

YARRA PLANNING SCHEME

AMENDMENT C297

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to 484 Smith Street, Collingwood (also known as the Gasometer Hotel) and 205-219 Victoria Parade, Collingwood (a row of shops between Islington and Hoddle Streets).

What the amendment does

The amendment proposes to address identified gaps in the heritage overlay and ensures that heritage fabric is not lost.

The amendment proposes to:

- Apply the interim Heritage Overlay (HO506) to 484 Smith Street, Collingwood also known as the Gasometer Hotel, as shown on Planning Scheme Map No. 2HO.
- Apply the interim Heritage Overlay (HO507) to 205-219 Victoria Parade, Collingwood which are a row of shops between Islington and Hoddle Streets, as shown on Planning Scheme Map No. 6HO.
- Amend the schedule to Clause 43.01 (Heritage Overlay) to insert two interim Heritage Overlays to 484 Smith Street, Collingwood (also known as the Gasometer Hotel) and 205-219 Victoria Parade, Collingwood (a row of shops between Islington and Hoddle Streets). This is until the permanent heritage overlays are in place.
- Amend the incorporated document *City of Yara Database of Heritage Significant Areas, July 2020* which is listed in the Schedule to Clause 72.04 – Incorporated Documents to include interim HO506 (484 Smith Street, Collingwood) and interim HO507 (205-219 Victoria Parade, Collingwood).

Strategic assessment of the amendment

Why is the amendment required?

The following heritage reports were provided by GJM Heritage in preparing interim design and development overlays (DDOs) for Alexandra and Victoria Parade:

- a) *Built Form Review: Alexandra Parade – Heritage Analysis and Recommendation; and*
- b) *Built Form Review: Victoria Parade – Heritage Analysis and Recommendations.*

The reports informed the interim DDOs 38 and 39 and provided parts of strategic justification for Amendment C288 which was gazetted on 22 October 2021. The reports also analysed gaps, inconsistencies and inaccuracies with the current heritage provisions along the Parades.

The recommendations from the report included addressing two gaps within the current heritage overlay. The gaps identified from the report are of the following areas:

- (a) 484 Smith Street, Collingwood; and

(b) 205-219 Victoria Parade, Collingwood.

A summary of the justification for including each of the above areas in the heritage overlay is below:

484 Smith Street, Collingwood (also known as the Gasometer Hotel)

- Elements that contribute to the significance of the heritage place are, amongst others;
 - the original, external form;
 - materials and detailing of the building;
 - integrity of its original design;
 - façade parapet; and
 - pitched roofs behind.
- The gasometer Hotel is of local historical and architectural significance to the City of Yarra.
- Its significance lies in being a suburban hotel on a prominent corner location and displaying typical characteristics of the early Victorian period in Collingwood.
- The site's recommended heritage grading is "Individually Significant".

205-219 Victoria Parade, Collingwood (row of shops between Islington and Hoddle Streets)

- The precinct contains a mix of single to two storey shops from the Victorian period.
- The brick buildings have rendered facades with some façade detailing present and visible chimneys – some minimal alterations are present at ground level (i.e. wider shop windows)
- It was considered that "*the buildings retain a high degree of integrity to the Victoria period in fabric, form and detail*". The alterations did, in the heritage expert's view, not "*diminish the ability to understand and appreciate the precinct as a highly intact row of Victorian commercial premises*".
- The inclusion in the overlay is seen as justified due to the precinct being illustrative of the historical development along the early major commercial thoroughfare in Yarra and being an intact, representative row of Victorian commercial premises.
- The site's recommended heritage grading is "Contributory".

The amendment is required to address the identified gaps in the heritage overlay and ensure that heritage fabric is not lost until permanent heritage overlays are in place. This is likely to be pursued as part of a future permanent Fitzroy-Collingwood built form amendment.

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

The Amendment implements the objectives in Section 4 of the Planning and Environment Act 1987 (the Act), in particular:

- (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; and*
- (g) *to balance the present and future interests of all Victorians.*

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

The Amendment will not have any adverse effects on the environment.

