



Yarra Planning Scheme Amendment C245

Heritage Overlay and Zone Fix Up

SUBMISSIONS



Yarra Planning Scheme Amendment C245

Heritage Overlay and Zone Fix Up Amendment **Submissions Folder**

	Name	Address
1	Anthony De Luca	200-202 Johnston Street, Collingwood
2	Savino Bernardi	378 Nicholson Street, Fitzroy North
3	SongBowden Planning	365-377 Swan Street, Richmond
4	AP Planning	311-317 Bridge Road, Richmond
5	Collingwood Historical Society	Abbotsford, Clifton Hill and Collingwood properties
6	The 3068 Group (Inc.)	Queens Parade Street Trees (HO93)
7	Con Mydaras	204 Church Street, Richmond
8	Irene Tran	202 Church Street, Richmond
9	Thao Tran	202 Church Street, Richmond
10	Terrance Nott	Theatres and Fitzroy/Fitzroy North properties
11	Ian Wight	Theatres

From: Anthony De Luca [REDACTED]
Sent: Monday, 12 August 2019 4:55 PM
To: City of Yarra Info
Subject: Ammendment c245 - Submission

Dear Mr Walmsley,

Please find attached, copy of a letter objecting to the amendment C245 in relation to my building at 200-202 Johnston St, Collingwood.

Thank you.

Kind Regards

Anthony De Luca
Operations Director
[REDACTED]

--
[REDACTED]
[REDACTED]
[REDACTED]

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Anthony De Luca

211 Wellington Street
Collingwood VIC 3066
19 July 2019

David Walmsley

Manager City Strategy
Yarra City Council

Sent [REDACTED]

Dear David,

Amendment C245 – Submission

200 - 202 Johnston Street, Collingwood (Austral Theatre)

We are the proprietors of 200 - 202 Johnston Street, Collingwood and we refer to proposed Amendment C245 to the Yarra Planning Scheme.

We have undertaken a review of the exhibited documents and note that, where relevant to the subject property, the amendment proposes to:

- Apply internal heritage controls;
- Include the subject property as an individually significant heritage place (HO499) and remove it from the current precinct heritage overlay (HO324);
- Apply Heritage Overlay HO499 to the entire site.

We object to the inclusion of the subject property as an individually significant heritage place, the application of internal heritage controls and the inclusion of the entire site within a Heritage Overlay. There is inadequate justification to support the proposed changes.

We thank Council for the opportunity to participate in this process. Naturally, should you have any queries in relation to the submission, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'ADL', with a long horizontal flourish extending to the right.

Anthony De Luca
Director

DPG

From: Savino Bernardi [REDACTED]
Sent: Thursday, 15 August 2019 5:09 PM
To: City of Yarra Info
Subject: Submission for review

To whom it may Concern:
Please, consider the enclosed attachment for review. Grateful.
Fr. Savino Bernardi
Parish Priest.



St. Brigid's Catholic Church

378 Nicholson St., North Fitzroy, Vic. 3068, Australia

Tel. [REDACTED]

E-mail [REDACTED]

2

Strategic Planning Unit
City of Yarra
P.O.Box 168
Richmond Vic. 3121

15 August, 2019

Dear Sir/Madam

Information has been sent to St. Brigid's Catholic Church, 378 Nicholson Street, Fitzroy North, regarding the proposed Yarra Planning Scheme Amendment C245 to Heritage listing. St. Brigid's Roman Catholic Parish is included in the Amendment with the note: **"Extend existing heritage overly to include entire property"**.

Allow me to observe that what is now intended for the inclusion (H0327) appears to us of being of no significant heritage contribution. The buildings are of:

- ordinary red bricks,
- Simple architectural design
- Not old for more than 100 years

Therefore, we beg to request that **only the present heritage status of the Church and Presbytery be maintained.**

Yours faithfully,

Fr. Savino Bernardi CS.
Parish Priest.

