

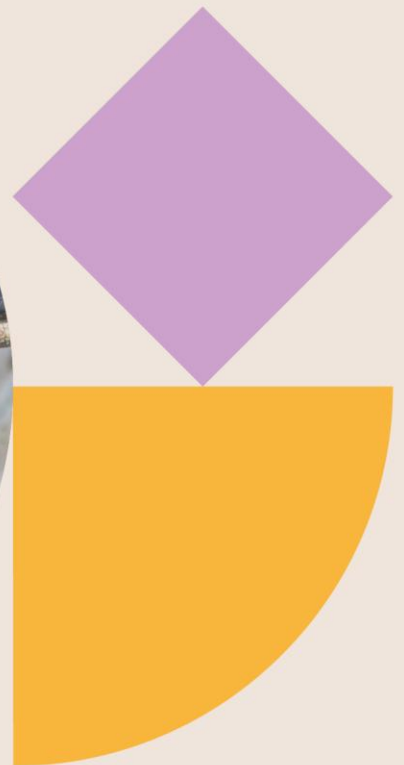


Planning Report

Proposed demolition of buildings on land affected by a Heritage Overlay
at 15-17 Eric Street, Preston

April 2026

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Planning Report

Proposed demolition of buildings on land affected by a
Heritage Overlay at 15-17 Eric Street, Preston

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Except where otherwise indicated, the images in this document show models and illustrative settings only, and do not necessarily depict actual services, facilities or recipients of services. This document may contain images of deceased Aboriginal and Torres Strait Islander peoples.

In this document, 'Aboriginal' refers to both Aboriginal and Torres Strait Islander people. 'Indigenous' or 'Koori/Koorie' is retained when part of the title of a report, program or quotation.

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Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

1 Introduction

1.1 Proposal

This report has been prepared by Homes Victoria to support a planning application to the Department of Transport and Planning (DTP) under Clause 52.20 (Government Funded Housing Development) of the Darebin Planning Scheme for demolition of buildings and structures at 15-17 Eric Street, Preston ('the Site').

The Site has previously been used for social housing, with two buildings of 'walk up' flats constructed in the 1960s. There are 42 vacant apartments within these buildings.

The buildings have been vacant for some time, and they are no longer suitable to be used for housing given:

- The age and poor condition of the buildings
- Unreasonable level of internal amenity
- The requirement to retrospectively comply with Building Regulations for building upgrades is neither practicable nor feasible
- Poor environmental credentials
- Fire damage to some apartments
- The vacant buildings have resulted in issues relating to security, vandalism and other anti-social behaviour, which is of significant concern to Homes Victoria, Darebin City Council, and the surrounding community.

In addition to the buildings, associated outbuildings and a retaining wall are proposed to be demolished.

This work is required to support redevelopment options for future social housing under relevant Victorian and/or Commonwealth Government Housing initiatives.

1.2 Planning permit triggers

Demolition is sought pursuant to the provisions at Clause 52.20 of the Darebin Planning Scheme by way of a planning permit exemption. Notwithstanding, should the exemptions of Clause 52.20 have not been applicable, a planning permit for the demolition of the buildings would have ordinarily been required pursuant to Clause 43.01-1 of the Heritage Overlay – Schedule 32 ('HO32').

1.3 Public consultation

Consultation will be undertaken in line with the consultation requirements of Clause 52.20-4 and Homes Victoria's Consultation Guidelines (as applicable) prior to submission of any planning application to the Department of Transport and Planning.

This includes consultation with the relevant municipal council (Darebin City Council).

Following consultation, a report will be prepared that summarises the consultation undertaken, feedback received and explains how the feedback has been considered and responded to. This report will accompany the planning application to DTP.

No other external bodies are required to be consulted, as there are no external referral authorities who would have ordinarily been either a determining or recommending authority, should the application not have benefited from the Clause 52.20 planning permit exemption.