Does the amendment address relevant bushfire risk?

The land affected by the Amendment is not located within an identified area of bushfire risk.

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

The Amendment complies with Ministerial Direction No. 9 in addressing and responding to the Metropolitan Planning Strategy, Plan Melbourne 2017-2050.

The Amendment complies with the Direction on the form and content of planning schemes.

Amendment C297 complies with Ministerial Direction 2.3 Heritage Conservation.

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

The Amendment supports and implements State Planning Policy in responding to the following clause:

Clause 15.03-1S Heritage Conservation

To ensure the conservation of places of heritage significance

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20.

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

This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.

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

The Amendment is consistent with the Victoria Planning Provisions. An interim heritage overlay is considered the best tool to protect heritage fabric.

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

Advice will be sought from relevant agencies for the future built form Amendment, which will include the permanent heritage overlays.

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

The Amendment does not impact on the *Transport Integration Act, 2010*.

Resource and administrative costs

The amendment will have minimal impact on council's resources and administrative costs. It may have some impact on the general operation of Council's statutory planning department which is covered by Council's budget.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra City Council at Council's webpage.

The Amendment is available for public inspection, free of charge, during office hours at the following Yarra City Council locations:

Planning Counter Richmond Town Hall 333 Bridge Road Richmond VIC 3121
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The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection

ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Yarra	484 Smith Street, Collingwood	Yarra C297yara 001hoMap02 Exhibition
Yarra	205-219 Victoria Parade, Collingwood	Yarra C297yara 002hoMap06 Exhibition

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C297

INSTRUCTION SHEET

The planning authority for this amendment is the City of Yarra.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