From: [Callum Bryant](#)
To: [City of Yarra Info](#)
Cc: [David Song](#); [Morgan Livingstone](#)
Subject: Amendment C245 – Submission
Date: Monday, 19 August 2019 10:52:18 AM
Attachments: [Amendment C245 - Objection - Drill 365 Swan Street Richmond.pdf](#)

Dear Madam/Sir,

We act for J. Drill, J.B. and E.C. Drill, the owners and occupiers of land located at 365-377 Swan Street, Richmond. On behalf of our client, we submit the attached submission to Amendment C245 – Heritage Overlay and Zone Fix Up.

Should you require further information, please do not hesitate to contact our office.

Kind Regards,

Callum Bryant

Para Planner

SongBowdenPlanning

| Lvl 2, 700 High
Street
| Kew East VIC
3102



19 August 2019

Strategic Planning Unit
City of Yarra
P.O Box 168
Richmond VIC 3121

Dear Sir / Madam,

PROPOSED HERITAGE AMENDMENT C245 - HERITAGE OVERLAY AND ZONE FIX UP

We act for J. Drill, J.B. and E.C. Drill, the owners and occupiers of land located at 365-377 Swan Street, Richmond and the former 'Burnley Theatre'.

Our client's buildings, which encompasses the Burnley Theatre, are currently used as a furniture sales business, commercially known as 'Swan Street Sales'.

The site is within a Commercial 2 Zone (C2Z) and is affected by a Design and Development Overlay (Schedule 5 - City Link Exhaust Stack Environs and Schedule 17 – Swan Street Activity Centre) and Heritage Overlay (Schedule 286 – Former Burnley Theatre).

We are instructed by our client to oppose the proposed application of internal heritage controls to Heritage Overlay (HO286 - Burnley Theatre) and advise that our client intends to make submissions in respect to this matter at any future Panel Hearing.

A summary of our client's opposition to the proposed amendments to the existing Heritage Overlay Schedule 286 is outlined as follows:

- The interior of the building does not warrant internal heritage controls.
- The interior of the building has been substantially altered over the course of many years. Indeed, it has been used for furniture sales far longer than it was a theatre.
- The application of internal heritage controls is an unreasonable burden upon the landowner.
- Recognition of the site's location within the Swan Street Major Activity Centre and commercial zone is important. The proposed amendment would unreasonably constrain any future development potential of the land.
- The existing Heritage Overlay affecting the site already provides sufficient heritage protection over the external fabric of the building.

Should you wish to discuss any matters raised above please do not hesitate to contact the undersigned via email [REDACTED] or via phone.

Yours faithfully,
SONGBOWDEN PLANNING PTY LTD



Morgan Livingstone
Senior Associate

From: [Annabel Paul](#)
To: [City of Yarra Info](#)
Subject: Amendment C245 Submission - 311-317 Bridge Road, Richmond
Date: Monday, 19 August 2019 12:11:49 PM
Attachments: [Screenshot 2018-05-10 11.02.35.png](#)
[Submission to Amendment C245 - 311-317 Bridge Road, Richmond.pdf](#)

Dear Sir/Madam

We refer to the proposed Amendment C245 to the Yarra Planning Scheme, currently on public exhibition.

On behalf of the owners of the site at 311-317 Bridge Road, Richmond, please find attached a submission to this amendment.

Can you please confirm receipt of this submission, and should you have any questions, please contact me on [REDACTED]

Kind regards

Annabel Paul
[REDACTED]
[REDACTED]

19th August 2019

Strategic Planning Unit
City of Yarra
PO Box 168
Richmond VIC 3121

Via email: info@yarracity.vic.gov.au

Dear Sir/Madam,

**Submission to Amendment C245 – Heritage Overlay & Zone Fix Up
311 – 317 Bridge Road, Richmond**

We act on behalf of the trustees of the Richmond Church Lands Trust, the owners of the property at 311-317 Bridge Road, Richmond. On behalf of our client, we write to make a formal submission to proposed Amendment C245 to the Yarra Planning Scheme, that seeks to introduce a site specific heritage overlay, with internal controls, over my clients land.