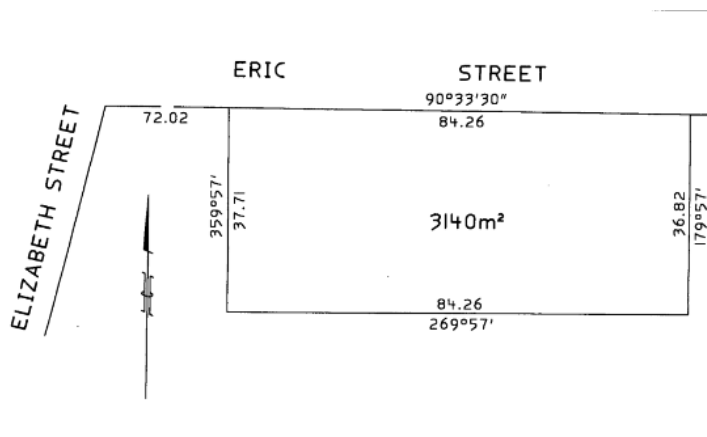
2 Site and surrounds

2.1 Subject site

2.1.1 Title particulars

The Site is located at 15-17 Eric Street, Preston, and is formally identified as Land in Plan of Consolidation 363371A (Volume 10669 Folio 312). There are no encumbrances, caveats or notices registered on Title.

Figure 01 – Extract of Plan of Consolidation



2.1.2 Site features

The Site is rectangular in shape with a total area of approximately 3,140 square metres.

The Site is currently occupied by two precast concrete walk-up residential apartment buildings. The eastern building is 15 Eric Street, and the western building is 17 Eric Street. The buildings were constructed between 1960-61 by the former Housing Commission of Victoria ('HCV') and comprise of three storey concrete walls and tiled roofs in the 'modern (international)' style. Notable features include:

- external concrete stairs which project from the building face
- chimneys across the roof profile
- pressed metal rubbish bins on balconies.

Each building comprises 21 sole occupancy bedsit dwellings (apartments) with an adjoining single storey attached communal laundry at the southern end (rear) of each building.

Both buildings at 15 and 17 Eric Street have sustained damage from fire, including destruction of a section of the tiled roof to 17 Eric Street, and as a result there are numerous apartments which are uninhabitable.

The only other structure on the site is a low bluestone retaining wall to the eastern side of the Site.