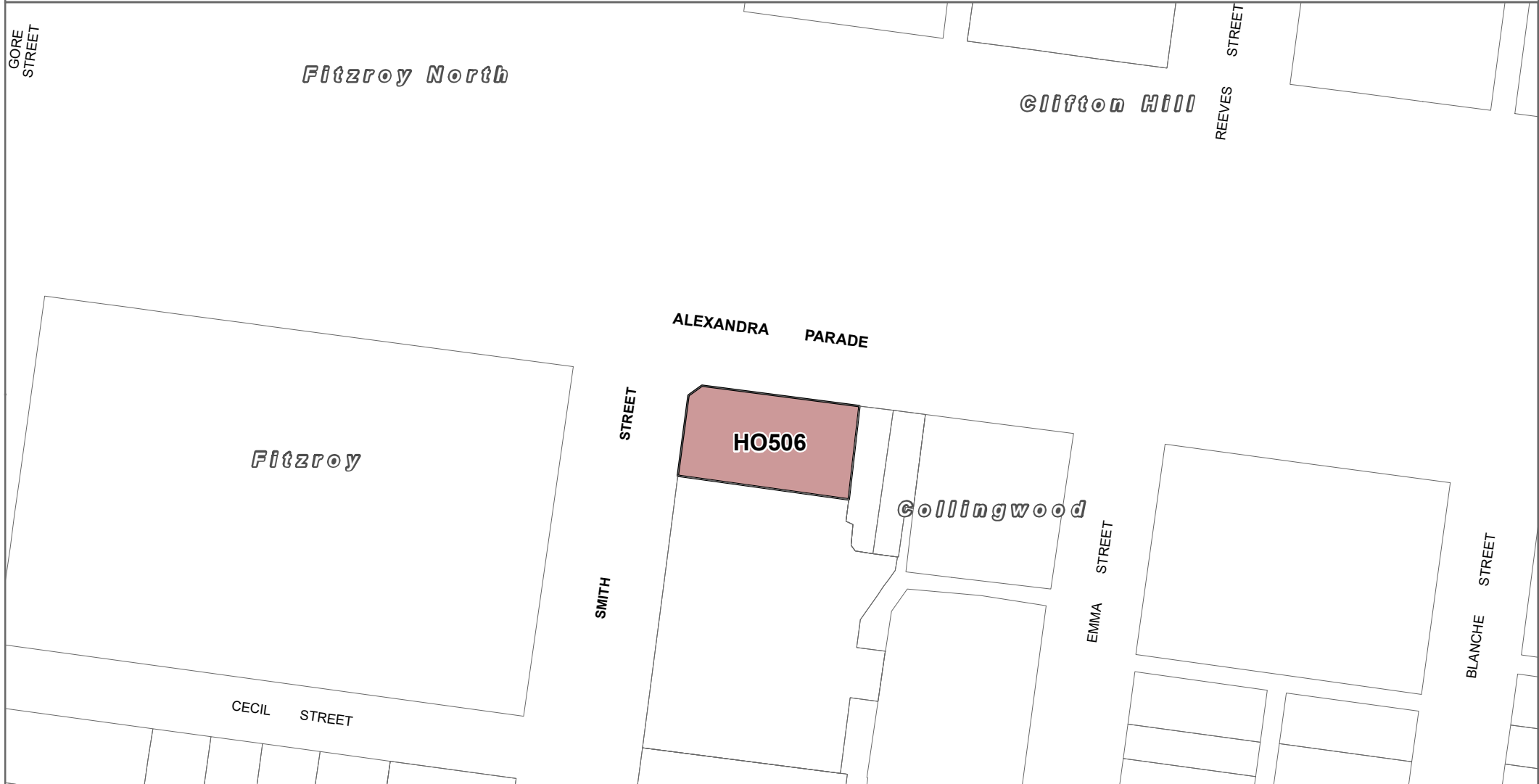
Overlay Maps

1. Amend Planning Scheme Map Nos 2HO and 6HO in the manner shown on the 2 attached maps marked "Yarra Planning Scheme, Amendment C297".



Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace Schedule 43.01 with a new Schedule in the form of the attached document.



