



Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C89

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Yarra (Council), which is the planning authority for this amendment.

Land affected by the amendment.

There are 20 heritage overlay polygons in the Yarra Planning Scheme which are either incorrectly located or are an incorrect size. These polygons therefore do not correctly relate to the heritage places which are supposed to be protected.

HO	Address	Concern	Resolution proposed
HO21	295 Johnston St, Abbotsford	Not all building mapped	Polygon should be increased to include one property to the west
HO58	371-377 Victoria St, Abbotsford	377 not mapped	Polygon should be increased to include one property to the east
HO59	385 Victoria St, Abbotsford	Wrong site mapped	381 is in polygon, not 385. The polygon is to be relocated one site to the east
HO146	Fairfield Boathouse	Polygon in wrong location	Polygon should be relocated approx 50m north-east to coincide with boathouse location
HO130		Two polygons are included in DSE maps	Remove polygon located at 31 Park Cres, Alphington. Retain polygon at 92-94 Perry St, Collingwood
HO83	1 View St, Alphington	Not all building mapped	Polygon should be increased approx 18m to north so all elements of the building are included
HO81	3 Roemer Cres, Alphington	Polygon includes an additional property	Polygon should be decreased, it includes 1 Roemer Cres, which is to the east of the heritage building
HO78	18 Old Heidelberg Rd, Alphington	Polygon in wrong location	Polygon should be relocated approx 50m south-west to coincide with the location of the house
HO79	Darebin Creek footbridge	Polygon in wrong location	Polygon should be relocated approx 90m to the south-east to coincide with the location of the footbridge footings (it is noted that the footbridge was washed away in 2003)

HO158	268 George St, Fitzroy	Not all site mapped	The 'Vergers House' at 272 George Street is shown on Heritage Victoria site as being significant, this is outside the shown polygon. The polygon should be increased to include 272 to the north.
HO168-170	331-335 Gore St, Fitzroy	331 not mapped, and additional property mapped	The polygon misses 331 Gore St, and includes an incorrect property (337 Gore St). The polygon should be relocated one property southward
HO108	51 Keele St, Collingwood	Polygon in wrong location	41 Keele St is in the polygon, not 51 Keele St. Polygon is to be relocated two properties to the east
HO267	171 Hoddle St, Richmond	Polygon includes an additional property	The polygon includes a double-storey block of flats to the north of "Urbrae", these flats should not be included in the polygon
HO252	26 Doonside St, Richmond	Polygon in wrong location	The polygon should be relocated approx 50m to the east to include the relevant building
HO343	105-115 Dover St, Richmond	Polygon includes additional properties	The polygon includes 101-103 Dover St (properties to the north of the building). The polygon should be decreased in size
HO276	347 Mary St, Richmond	Polygon in wrong location	The polygon is located south-east of the 1920s Terminal Station, the polygon should be relocated approx 35m north west
HO254	19 Duke St, Richmond	Polygon in wrong location	The polygon is on the wrong site. The polygon is to be moved one property to the north
HO286	365 Swan St, Richmond	Polygon includes an additional property	The polygon is too large and incorporates an extra building to the east of the Burnley Theatre
HO275	41 Madden Grove, Richmond	Polygon includes an additional property	The polygon is too large and incorporates an extra building to the west of the bluestone warehouse
HO298	Burnley Parklands, Richmond Corroboree Tree	Polygon in wrong location	The polygon is located south-west of the Corroboree Tree, the polygon should be relocated approx 20m north east

The map corrections proposed have been prepared by the Mapping Team at the Department of Sustainability and Environment and are attached to this report.

What the amendment does.

The amendment corrects clearly evident mapping errors.

Strategic assessment of the amendment

Why is the amendment required?

The incorrect mapping of the Heritage Overlay (HO) on these properties can create confusion and could cause unnecessary delay in the processing of development applications. In some cases the incorrect mapping could result in heritage listed properties not being identified as the polygon does not relate to the correct site.

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

Section 4 of the Planning and Environment Act contains the following objective for planning in Victoria: *(a) to provide for the fair, orderly, economic and sustainable use of the land.*

The proposed amendment will provide fair, orderly and appropriate planning by ensuring the heritage overlay maps correctly correspond with the heritage places identified in the Schedule of Clause 43.01 (Heritage Overlay) of the Yarra Planning Scheme.

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

At present the polygons do not necessarily correspond with the places identified in the Schedule of the Heritage Overlay. In some instances incorrect properties are included in the Heritage Overlay which could create financial disadvantage for property owners, and in other instances the polygon does not correspond with the Heritage place and therefore the heritage place may not be identified as being protected.

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

The amendment takes into account the environmental effects, social effects and economic effects of an inappropriately applied Heritage Overlay polygon.

How does the amendment support or implement the State Planning Policy Framework?

The amendment is consistent with the heritage objectives and strategies contained in the SPPF.

How does the amendment support or implement the Local Planning Policy Framework?

The amendment is consistent with the heritage objectives and strategies contained in the LPPF under the Yarra Planning Scheme.

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

The proposed mapping changes seek to address clearly evident mapping errors, to ensure the polygons correctly correspond with the places listed in the Schedule of Clause 43.01 (Heritage Overlay) of the Yarra Planning Scheme.

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

The application was not referred to any other agency.

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

Council will bear the costs of the Planning Scheme Amendment.