

Attachment 3

Amendment C245 to the Yarra Planning Scheme Changes recommended by the Panel and the officer response

Panel recommendations		Officer response to Panel recommendation and reasons for response
Former Austral Theatre		
1. Abandon the application of internal heritage controls to 200-202 Johnston Street, Collingwood (former Austral Theatre).	Accepted. Officers accept that the interior has undergone extensive adaptation including the removal of several key components such as the stage and proscenium. Numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence or are no longer intact. Officers therefore agree with the Panel and recommend Council abandon internal controls for the former Austral Theatre.	
2. Abandon HO499 as a site specific Heritage Overlay to 200-202 Johnston Street, Collingwood (the former Austral Theatre).	Accepted. With the abandonment of the application of internal controls, a site specific Heritage Overlay is not required. The site would remain in HO324 – a precinct-wide heritage overlay.	
3. Delete HO499 from the schedule to Clause 43.01.	Accepted. As above at #2.	
4. Delete HO499 from the City of Yarra Database of Heritage Significant Areas, July 2019.	Accepted. As above at #2.	
5. Extend the boundary of HO324 over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).	Accepted. The current precinct HO324 cuts through the middle of the property. To fix the error, the current HO needs to be extended to cover the entire property boundary.	
6. Abandon the proposed Statement of Significance for the former Austral Theatre.	Accepted.	

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	<p>Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that no changes should be made to the existing Statements of Significance (which were largely updated to reflect the Theatres Study, history of the site and internal controls).</p> <p>The existing Statement of Significance within <i>City of Yarra Review of Heritage Overlay Areas (2007) Graeme Butler & Associates</i> will be retained.</p> <p>The Panel also recommends that any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate amendment process.</p>
Former Burnley Theatre	
<p>7. Abandon the application of internal heritage controls to 365-377 Swan Street, Richmond (former Burnley Theatre).</p>	<p>Accepted.</p> <p>Council resolved to indicate to the Panel its intention to abandon the application of internal controls at the 26 November 2019 Council Meeting.</p> <p>The Panel agrees with Council's intention to abandon the internal controls. It considered that having regard to the high threshold required to justify internal controls as set in PPN01, it did not consider internal controls were justified for the Burnley Theatre.</p>
<p>8. Amend HO286 in the schedule to Clause 43.01 under the heading 'Internal alteration controls apply?' to delete the word 'Yes' and replace with 'No'.</p>	<p>Accepted.</p> <p>As above at #7.</p>
<p>9. Abandon the proposed Statement of Significance for the former Burnley Theatre</p>	<p>Accepted.</p> <p>Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that no changes should be made to the existing Statement of Significance (which was largely updated to reflect the Theatres Study, the history of the site and internal controls).</p> <p>The existing Statement of Significance for the Burnley Theatre would continue to apply.</p> <p>The Panel recommended that any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate amendment process.</p> <p>(Noting this site is also subject to Amendment C191 to the Yarra Planning Scheme.)</p>

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Former Richmond Theatre	
10. Abandon the application of internal heritage controls to 311-317 Bridge Road, Richmond (former Richmond Theatre).	<p>Accepted.</p> <p>Council resolved to abandon the application of internal controls at the 26 November 2019 Council Meeting</p> <p>The Panel agrees with Council's intention to abandon the internal controls. It considered that having regard to the high threshold required to justify internal controls as set in PPN01 and due to the extensive modifications to the interior of the building, it did not consider internal controls were justified for the Richmond Cinema.</p>
11. Abandon HO504 as a site specific Heritage Overlay to 311-317 Bridge Road, Richmond (the former Richmond Theatre).	<p>Accepted.</p> <p>With the abandonment of the application of internal controls, a site specific Heritage Overlay is not required. The site would remain in HO310 – a precinct-wide heritage overlay.</p>
12. Delete HO504 from the schedule to Clause 43.01.	<p>Accepted.</p> <p>As above at #11.</p>
13. Delete HO504 from the City of Yarra Database of Heritage Significant Areas, July 2019.	<p>Accepted.</p> <p>As above at #11.</p>
14. Extend the boundary of HO310 over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).	<p>Accepted.</p> <p>The current precinct HO310 cuts through the middle of the property. To fix the error the current HO needs to be extended to cover the entire property boundary.</p>
15. Abandon the proposed site specific Statement of Significance for the former Richmond Theatre.	<p>Accepted.</p> <p>The Panel did not consider it necessary or appropriate to prepare a site specific Statement of Significance for the former Richmond Theatre as it is a 'contributory building'.</p> <p>Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that the Statement of Significance (which was largely updated to reflect the Theatres Study, the history of the site and internal controls) is not necessary.</p> <p>The Statement of Significance for HO310 (updated by GJM) will apply to the site and is proposed to be contained within the <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i>.</p>