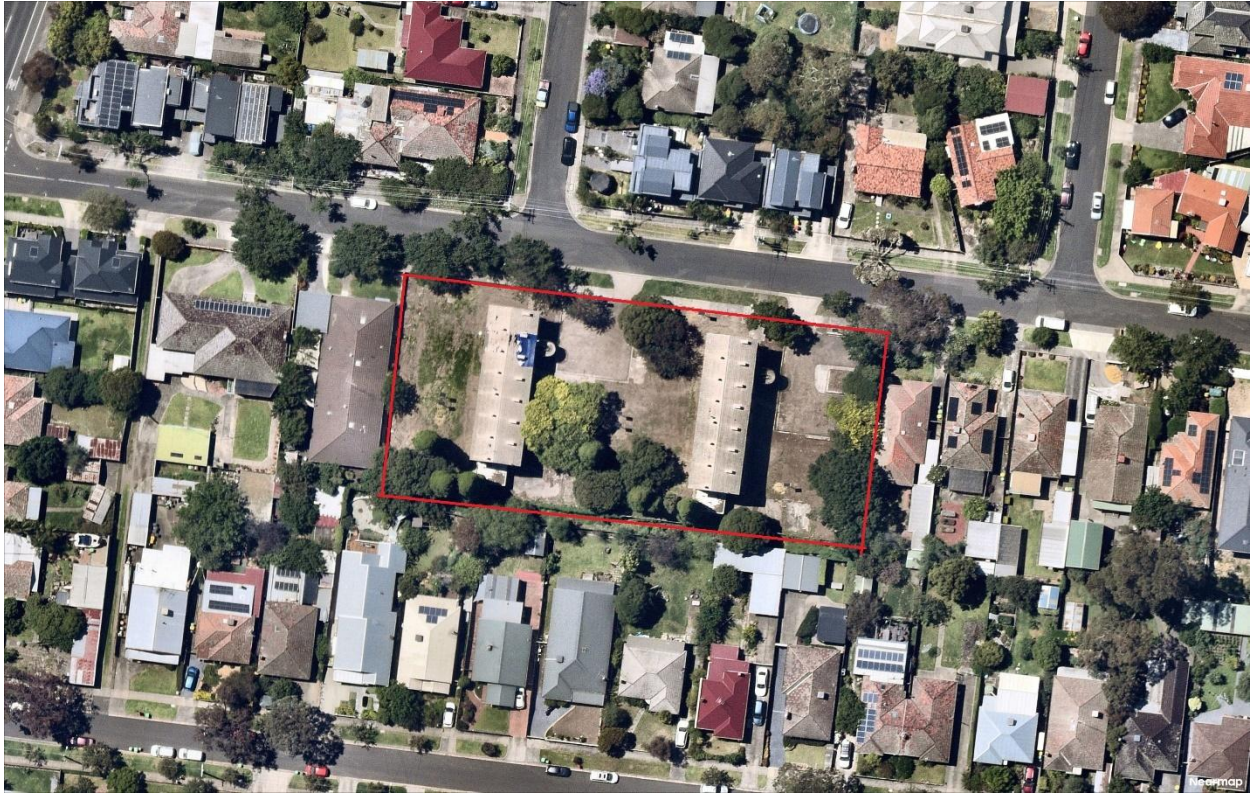


Figure 02 – Aerial photograph of the Site in its context



Figure 03 – Recent photograph of 17 Eric Street showing fire damage to the roof



Retaining wall structure

2.2 Site interfaces

These are described as:

North

To the north of the Site is Eric Street, a two-lane local road with on-street car parking and street trees. Land opposite the Site across Eric Street is occupied by double and single storey dwellings.

East

Land adjoining the eastern boundary of the Site is occupied by a single storey dwelling.

South

Land adjoining the southern boundary of the Site comprises the rear secluded private open spaces of single and double storey dwellings fronting Hope Street.

West

Land adjoining the western boundary of the Site is occupied by a single storey dwelling.

2.3 Surrounding context

The Site is within the City of Darebin and is situated approximately 9km from the Melbourne Central Business District. It is located near the border of the suburbs of Preston and Coburg, between Bell Street and Murray Road and to the east of Elizabeth Street, in a predominantly residential area. Built form in the immediate area consists primarily of single storey detached dwellings, although there is an emerging pattern of lots being redeveloped for 2 – 4 double storey townhouses.

Nearby amenities include substantial open space along Merri Creek, schools, and bus (on Elizabeth Street) and tram (on Gilbert Road) connections. Local and convenience shops are located within approximately 1km of the site, with more substantial services being available within 2km at the Pentridge and Coburg Activity Centres to the west and the Preston Activity Centre to the east.

3 Planning Provisions

3.1 Municipal Planning Strategy

02.03-4 (Built environment and heritage)

- Balance the need to protect neighbourhood character with the need to facilitate housing for a growing population in Activity Centres, Substantial Change Areas and on Strategic Opportunity Sites.
- Protect and enhance places of heritage significance.

02.04-2 (Strategic housing framework plan)

As shown in Figure 03, the Site is in an Incremental Change Housing Area.

Figure 04 – Incremental Change Housing Area



3.2 Planning Policy Framework

The following provisions of the Planning Policy Framework are relevant:

Clause 15 (Built Environment and Heritage)

- Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.

Clause 15.03-1L (Heritage)

- Discourage demolition or relocation of significant heritage buildings.

3.3 Zoning

The Site is in the General Residential Zone – Schedule 2 (GRZ2) of the Darebin Planning Scheme, which relates to Darebin general residential areas.

