

Amendment C245 Heritage Overlay and Zone Fix Up



Summary of issues raised in submissions

JUSTIFICATION AND IMPACT OF INTERNAL CONTROLS	MAIN ISSUES RAISED
<ul style="list-style-type: none"> ○ 200-202 Johnston Street, Collingwood ○ 311-317 Bridge Road, Richmond ○ 365-377 Swan Street, Richmond 	<p>Three submissions objected to the application of internal heritage controls applied to the theatres identified in the <i>Thematic Study of Theatres in the City of Yarra</i>.</p> <p>Proposal:</p> <ul style="list-style-type: none"> ○ For all 3 theatres, the amendment proposes to apply internal heritage controls to three theatres identified by Context Pty Ltd. ○ The Amendment also proposes to replace existing heritage overlays with site specific controls, to cover the entire site for: <ul style="list-style-type: none"> ● 200-202 Johnston Street, Collingwood; and ● 311-317 Bridge Road, Richmond. <p>Alternative suggested by submitter/s:</p> <ul style="list-style-type: none"> ○ Submitters recommend not applying internal heritage controls due to the impact and burden the controls will have on the building. ○ Submitter for 200-202 Johnston Street, Collingwood submitted that no heritage controls should apply to the property. <p>Officer Response</p> <ul style="list-style-type: none"> ○ These submissions object to a key element of the recommendations in the Theatres Study which is to protect the internal features of the identified theatres. These internal features are a major part of the significance of the places. The Amendment should not be changed to meet the submitter objections. These submissions should be referred to a Panel for review.
HERITAGE SIGNIFICANCE	
<ul style="list-style-type: none"> ○ 378 Nicholson Street, Fitzroy North (St Brigid’s Church); ○ 14 Glasgow Street, Collingwood; and ○ 200-202 Johnston Street, Collingwood. ○ 202-206 Church Street, Richmond 	<p>Six submissions requested changes to the heritage significance or proposed HO of specific sites.</p> <p>Proposal:</p> <ul style="list-style-type: none"> ○ St. Brigid’s Church: <ul style="list-style-type: none"> ● The amendment proposes to extend the existing heritage overlay to cover the entire property of St. Brigid’s Church. ○ 14 Glasgow Street, Collingwood: <ul style="list-style-type: none"> ● The amendment proposes to remove the heritage overlay of an adjoining property from 14 Glasgow Street. ○ 200-202 Johnston Street, Collingwood: <ul style="list-style-type: none"> ● No change to the heritage significance of the property proposed in the Amendment

- The amendment proposes to apply internal heritage controls to three theatres identified by Context Pty Ltd. and to replace existing heritage overlays with site specific controls, to cover the entire site
- 202-206 Church Street, Richmond
 - Grade as 'individually significant' in new HO526.

Alternative suggested by submitter/s:

- All four submissions suggest that the properties are not of heritage significance and that they not be regraded or covered by heritage controls.