Subject Site

The subject site is located at 311-317 Bridge Road, Richmond, and is developed with a building built to the front and part of the side boundaries, with grade level car parking and loading area at the rear. The building is currently occupied by Barbeques Galore retail tenancy and associated storage. *Figures 1 and 2*

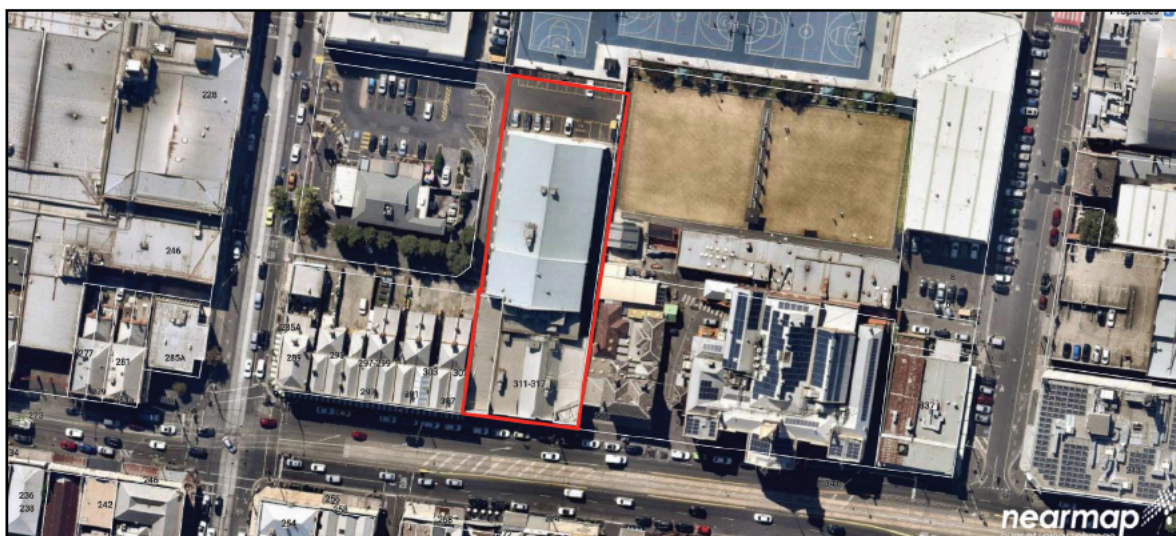


Figure 1 - Aerial Photo subject site



Figure 2 - Building as viewed from Bridge Road

The subject site is contained within the Commercial 1 Zone (**C1Z**), that forms part of the Bridge Road Activity Centre and the southern part of the site is contained within Heritage Overlay, Schedule 310, (**HO310**) relating to the *Bridge Road Precinct, Richmond*. Under the schedule to this overlay, external paint controls apply. The site is also affected by the Design and Development Overlay, Schedule 21 (**DDO21**) that relates to the *Bridge Road Activity Centre*.

Amendment C245 – Heritage Overlays and Fix Up Zones

We have reviewed the documentation associated with proposed Amendment C245 including:

- The Explanatory Report
- Proposed new mapping and schedule to the heritage overlay
- Changes to the heritage policy at Clause 43.01 of the Yarra Planning Scheme
- Updates to the *City of Yarra database of Heritage Significant Areas, July 2019*, proposed to be an incorporated document to the Planning Scheme, and
- The report titled, *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*, proposed to be a reference document to the Planning Scheme.