Figure 05 – Zone Plan

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\) \(DAREBIN\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\) \(DAREBIN\)](#)



The purpose of the GRZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

While consideration of the proposal pursuant to the exemptions with Clause 52.20 means that no planning permit is required, it is noted that the GRZ2 would otherwise have not required a planning permit for demolition under the zone.

3.4 Overlays

3.4.1 Development Contributions Plan Overlay – Schedule 1

The Site is affected by the Development Contributions Plan Overlay – Schedule 1 ('DCPO1'), which relates to the Darebin Development Contributions Plan.

The purpose of the DCPO1 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

While consideration of the proposal pursuant to the exemptions with Clause 52.20 means that no planning permit is required, it is noted that the DCPO1 would otherwise have not required a planning permit or development contribution for demolition.

3.4.2 Heritage Overlay – Schedule 32

The Site is affected by the HO32, which relates to the HCV Bachelor Flats at 15-17 Eric Street, Preston.

Figure 07 – Overlay Plan



The purpose of the Heritage Overlay (HO32) 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.

While consideration of the proposal pursuant to the exemptions within Clause 52.20 means that no planning permit is required, if this did not apply, the proposal would have required a planning permit for demolition pursuant to Clause 43.01-1 of the HO32.

Statement of Significance:

The flats at 15-17 Eric Street, Preston were identified in the City of Coburg Heritage Conservation and Streetscape Study, prepared by Timothy Hubbard Pty Ltd for the City of Coburg 1991. The level of significance ascribed to the site was level B. B graded buildings were recommended for planning controls under the *Planning and Environment Act 1987*.

The Statement of Significance for the Bachelor Flats at 15-17 Eric Street, Preston (formerly Coburg) is as follows:

The two blocks of three storey walk-up flats at 15-17 Eric Street, Coburg were built by the Housing Commission of Victoria in 1960-61. (1) Designed by the Commission's architectural division, they were constructed in pre-cast concrete panels from the Commission's Holmesglen factory. Access to the individual flats is from open balconies on the east elevations reached by dramatic staircases in off-form concrete. Almost certainly the stairs were influenced by those at Cairo Flats, Nicholson Street, Fitzroy designed and built before the Second World War by Best Overend and Partners. All flats are standard in plan, with a single room for living and sleeping and an attached bathroom and kitchen. The major windows are on the west elevation so that the flats enjoy good light and an excellent view across the Merri Creek valley and the Commission's Newlands Estate.

The Bachelor Flats are of regional significance as an unusual development of pre-cast concrete walk-up flats and as a contrast to the rest of the Commission's development in Coburg and other northern suburbs. They should be compared with developments at Heidelberg, built for the 1956 Olympic Village.

Source: Housing Commission of Victoria, Annual Report 1960-61.

The Site is not included on the Victorian Heritage Register under the *Heritage Act 2017*.

External paint controls and solar energy system controls typically apply. The following does not apply:

- internal alteration controls
- tree controls
- outbuildings or fences not exempt under Clause 43.01-4
- prohibited uses may be permitted
- Aboriginal heritage place

Part 1.0 of the Schedule to Clause 43.01 does not specify any application requirements.

Decision Guidelines are detailed at Clause 43.02-8:

- Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- 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.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

3.5 Other planning considerations

3.5.1 Aboriginal Cultural Heritage Sensitivity

The Site is not in an area of Aboriginal cultural heritage sensitivity. As such, a mandatory Cultural Heritage Management Plan is not required under the *Aboriginal Heritage Regulations 2018*.

3.5.2 Designated Bushfire Prone Area

The Site is not in a designated bushfire prone area.

4 Clause 52.20 Assessment

4.1 Assessment of the proposal against the provisions of Clause 52.20-1 to Clause 52.20-5

The proposal has been assessed against the provisions of Clause 52.20-1, Clause 52.20-4, Clause 52.20-5 and Clause 52.20-8 and is considered to have a high level of compliance with these provisions. An assessment against the purpose, application requirements, consultation requirements and requirements for plans and documents is provided below.