Officer Response

- **378 Nicholson Street, Fitzroy North – St Brigid’s Church precinct:**

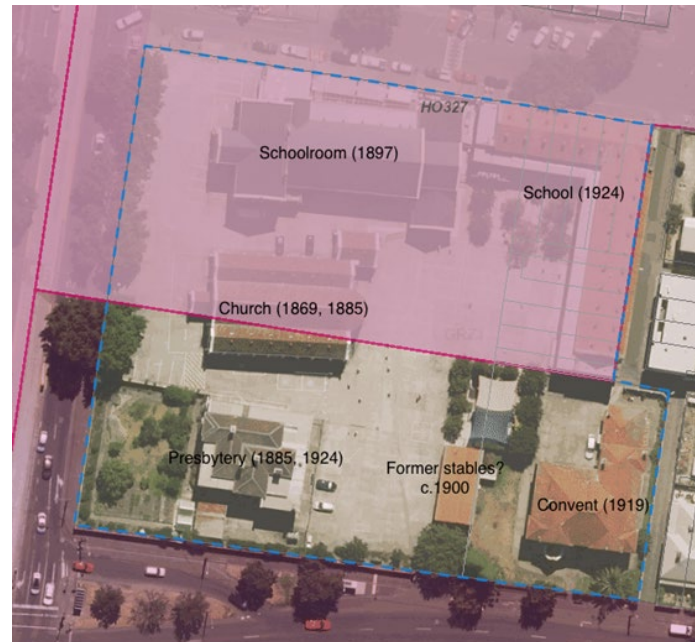


Figure 1: Current extent of HO327 shown in pink shading, boundary of St Brigid’s indicated by blue dotted line

- Figure 1 from **Attachment 5** shows the existing extent of HO327, the church land boundary and the buildings with dates. The Officer Response is based on an assessment of the independent assessment and advice in **Attachment 5**.
 - The Amendment proposes to correct an existing anomaly and extend HO327 to cover all the church precinct;
 - Independent advice from a heritage expert (**Attachment 5**) supports this change and notes;
 - *St Brigid’s Catholic Church complex, comprising the church and front fence, 1897 school & hall (and remnants of front and side fences), presbytery and outbuilding (and remnant front fence), 1924 school and 1919 convent, is of local significance to the City of Yarra.*
 - *There is a reasonable case for Council to proceed with the proposed extension of the HO over the balance of 378 Nicholson Street, Fitzroy North, as:*
 - *This will resolve the anomaly where the current HO327 boundary cuts through the middle of the church and excludes the presbytery, which is currently listed in Appendix 8 incorporated document as an Individually Significant place.*
 - *It will ensure that all the St Brigid’s church buildings are included within the heritage overlay.*

- As a place of individual significance comprising a complex of buildings and other features the preparation of an individual citation and statement of significance for St Brigid is required. In the interim, the significance of St Brigid's is recognised by the HO327 precinct statement of significance; however, it emphasises the importance of the church and excludes specific references to the other buildings forming part of the complex.
- Also, the associated incorporated document listing the gradings of buildings, as updated by Amendment C245, still only lists the 1897 school and hall ('schoolroom'), church and presbytery as being of Individual significance, and does not identify the grading of the 1924 school and the 1919 convent.
- On this basis, I believe that the proposed changes to St Brigid's should be included in Amendment C245 – Part 2 and referred to an independent Planning Panel with the following changes:
 - Renaming the 'schoolroom' as 'School & hall' and listing the 1924 St Brigid's School at 20 York Street, and the former St Brigid's convent at 27 Alexandra Parade as 'Contributory' places in the updated incorporated document 'City of Yarra Database of Heritage Significant Areas, September 2019'.
 - Making a minor change to the HO327 precinct statement of significance to include specific reference to the whole of St Brigid's church complex. This is shown below.
- As a priority, the City of Yarra should prepare an individual citation for St Brigid's complex. This assessment should also consider whether an individual HO would be justified. For example, to provide interior controls for the church (e.g., for the organ) or for significant fences, as was done as part of the recent assessment of St John's, Clifton Hill.

○ **14 Glasgow Street, Collingwood:**



Figure 1: Shows the existing HO boundaries in relation to 14 Glasgow Street, which is indicated by the dotted blue line (Source: Vicplan). The red arrow indicates the section of the c.1937 William Peatt building that appears to be within 14 Glasgow Street.