From our review, we understand that the key changes proposed to the subject site are:

- To introduce a new site-specific heritage overlay - HO504 - to the site to reflect the sites heritage significance as the Former Richmond Theatre. This would relate to the entire site. *Figure 3*
- Include in the schedule to the Heritage Overlay for HO504 to make “*internal alteration controls*” apply to the site. *Figure 4*
- Update the City of Yarra database of ‘*Heritage Significant Areas, July 2019*’, to include the subject site as individually significant, recognising it as ‘*Richmond Cinema (former) part rear, later Hoyts (now Showroom), former Crystal Palace Skating Rink. Date 1888. Conversion 1917*’. (Note spelling error of Crystal in this document)
- Include a proposed heritage citation for the site contained within the report, ‘*Thematic Study of theatres in the City of Yarra, Context Pty Ltd (2017)*’ (**Context Report**) that details the sites historical context and background and provides an assessment against the criteria outlined in the Practice Note 1: Applying the Heritage Overlay, DPCD, July 2015. We note that this citation is only to be

included as part of this reference document and is not proposed to be incorporated into the Planning Scheme.

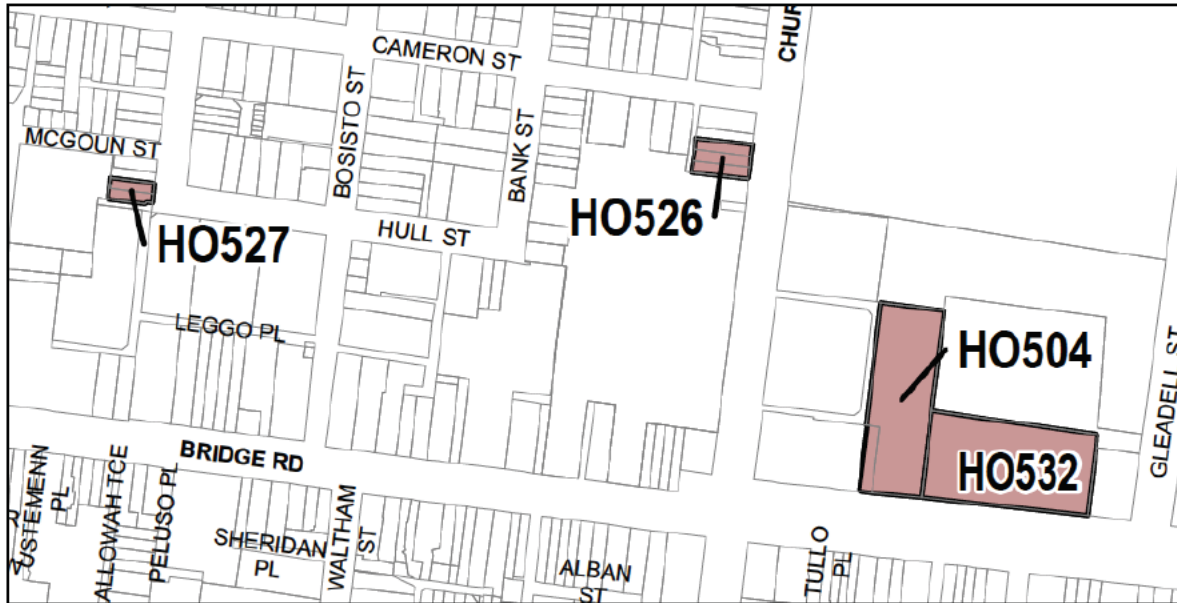


Figure 3 - Proposed Heritage Overlay 504, Amendment C245

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?
HO504	311-317 BRIDGE ROAD, RICHMOND Richmond Theatre Former Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	Yes	No	No	No	No	No

Submissions

The subject site operates as a large retail premises, located within the Bridge Road Activity Centre and under the Commercial 1 Zone. Over time the building has undergone various changes, including alterations to the external facades of the building; being painted red to reflect the corporate colours of the existing tenant, Barbeques Galore; provision of advertising signage; and internal fitouts and renovations. The building continually evolves as new tenants move in and out or their requirements change.

While recognising that the site may have some heritage values associated with its former use as the Richmond Theatre and as a skating rink, this must also be balanced with other considerations such as the recognition of the site forming part of a Major Activity Centre with a significant economic benefit to the city, and the need to continually operate as a commercial premises and provide for updates and changes over time to serve its economic function.