4.1.1 Purpose

Clause 52.20 - Purpose	Homes Victoria Response
<p>To facilitate the use and development of land for housing projects funded wholly or partly by the Victorian or Commonwealth Government.</p>	<p>Permission is sought to demolish the existing buildings and structures on the Site. While the buildings have previously been used as housing, they are no longer fit for purpose, given:</p> <ul style="list-style-type: none"> • The age and poor condition of the buildings • Unreasonable level of internal amenity • The requirement to retrospectively comply with Building Regulations for building upgrades is neither practicable nor feasible • Poor environmental credentials • Fire damage to some apartments <p>Demolition also prevents the buildings from being a target for vandalism, anti-social behaviour or presenting a security issue for the surrounding area.</p> <p>Removal of the buildings directly facilitates the opportunity for new more appropriate housing to be developed on the Site.</p> <p>The development (demolition) would be funded by the Victorian and/or Commonwealth Government.</p>
<p>To ensure that development does not unreasonably impact on the amenity of adjoining dwellings or small second dwellings.</p>	<p>The demolition will not unreasonably impact on the amenity of adjoining dwellings or small second dwellings.</p> <p>A Demolition Management Plan will be prepared as part of the Building Permit approval to support the demolition to minimise amenity impacts during the demolition program.</p>

	Demolition will also ensure that the current buildings do not present a security issue or a target for vandalism, which will, in turn, assist in the protecting the amenity of surrounding community.
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4.1.2 Application requirements

Clause 52.20-1 Requirement	Homes Victoria Response
<p>This clause applies to the use or development of land that is:</p> <ul style="list-style-type: none"> Funded wholly or partly, by the Victorian or Commonwealth Government; and Carried out by or on behalf of the Chief Executive Officer, Homes Victoria. 	<p>It is confirmed that a letter will be provided confirming that the development is funded wholly by the Victorian Government and carried out by the Chief Executive Officer, Homes Victoria.</p>
<p>This clause does not apply to:</p> <ul style="list-style-type: none"> The subdivision of land. The use or development of land in an industrial zone, rural zone or Port Zone. The use or development of land in a Bushfire Management Overlay. A use or development to which Clause 51.01 - Specific Site and Exclusions, or Clause 45.12 - Specific Controls Overlay, or any schedule to the clauses apply. A use or development that would not require a permit under a provision of this planning scheme were it not for the exemption in Clause 52.20-2. A use or development that is inconsistent with an applicable Statement of Planning Policy. A development for which an environment effects statement has been, or is required to be, 	<p>The proposal accords with this requirement, noting it:</p> <ul style="list-style-type: none"> Does not include a subdivision Is not located in an industrial zone, rural zone, or port zone Is not located within a Bushfire Management Overlay Is not affected by the Clause 45.12 Specific Controls Overlay nor listed in the Specific Site and Exclusions at Clause 51.01 The proposed development would not be exempt from requiring a planning permit were it not for the exemption in Clause 52.20-2 There is no applicable Statement of Planning Policy The development does not require an Environmental Effects Statement. <p>It is noted that the provisions of this clause prevail over any inconsistent provision in this planning scheme.</p>

<p>prepared under the Environment Effects Act 1978.</p> <p>In this clause, Chief Executive Officer, Homes Victoria means 'Chief Executive Officer, Homes Victoria' as defined in the Housing Act 1983 and the body corporate established under the Housing Act 1983.</p> <p>The provisions of this clause prevail over any inconsistent provision in this planning scheme.</p>	
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4.1.3 Consultation requirements

Clause 52.20-4 Requirement	Homes Victoria Response
<p>Before plans, documents and information required under Clause 52.20-5 are submitted:</p> <ul style="list-style-type: none"> Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to, must be completed. <p>The requirements of Clause 52.20-4 must be undertaken to the satisfaction of the Minister for Planning and may be varied or waived by the Minister for Planning.</p>	<p>A report will be prepared by Homes Victoria accompanying any planning application and will provide details of the public consultation with the local community and council, a summary of the feedback, and how it has been considered and responded to as part of the proposal.</p>