- The Amendment proposes to remove the heritage overlay HO109 from 14 Glasgow Street, Collingwood;
 - Independent advice from a heritage expert (**Attachment 6**) recommends:
 - *The part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value. However, it also appears to include a small part of the significant c.1937 William Peatt building – this finding is based on the aerial image overlaid with the HO109 boundary shown in Figure 1, which is derived from Vicplan.*
 - *The proposed new address for HO109 in the HO schedule and incorporated document is incorrect.*
 - *In accordance with Planning Practice Note 1, there should be a single citation and HO number for the former William Peatt Boot Factory complex.*
 - *On this basis, I believe the proposed changes to HO109 should be removed from Amendment C245 pending a further review, which should include:*
 - *A desktop review of the two separate citations to make a single citation for the William Peatt Boot Factory.*
 - *A more detailed investigation of the title boundary to determine whether or not the c.1937 William Peatt building is partially within 14 Glasgow Street as indicated by the Vicplan aerial plan shown in Figure 1.*
 - *Following on from the above, prepare an amendment to the Yarra Planning Scheme that would:*
 - *Apply a single HO to the former William Peatt Boot Factory complex.*
 - *Update the address to 64 Wellington Street in the HO schedule, Hermes record and incorporated documents, and*
 - *Depending on the outcome of the title boundary review, realign the boundary of the new individual HO, if required.*
 - Having considered the heritage advice in **Attachment 6** the part of Amendment C245 including 14 Glasgow Street, changes to the extent of HO109 and the associated change of address for HO109 from 51 to 61-75 Langridge Street, Collingwood should be abandoned and no longer form part of C245.
- **200-202 Johnston Street, Collingwood:**
- The property is currently already graded as an ‘individually significant’ heritage place in the Database of Heritage Significant Areas and the Amendment does not propose to change this heritage significance;
 - Currently HO324 covers only a part of 200-202 Johnston Street, Collingwood;
 - The current heritage overlay cuts through the former Austral Theatre so that only part is protected;
 - The Amendment proposes a new HO499 to cover the entire property so the building is protected;
 - It is normal planning practice to apply a heritage overlay to whole properties to ensure heritage protections and minimise any uncertainty about planning scheme requirements;
 - No change is proposed to the exhibited amendment.
- **202-206 Church Street, Richmond:**
- The property is currently covered by interim HO509 as ‘individually significant’.
 - The interim heritage overlay covers a row of three properties, the ‘Halls Buildings’, identified by GJM in the Victoria Street and Bridge Road Built Form Review: Heritage Assessment.
 - GJM Heritage identified the shops and residences as being constructed in 1886, noting a number of elements that contributed to the significance of the place.
 - The buildings retain a high degree of integrity to the Victorian period in fabric, form and detail. Whilst the building has undergone some alterations, these have not diminished the ability to understand and appreciate the place as an example of a Victorian shop and residence.
 - The Amendment proposes a new HO526 to cover the three properties so the buildings are protected.
 - No change is proposed to the exhibited amendment.

DEMOLITION OF BUILDINGS	MAIN ISSUED RAISED
<ul style="list-style-type: none"> ○ 160 Gold Street, & 1A South Terrace, Clifton Hill ○ 4 Eddy Court, Abbotsford ○ 55 Park Street, Abbotsford ○ 18 Peel Street, Collingwood ○ 133 Keele Street, Collingwood 	<p>One submission (from the Collingwood Historical Society) noted that a number of the re-grading of places proposed in Amendment C245 resulted from demolition of buildings. The submission noted that five buildings had been entirely demolished and redeveloped or are in the process of being redeveloped.</p> <p>Proposal:</p> <ul style="list-style-type: none"> ○ Grade the 5 listed properties as ‘not contributory’ to the heritage of the area. <p>Alternative suggested by submitter/s:</p> <ul style="list-style-type: none"> ○ <i>No alternative suggested.</i> <p>Officer Response</p> <ul style="list-style-type: none"> ○ Council officers have investigated the circumstances around the demolition of the five buildings identified in the submission. ○ Of these buildings, three properties were graded ‘contributory’ prior to demolition, with the remaining two properties being ungraded or graded ‘unknown’. ○ In the Yarra Planning Scheme, properties are graded ‘unknown’ where insufficient information is available to allow an assessment from the public domain. ○ The Yarra Planning Scheme and the Yarra City Council policy generally encourage the retention of a heritage place, unless <ul style="list-style-type: none"> • The building is identified as not contributory; • If the building is identified as a contributory building; <ul style="list-style-type: none"> - New evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, <i>Database of Heritage Significant Areas</i> (formerly, <i>City of Yarra Review of Heritage Areas 2007 Appendix 8</i> [as updated from time to time]); and - The building does not form part of a group of similar buildings.
COLLINGWOOD COLLEGE DOLL’S HOUSE	MAIN ISSUED RAISED
<ul style="list-style-type: none"> ○ Collingwood College Dolls House 	<p>One submission (from the Collingwood Historical Society) noted that the Collingwood College Doll’s House is in poor condition and needs repair.</p> <p>Proposal:</p> <ul style="list-style-type: none"> ○ There is no proposal related to the condition of Collingwood College Doll’s House. ○ The Amendment proposes to remap the Heritage Overlay and correct the address of the Doll’s House due to relocation. <p>Alternative suggested by submitter/s:</p> <ul style="list-style-type: none"> ○ Collingwood Historical Society submits that something needs to be done about the poor condition of the Doll’s House. <p>Officer Response</p> <ul style="list-style-type: none"> ○ Council notes that the Collingwood College Doll’s House is in poor condition and there is a threat to the conservation of the heritage place. ○ The Doll’s House is part of the Collingwood College campus grounds and not a Council asset. ○ Council is, however, currently addressing potential funding, the responsibility of maintenance and actions necessary to repair the Doll’s House.

