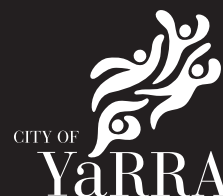


Amendment C245 Heritage Overlay and Zone Fix Up



We are proposing a number of changes to correct heritage overlay and zone anomalies, and apply recommendations from recent heritage studies. This will provide greater clarity on how some properties can be developed in the future. Your property may be affected by these changes. You are invited to find out more and make a submission.

Yarra City Council is proposing to correct heritage overlay, zone anomalies and errors in the Yarra Planning Scheme and apply recommendations from recent heritage studies to 16 properties.

We maintain a list of errors and anomalies that can be found in the heritage overlay and zoning of properties located in Yarra. Recent heritage studies have been conducted in Collingwood, Richmond, Fitzroy North and Clifton Hill to inform strategic planning and built form controls.

These have informed the changes that will be introduced through an amendment to the Yarra Planning Scheme, known as Amendment C245.

What is a Planning Scheme Amendment?

Planning schemes are documents used to control land use and development. All councils in Victoria have their own planning schemes, which are overseen by the State Government. To add or change planning controls, councils must make an amendment to their planning scheme, which must then be approved by the Minister for Planning.

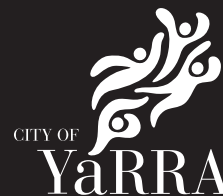
What does Amendment C245 do?

The amendment will:

- Correct the zone boundaries of 11 properties covered by more than one zone, in Fitzroy, Fitzroy North and Richmond.
- Apply internal heritage controls for the following properties:
 - 200-202 Johnston Street, Collingwood
 - 311-317 Bridge Rad, Richmond
 - 365-377 Swan Street, Richmond
- Include the following properties as individually significant places and remove them from previous precinct heritage overlays on the

Amendment C245

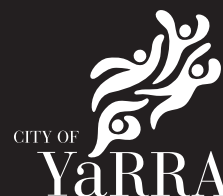
Heritage Overlay and Zone Fix Up



recommendations of external consultants:

- 200-202 Johnston Street, Collingwood (HO499)
- 311-317 Bridge Road, Richmond (HO504)
- 637-639 Bridge Road, Richmond (HO525)
- 635 Bridge Road, Richmond (HO528)
- 529-533 Bridge Road, Richmond (HO529)
- 597-599 Bridge Road, Richmond (HO530)
- 534-534A Bridge Road, Richmond (HO531)
- 325-333 Bridge Road, Richmond (HO532)
- Remove interim controls and apply permanent heritage overlays to the following properties to provide increased heritage protection:
 - 18-22 Derby Street, Collingwood (HO102)
 - 33-45 Derby Street, Collingwood (HO336)
 - 202-206 Church Street, Richmond (HO526)
 - 32 & 34 Thomas Street, Richmond (HO527)
- Remove the heritage controls from 21 – 23 Lithgow Street, Abbotsford.
- Correct the heritage overlay mapping of 16 properties located in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North, and Richmond.
- Regrade 16 properties to 'not contributory' to the heritage character of the area.
- Update and rename the incorporated document, *City of Yarra Database of Heritage Significant Areas, July 2019* to correct addresses and heritage gradings.
- Include reference to recent heritage studies in the Yarra Planning Scheme.
- Update the Yarra Planning scheme to refer to new or amended documents.

Amendment C245 Heritage Overlay and Zone Fix Up



Find out more about the Amendment

You can find more information about the Amendment at yarracity.vic.gov.au/c245. This includes the full explanatory report, a summary of places affected and an interactive map.

In person

A full copy of the proposed Amendment can be viewed in person during standard business hours at:

- Richmond Town Hall (333 Bridge Road, Richmond)
- Collingwood Town Hall (140 Hoddle Street, Abbotsford)

Appointments during exhibition

You can make an appointment with Council staff who can explain the proposed Amendment in more detail. You may like to come for a one-on-one discussion, or as a group to discuss the proposed Amendment – please let us know what you want when you make the appointment.

To make an appointment, contact Madeline Riseborough, Strategic Planner, on **9205 5555** or info@yarracity.vic.gov.au (Subject line: Amendment C245 – Information Session).

Next Steps

Following the exhibition period, Council will consider community submissions at a Council Meeting. If a number of submissions are received, we will need to seek the appointment of an independent Planning Panel to assess them.

If a Planning Panel is appointed, submitters would have the opportunity to make further submissions before the panel issues its recommendations to Council.

How to make a submission

Submissions must be made in writing and are due by **5pm on Monday 12 August 2019**.

- **Email:** info@yarracity.vic.gov.au (Subject line: Amendment C245 - Submission)
- **Post:** Attention Strategic Planning PO Box 168, Richmond VIC 3121 (Subject line: Amendment C245- Submission)



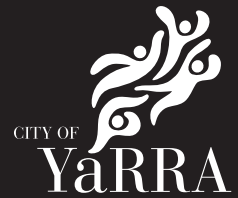
Your submission must indicate if you support or oppose the Amendment and outline any recommended changes.

Please provide us with your name and contact details so that we can contact you about the next stages of the process.

Please note: in accordance with the *Planning and Environment Act 1987*, Council must make a copy of any submission available for public inspection.

Amendment C245

Heritage Overlay and Zone Fix Up



What is a zone?

The planning scheme zones all land to reflect different land uses. These zones categorize how land is used and there are specific rules related to each zone.

What is the heritage overlay?

Heritage overlays cover identified places of local heritage significance in Yarra. Council implements heritage overlays to protect these places and to maintain the value to the local community.

What stage is the Amendment at?

There are six stages in a Planning Scheme Amendment, which are required in accordance with the *Planning and Environment Act 1987*.

Amendment C245 is currently at the second stage. This means that Yarra Council has sought approval for the Amendment and it has been approved for exhibition by the Minister for Planning. During this stage, community members and stakeholders are able to make submissions objecting to or in support of the proposed Amendment.

Stages of a Planning Scheme Amendment