4.1.4 Requirements for plans and documents

Clause 52.20-5 Requirement	Homes Victoria Response
<p>Written confirmation from Homes Victoria or the Chief Executive Officer, Homes Victoria that the application is funded, either wholly or partly, by the Victorian or Commonwealth Government.</p>	<p>A letter prepared by the Chief Executive Officer, Homes Victoria will accompany the formal planning submission confirming that the project is funded by the Victorian or Commonwealth Government.</p>

<p>A project boundary plan that shows the boundary of the land on which the use or development will be undertaken.</p>	<p>The Demolition Plan includes a project boundary plan and details of the buildings and structures to be removed.</p>
<p>A site description and analysis plan that accurately describes the natural, physical, cultural heritage, built heritage, landscape, vegetation, access and any other notable features, characteristics and significance of the site and surrounding area including the existing use and development of the site and surrounding land.</p>	<p>This planning report, the accompanying Heritage Impact Statement prepared by Lovell Chen, and the Arboricultural Report prepared by Treetec, addresses this requirement.</p>
<p>A description of the proposed use including:</p> <ul style="list-style-type: none"> • The activities that will be carried out. • The likely effects, if any, on the site and surrounding land and land uses, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation. 	<p>This provision is not relevant, as no use is proposed.</p>
<p>Detailed plans and elevations of the proposed development drawn to scale and dimensioned, including details of any buildings or works proposed to be demolished or removed, and any vegetation proposed to be retained or removed.</p>	<p><u>Demolition Plan</u></p> <p>The Demolition Plan is drawn to scale and dimensioned and shows the buildings and structures to be demolished.</p> <p><u>Vegetation protection/removal</u></p> <ul style="list-style-type: none"> • The trees on site are not protected under the schedule to the heritage overlay. • The trees are not protected under Darebin’s Local Laws as they are located on public land owned and managed by a public authority being Homes Victoria. • Homes Victoria, as a public land manager, is exempt from the provisions of Clause 52.37 to remove canopy trees. <p>The trees on adjoining property can be appropriately protected during the works by avoiding the Notional Root Zone and Structural Root Zone as set out in the Arboricultural Report.</p>

<p>Explanation of how the proposed use or development derives from and responds to the site description and analysis plan.</p>	<p>The Demolition Plan details the extent of demolition in proximity of the Site and its context</p>
<p>A report that addresses the proposed use or development and how:</p> <ul style="list-style-type: none"> • It responds to the purposes, objectives, decision guidelines or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in Clause 52.20-2. This does not include Clauses 54, 55, 57, 58 and 59. • A proposed use that is not a dwelling or residential building is in conjunction with that use. • It complies with Clause 52.20-8 Native vegetation requirement. 	<ul style="list-style-type: none"> • An assessment is provided below against the provisions of the Darebin Planning Scheme that would have been applicable, should it have not been for the exemption from planning permit triggers provided by Clause 52.20. • Replacement buildings are not proposed as part of this application. As such, consideration does not need to be provided. Further the surrounding area is not located within a Heritage Overlay. Future form would be a relevant consideration of any future application that seeks to construct new dwellings. • The proposed demolition is in accordance with the objectives of the relevant planning provisions, including the Municipal Planning Strategy, the Planning Policy Framework, and HO32. We note the following in support of this statement: <ul style="list-style-type: none"> ▪ The Heritage Impact Statement prepared by Lovell Chen addresses how the proposal responds to the purposes, objectives, decision guidelines and statements of significance or risk regarding provisions of Clause 43.01 (the Heritage Overlay HO32) concluding that removal of the buildings is wholly appropriate. ▪ 15-17 Eric Street is noted in the 1991 Statement of Significance as an ‘unusual development of pre-cast concrete walk-up flats’. This is not accurate, however, with the Eric Street flats coming several years after the first three storey pre-fabricated concrete panel flat blocks constructed by the CHP, the Pigdon Estate of c. 1956-7 at Park Street, North Carlton, noting these are still extant. There are also other similar Housing Commission of Victoria (HCV) walk-up flats in other municipalities, including those at Derby