**HERITAGE OVERLAY 93 &
AMENDMENT C231**

MAIN ISSUED RAISED

○ **Queens Parade Street Trees**

One submission (from the 3068 Group Inc.) objects that the proposed extension of HO93 ‘do not go far enough to protect the elm boulevard which is more extensive than that identified. The HO93 statement of significance does not distinguish between the 19th C plantings and the interwar plantings. HO93 should include Napier Reserve and the substation’.

The submission references a previous submission made to Amendment C231 – Queens Parade Design and Development Overlay.

Proposal:

- Change the mapping of HO93 to include the entire width of Queens Parade and extend the overlay to Delbridge Street.

Alternative suggested by submitter/s:

- The 3068 Group Inc. submits that:
 - the heritage overlay continue to Hoddle Street and the train station;
 - the overlay should include Napier Reserve and substation; and
 - the trees listed in the revised heritage study are not suitable substitutes.

Officer Response

- HO93 was introduced, based on a 1998 heritage citation prepared by Allom Lovell and John Patrick Pty Ltd. A recent internal assessment identified an anomaly in the extent of HO93, which the C245 changes propose to address. The scope of those changes is based on the original 1998 assessment and a review carried out by John Patrick Landscape Architects Pty Ltd in November 2018. The 2018 review recommends the extension of HO93 so it applies to all the road reserve between Alexandra Parade and Delbridge Street, Clifton Hill. The 2018 review did not consider or propose any extension beyond this section of Queens Parade.
- The 2018 review report includes Figure 20 illustrating the extent of the current Heritage Overlays in the area and the gaps adjoining HO93. This shows the anomaly which excludes street trees and associated median strips and landscape features as detailed in **Attachment 7**.
- The revised HO93 extent and the revised citation are based on expert advice. The submission in part questions some aspects of that advice and the revised citation. The submission also suggests extending protection to other areas such as Napier Reserve (which is bounded by Napier Street, Queens Parade and Alexandra Parade) and other parts of Queens Parade.
- Given the nature of a Planning Scheme amendment process, it is generally not possible to extend the geographic extent of the proposals after exhibition. This is for reasons which include potential impacts on other parties who might for example object to revised proposals.
- Council can investigate some of these issues. Some aspects have also been assessed as part of the related Queens Parade Amendment C231. This included assessment of the HO330 which applies to the Queens Parade, boulevard / roadway east of HO93. The significance of the sub-station at Napier Reserve was considered and dismissed by the Council heritage expert.
- In conclusion, the 3068 Group Inc. submission raises issues which do not warrant changes to the Amendment. This part of the Amendment should be referred to a Panel. Council should consider whether further work is required after a panel report has been received.