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<p>16. Apply the version of the Statement of Significance for the Bridge Road Precinct (HO310) as shown in the Panel preferred version.</p>	<p>Accepted.</p> <p>The Panel recommended Council's proposed additions to the Bridge Road Statement of Significance regarding the former Richmond Cinema be deleted. It did however support the updates to the Precinct Statement of Significance by GJM (as exhibited.) Officers agree.</p> <p>The updated Statement of Significance for the Bridge Road Precinct (HO310) from the <i>Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018)</i> is included in <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i>. It provides a sound basis to manage the heritage significance of the place.</p>
<p>Halls Buildings, 202-206 Church Street, Richmond</p>	
<p>17. Amend HO526 in the schedule to Clause 43.01 to include the Statement of Significance as an Incorporated document in accordance with the Panel preferred version of the schedule.</p>	<p>Accepted.</p> <p>Officers note that the Panel supported the application of a Heritage Overlay to the Halls Buildings. The Heritage Overlay is necessary to ensure places with heritage value are recognised and appropriately managed within the municipality, but does not preclude buildings, works or demolition of a property altogether.</p> <p>In accordance with PPN01 and VC148, the Statement of Significance for a new heritage overlay must be incorporated into the planning scheme. Schedule to Clause 43.01 updated to include location of the Statement of Significance ie <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i>.</p>
<p>18. Amend the schedule to Clause 72.04 to include the Statement of Significance for HO526 as an Incorporated Document in accordance with the Panel preferred version of the schedule</p>	<p>Accepted.</p> <p>As above at #17.</p>
<p>19. Include the Statement of Significance for HO526 in the Panel preferred version of the Incorporated document.</p>	<p>Accepted.</p> <p>The Statement of Significance for the Halls Buildings, 202-206 Church Street, Richmond included in the <i>Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018)</i> (as exhibited) is proposed for inclusion in the <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i>. It provides a sound basis to manage the heritage significance of the place.</p>

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St Brigid's Catholic Church Complex	
20. Amend the City of Yarra Database of Heritage Significant Areas, July 2019 for HO327 as shown in the Panel preferred version.	Accepted. The Panel supported the extension of the HO to entire site as well as application of contributory gradings to the formerly ungraded buildings on the site - 27 Alexandra Parade (St Brigid's former convent) and 20 York Street (St Brigid's School). City of Yarra Database of Heritage Significant Areas, July 2019 (formerly known as Appendix 8) has been amended to reflect these changes.
51 Langridge Street / 14 Glasgow Street, Collingwood	
21. Abandon the proposed changes to HO109 relating to the extent of the Heritage Overlay.	Accepted. This is consistent with the Council resolution of 26 November 2019 Council Meeting in which Council resolved to indicate an intent to Panel to abandon all the proposed changes to 51 Langridge Street/14 Glasgow Street, Collingwood. Following submissions, it was recognised that proposed changes were incorrect and further work should be undertaken.
22. Abandon the proposed address for HO109 in the schedule to Clause 43.01 and retain it as 55 Langridge Street, Collingwood.	Accepted. See #21.
23. Abandon the proposed address for HO109 in the City of Yarra Database of Heritage Significant Areas, July 2019 and retain it as 55 Langridge Street, Collingwood.	Accepted. See #21.
24. Complete further investigations into the appropriate boundary, address and heritage significance of the William Peatt Boot Factory and consider consolidating HO109 and HO420 into a single Heritage Overlay with a single Statement of Significance. The results of that work	Accepted. The Panel agreed with the Council resolution of 26 November 2019 that the proposed that changes to HO109 as part of Amendment C245 should not proceed at this time. The Panel noted the clear need for further assessment of the William Peatt Boot Factory. It considered this further investigation should inform a future planning scheme amendment that deals with the site.

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should inform a separate planning scheme amendment.	
Form and content of the Amendment	
25. Modify Clause 21.11 in accordance with the Panel preferred version.	<p>Accepted.</p> <p>The Panel did not support the inclusion of the GJM Heritage Assessment and the Theatres Study as reference documents to the Scheme. It did however support Council's proposal to include a new reference document containing the Statements of Significant for Victoria Street and Bridge Road. Officers support the Panel's recommendations.</p> <p>Changes have been made to Clause 21.11 in line with the Panel's recommendations.</p>
26. Modify the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) in accordance with the Panel preferred version.	<p>Accepted.</p> <p>The <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i> has been updated in line with Panel recommendations.</p>
27. Modify clause 22.02 in accordance with the Panel preferred version.	<p>Accepted.</p> <p>See #25.</p>
28. Modify the schedule to Clause 43.01 in accordance with the Panel preferred version.	<p>Accepted.</p> <p>In order to make the changes listed above, the Schedule to Clause 43.01 has been modified to remove the proposed HO499 and HO504, and to refer to new incorporated documents.</p>
29. Modify the schedule to Clause 72.04 in accordance with the Panel preferred version.	<p>Accepted.</p> <p>In order to make the appropriate changes listed above Clause 72.04 needs to be modified to include new incorporated document. Schedule to Clause 72.04 updated in line with Panel recommendations.</p>
30. Include the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020) as shown in the Panel preferred version.	<p>Accepted.</p> <p>At the hearing, in response to questions from the Panel and to respond to VC148 and PPN01, officers proposed a new Incorporated Document which would contain the Statements of Significant for Victoria Street and Bridge Road. It contains the eight new heritage places included in the amendment.</p>

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	The <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i> updated in line with Panel recommendations.