	<p>Street, Kensington (c. 1957-8) and at Inkerman Heights, St Kilda (1964-5).</p> <ul style="list-style-type: none"> ▪ The Statement of Significance notes on the stair form, that ‘Almost certainly the stairs were influenced by those at Cairo Flats, Nicholson Street, Fitzroy designed and built before the Second World War by Best Overend and Partners.’ This comment is speculative with no supporting evidence provided, noting that Cairo Flats was designed and constructed in 1936, more than 20 years earlier. The flats at Eric Street were also not the first nor were they the only set of lone person walk-up flats with external concrete stairs of this form. Earlier examples include those at Derby Street, Kensington (c. 1957-8, extant), the Barkly Street Estate, Brunswick (1959, demolished) and at Emerald Street, Collingwood (1959, demolished). <p>It is observed that this impact can be seen in the wider context of the history of the HCV housing programmes, given these were delivered by a state government agency on a state-wide rather local basis. In this context while the Eric Street flat blocks are of interest as representative examples of HCV walk-ups, they are not, as described in the statement of significance, ‘an unusual development of pre-cast concrete walk-up flats.’ There are numerous other examples (including earlier examples) of similar HCV concrete walk-up flats elsewhere in the metropolitan area, as well as examples of two and three-storey walk-ups in brick and other materials.</p> <ul style="list-style-type: none"> ▪ In the municipal context, as noted, Darebin City Council retains significant building stock and estates of varying typologies developed by the HCV
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	<p>through the mid to-late twentieth century and these will continue to provide evidence of this important historical theme.</p> <ul style="list-style-type: none"> ▪ The proposed demolition will not result in the demolition of any features within the public realm, noting existing vehicle access will remain as per current conditions today. Likewise, all street trees will remain. ▪ The condition of the building is poor, including damage from fire, missing roof in parts, vandalism and other damage which is significant both internally and externally. ▪ The retaining wall and paved areas are not noted in the statement of significance as contributory elements. ▪ The buildings on the Site have become a safety hazard to the surrounding area. The proposed demolition seeks to address this and remove this risk to the community. ▪ The demolition will allow for further consideration to be given as to how the Site may contribute to housing growth in the future, to support the growing need for additional high-quality housing within the surrounding area.
<p>A design review report prepared by a suitably qualified architect or urban designer that demonstrates how the project achieves good quality design outcomes.</p>	<p>This provision is not relevant to an application for demolition only.</p>
<p>A schedule of works and development including staging and the expected commencement and completion times.</p>	<p>It is proposed that the demolition be carried out in a single stage. Whilst timeframes for the works are yet to be formally determined. Current estimated timeframe is 2026-27.</p>
<p>A report that details how the proposed development responds to the development standards of:</p>	<p>This provision is not relevant as the proposed works do not include new buildings and works nor the construction or extension of a dwelling or apartment development.</p>

<ul style="list-style-type: none"> • Clause 52.20-6 for the construction or extension of a dwelling. • Clause 52.20-6 and Clause 52.20-7 for the construction or extension of an apartment development or residential building or the construction or extension of a dwelling in or forming part of an apartment development or residential building. The development standards of Clause 52.20-6.8 do not apply to an apartment development or residential building of 5 or more storeys. The development standards of Clauses 52.20-6.5, 52.20-6.14, 52.20-6.18 and 52.20-6.21 do not apply to an apartment development or residential building. 	
<p>If the Minister for Planning has decided that an assessment through an environment effects statement under the <i>Environment Effects Act 1978</i> is not required for the proposed development and the decision is subject to conditions:</p> <ul style="list-style-type: none"> • A report that details how each condition has been considered and addressed in the design, construction and operation of the proposed development. • A copy of any report, plan or other document required to be prepared under those conditions. 	<p>The Proposal does not require an Environmental Effects Statement.</p>
<p>A plan for the management or mitigation of potential adverse effects or impacts on the environment or amenity from the proposed use or development, during and following construction.</p>	<p>A demolition permit would be required pursuant to the <i>Building Act 1993</i>. A comprehensive Demolition Management Plan will be prepared for this application, which provides detail of the management and mitigation of potential amenity impacts during/following demolition, including input from the demolition contractor.</p> <p>A Tree Protection Management Plan would be prepared for this Building application outlining how</p>

