. The amendment does not seek to facilitate the intensification of development or vegetation in a bushfire risk area.

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

The amendment is consistent with Ministerial Direction - The Form and Content of Planning Schemes as identified at Section 7(5) of the *Planning and Environment Act 1987*.

The amendment also addresses the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments.

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

The amendment is consistent with the Planning Policy Framework (PPF), in particular Clause 15.01-1S (Heritage Conservation) by providing for protection of natural heritage sites and the conservation of places that are of aesthetically and socially significant.

It implements this policy by including a place identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay.

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

The amendment is consistent with the Municipal Planning Strategy, in particular Clause 02.03-7 (Economic Development) by protecting tourism values that attract people to the Shire, in townships,

settlements, rural areas and State and National parks.

It implements this strategic direction by including a place identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay.

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

The amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay is the most appropriate mechanism for recognising and protecting the local heritage significance of the avenue of trees. The Heritage Overlay requires a planning permit to be granted for any demolition or any buildings or works that could affect the significance of a heritage place.

Consideration was given to applying the Significant Landscape Overlay which offers protection for landscape or landscape elements which make a strong aesthetic contribution but do not necessarily have significance associated with particular historic events, themes or periods, and the Vegetation Protection Overlay offers protection for significant native and exotic vegetation.

Given the demonstrated local heritage significance of the avenue, the Heritage Overlay is the most appropriate tool for recognising and protecting the heritage significance of the avenue given its broader range of permit triggers for works which offer stronger protection to the avenue compared to the Significant Landscape Overlay and the Vegetation Protection Overlay.

The proposed application of the Heritage Overlay is consistent with *Practice Note 1 – Applying the Heritage Overlay* and *Practice Note 7 – Vegetation Protection in Urban Areas*.

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

The amendment was referred to the Department of Transport and Planning under delegation of the Head, Transport for Victoria for feedback as custodians of the Great Alpine Road, who raised no objections to the amendment. The Department of Transport and Planning has requested formal notification of the amendment at the exhibition stage to ensure their statutory responsibilities for the ongoing management and maintenance of the Great Alpine Road is outlined and considered.

The views of other relevant agencies will be sought through the public exhibition of the amendment.

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

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing.

The proposed amendment does not have any detrimental implications on the objectives, strategies and decision making principles set out in the *Transport Integration Act 2010*.

The Minister has not prepared any statements of policy principles under Section 22 of the *Transport Integration Act 2010*; therefore, no such statements are applicable to this proposed amendment.

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

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority given the amendment affects only one property.