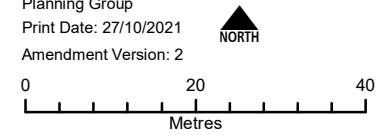
LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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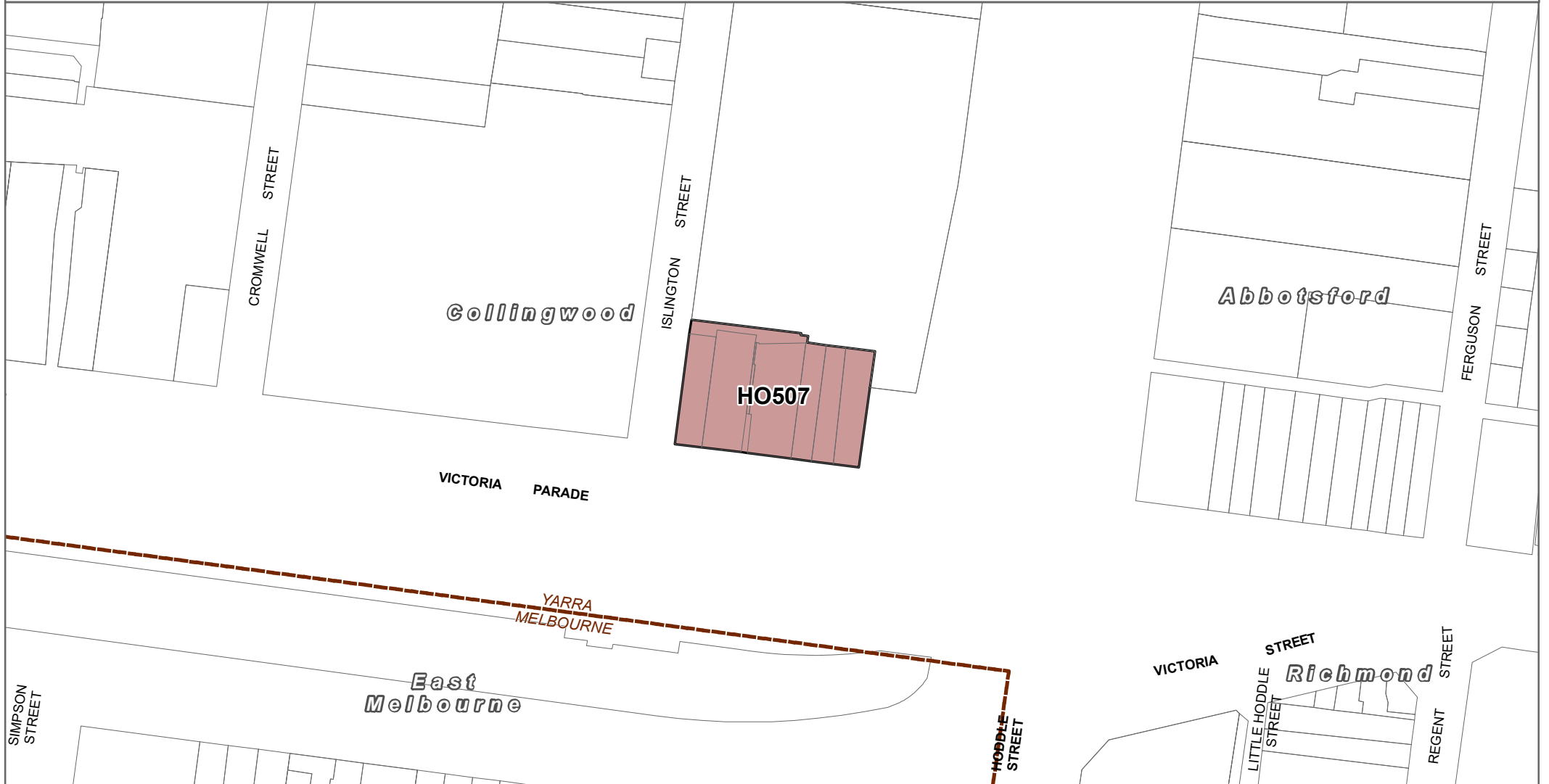
Planning Group
 Print Date: 27/10/2021
 Amendment Version: 2





Part of Planning Scheme Map 2HO



YARRA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C297yara



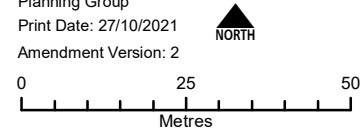
LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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Part of Planning Scheme Map 6HO



AMENDMENT C297YARA

PS map ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO506 <i>Interim control</i> <i>Expiry Date</i> 18/11/2022	484 SMITH STREET, COLLINGWOOD Gasometer Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO507 <i>Interim control</i> <i>Expiry Date</i> 18/11/2022	205-219 VICTORIA PARADE, COLLINGWOOD A row of shops between Islington and Hoddle Streets Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO518	85 CREMORNE STREET, CREMORNE Melbourne Wire Works Factory & Head Office (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO519	1-3 & 5-9 GORDON STREET, CREMORNE Nuttlex Factory (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO520	26 BROHAM PLACE, RICHMOND Factory/Warehouse	No	No	No	No	No	No	No

CITY OF YARRA

Database of Heritage Significant Areas

June 2020

Formerly

'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates
(2007)'



The following is an extract from the City of Yarra Heritage Database listing the heritage status of properties within each Heritage Overlay. As requested by the City of Yarra, the table is arranged in heritage overlay number order and then address order within that group. Victorian Heritage Register (VHR) properties have a second listing within Heritage Overlay Areas as recognition of their contribution to each area.