	vegetation off the Site will be protected during demolition.
If the use or development would require a permit were it not for the exemption in Clause 52.20-2 and a copy of the application for that permit would be required to be given to a referral authority under section 55 of the Act, the comments of that referral authority on the proposed use or development.	If the project did not meet the exemptions of Clause 52.20, it would not have any referral authorities under Section 55 of the <i>Planning and Environment Act 1987</i> .
Any other plan, document or information the Minister for Planning considers necessary to assist the assessment of the proposed use or development or the plans and documents required to be prepared under this clause. This may include street elevations, three-dimensional modelling or other methods to describe the proposal.	Given the scale of development, no further information is deemed to be required for the Minister for Planning to assess the Proposal.
A report that demonstrates that the environmental conditions of the land are or will be suitable for the use and development including any significant effects which the use or development may have on the environment or which the environment may have on the use or development including water, noise, air or land pollution impacts on the environment, amenity or human health.	Any future redevelopment proposal will need to be accompanied by further documentation demonstrating that the Site provides suitable conditions for any replacement use. Notwithstanding, the use of the land has been residential for many decades, and it is anticipated that a residential use will likely be suitable to the environmental conditions of the land.

4.2 Assessment of the proposal against Clause 52.20-6 and Clause 52.20-7

As there is no development of buildings proposed at this stage, these provisions are not relevant. Therefore, we have not provided an assessment against these requirements.

4.3 Assessment of the proposal against Clause 52.20-8 - Native vegetation requirements

Notwithstanding that this proposal does not propose to remove any native vegetation, the Site is exempt from clause 52.20-8 under 52.17-7 on the basis that it has an area of less than 0.4 hectares.

4.4 Response to public submissions

This section of the report will be updated following the completion of consultation and prior to submission of any planning application to the Department of Transport and Planning.

5 Conclusion

The proposed demolition has been assessed against the relevant provisions of Clause 52.20 (Government Funded Housing Development) with consideration of the underlying planning controls including Heritage Overlay (Clause 43.01) and Schedule 32 of the Darebin Planning Scheme.

As detailed in the Heritage Impact Statement, whilst the demolition would result in loss of heritage fabric, it is observed that this impact can be seen in the wider context of the history of the HCV housing programmes, given these were delivered by a State Government agency on a state-wide, rather than local basis. In this context while the Eric Street flat blocks are of interest as representative local examples of HCV walk-ups, they are not, as described in the Statement of Significance, 'an unusual development of pre-cast concrete walk-up flats'. There are several examples (including earlier examples) of similar HCV concrete walk-up flats elsewhere in the Melbourne metropolitan area, as well as examples of two and three-storey walk-ups in brick and other materials.

Overall, the proposed demolition is considered an appropriate planning outcome as it will allow for the removal of buildings that are no longer fit for purpose to make way for the site to be redeveloped in the future to be consistent with current planning, building and environmental requirements.

The demolition would remove serious safety and security hazards associated with the vacant buildings and be of benefit to the community, noting that anti-social behaviour at the Site is a significant concern for nearby residents.

Given the above, we request that the Minister for Planning endorse the proposed demolition plan to allow the works to commence.

6 Appendix

6.1 Title Documents

6.2 Consultation Report

6.3 Heritage Impact Statement

6.4 Demolition Plan

6.5 Arboricultural Report