Data fields in City of Yarra Heritage Database extract

Name

Typically as place type only i.e. *Shop and Residence*, if not a house/residence or with no known historical name

Address

Street name and number, suburb

City of Yarra property number

The current City of Yarra Property number

Significance

(From given range as below)

Significance	Definition
Unknown	Insufficient data to allow an assessment from the public domain.
Not Contributory	The place does not contribute to the heritage precinct or building.
Contributory	A place or part of a place that contributes to the heritage significance of a precinct. It could include: a building or group of buildings, a landscape, paving and/or parts of a building such as chimneys, verandahs, wall openings and rooflines.
Individually Significant	The place is a heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place is also contributory to the broader precinct.
Victorian Heritage Register	On the Victorian Heritage Register (VHR) as aesthetically, historically, scientifically, and/or social significant at the State level and contributory or complementary to the Heritage Overlay Area.

Date range

Estimated primary creation date of typically publically visible fabric only.

HO505	Johnston		237	Abbotsford	Shop & Residence	113040	Contributory	1885-1890
HO505	Johnston		239	Abbotsford	Shop & Residence	405430	Contributory	1885-1890
HO505	Johnston		241	Abbotsford	Railway bridge & abutments	113055	Individually Significant	1901
HO505	Johnston		246	Abbotsford	Shop & Residence	113630	Contributory	1900-1910
HO505	Johnston		248	Abbotsford	Shop & Residence	113625	Contributory	1900-1910
HO505	Johnston		250	Abbotsford	Shop & Residence	113620	Contributory	1900-1910
HO505	Johnston		252	Abbotsford	Shop & Residence	113615	Contributory	1885-1890
HO505	Johnston		254	Abbotsford	Shop & Residence	113610	Contributory	1885-1890
HO505	Johnston		256	Abbotsford	Shop & Residence	113605	Contributory	1885-1890
HO505	Johnston		258	Abbotsford	Shop & Residence	113600	Individually significant	1885-1890
HO505	Johnston		260	Abbotsford	Shop & Residence	113595	Individually significant	1885-1890
HO505	Johnston		262	Abbotsford	Shop & Residence	113590	Contributory	1885-1890
HO505	Johnston		264	Abbotsford	Shop & Residence	113585	Contributory	1885-1890
HO505	Johnston		266	Abbotsford	Shop & Residence	113580	Contributory	1885-1890
HO505	Johnston		268	Abbotsford	Shop & Residence	113575	Contributory	1885-1890
HO505	Johnston		270	Abbotsford	Shop & Residence	113570	Not contributory	1885-1890
HO505	Johnston		272	Abbotsford	Shop & Residence	113565	Contributory	1885-1890
HO505	Johnston		274	Abbotsford	Shop & Residence	113560	Contributory	1885-1890, c.1930

HO506

HO506	Smith	Street	484	Collingwood	Gasometer Hotel	117775	Individually significant	1859
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HO507

HO507	Victoria	Parade	205	Collingwood	Shop & Residence	100535	Contributory	1880-1890
HO507	Victoria	Parade	207-209	Collingwood	Shop & Residence	100530	Contributory	1880-1890
HO507	Victoria	Parade	211-13	Collingwood	Shop & Residence	100525	Contributory	1870-1875
HO507	Victoria	Parade	215	Collingwood	Shop & Residence	100520	Contributory	1870-1875
HO507	Victoria	Parade	217	Collingwood	Shop & Residence	100515	Contributory	1870-1875
HO507	Victoria	Parade	219	Collingwood	Shop & Residence	100510	Contributory	1870-1875

HO518

HO518	Cremorne	Street	85-99	Cremorne	Melbourne Wire WorksFactory & Head Office, Former	165395	Individually Significant	1930-1940
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HO519

HO519	Gordon	Street	1-3	Cremorne	Factory, Former Nuttelex	162685	Individually Significant	1915-1925
HO519	Gordon	Street	5-9	Cremorne	Factory, Former Nuttelex	162680	Individually Significant	1915-1925

HO520

HO520	Bromham	Place	26	Richmond	Factory/Warehouse	149765	Individually Significant	1905-1920
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HO521

HO521	Risley	Street	14	Richmond	York Boot Factory,Former	149645	Individually Significant	1880-1890
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