The imposition of internal controls is a significant implication for a retail building and reserved only for buildings of very high significance (usually limited to those included on the Victorian Heritage Register and significant public buildings).

Planning Practice Note 1 states that the application of internal heritage controls, *“should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important”*.

From the citation in the Context Report, we understand that the key parts of the building considered to be significant are:

- The metal lattice ceiling relating to the rear part of the building, together with the decorative plaster panels in a geometric design to the edges of the ceiling;
- Decorative mezzanine level balcony supported on slender steel columns; and
- The interior volume associated with its former use as a skating rink and picture theatre.

It is submitted that these parts of the building could be protected, while allowing for other internal works required (such as upgrades to bathrooms and other amenities; internal partitioning and shelving; provision of new services etc) to be undertaken without planning approval.

Clause 43.01-3 of the heritage overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit.

It is submitted that if internal controls are to be applied to the site, then it should be accompanied by an incorporated document specified in the schedule to the overlay, that clearly outlines the range of works that are exempt. This is particularly important given the day-to-day needs of a commercially operating building; the extent of change that has already occurred within the building; and that there are only distinct parts of the building that are recognised as having heritage significance.

The existing incorporated document under the heritage overlay does provide for general permit exemptions, and it is considered that a site specific incorporated plan should be developed for the subject site if internal controls are to apply and referenced in the schedule to the heritage overlay. We would be happy to work with Council in preparing such as plan.

We also highlight that it is not clear as to whether the existing HO310 is being removed from the subject site with the Amendment. The Context Report (pages 8 and 9) recommends the removal of this overlay, and the replacement with a new HO (proposed HO504). Furthermore the document titled ‘Amendment C245 - Summary of Places’ and included in the information associated with the Amendment on Councils web site states:

Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls.

However the mapping exhibited as part of the Amendment does not show the deletion of the HO310 from the subject site. We seek Council’s clarification of what is intended in this regard.

Finally, our client reserves the right to seek an independent heritage review of the building and review of the heritage assessment undertaken by Context with the consequential amendments proposed, that may expand on or alter the submissions made in this letter.

We look forward to being part of Council's further consideration of this Amendment and part of any Panel process that considers the Amendment. Should you have any questions, please contact me on [REDACTED]

Yours sincerely



Annabel Paul
AP Planning

From: [Collingwood Historical Society](#) [REDACTED]
To: ["info@yarracity.vic.gov.au"](mailto:info@yarracity.vic.gov.au) <info@yarracity.vic.gov.au>
Subject: Amendment C245 - Submission
Date: 19 August 2019 3:56:54 pm AEST
Attachments: [CHS to Yarra re Amendment C245 August 2019.pdf](#)

Strategic Planning Unit
City of Yarra

Please find attached a submission from Collingwood Historical Society on Amendment C245.

Yours sincerely

Karen Cummings
President
Collingwood Historical Society, Inc
[REDACTED]

Collingwood Historical Society, Inc

[REDACTED]
P O Box 304
Clifton Hill 3068
[REDACTED]



18 August 2019

Strategic Planning Unit
Yarra City Council
Richmond 3121

Amendment C245 - Submission

Thank you for the opportunity to contribute to the correction of Heritage Overlay errors and zone anomalies in the Yarra Planning Scheme Amendment C245. We have looked at the sites located in Abbotsford, Clifton Hill and Collingwood and support the majority of recommendations. A detailed table follows with comments on each individual site in our area of concern, the former City of Collingwood.

We note for your attention and action that a number of the changes are needed because of the total demolition of buildings that were rated contributory to heritage precincts. This may be an indication that the importance of heritage precincts as such is not well understood by all planning staff, nor are solutions for incorporating heritage places into new development. Regardless of the internal causes for this, the outcome is that, when contributory buildings are approved for demolition, the City of Yarra appears to the community to place little value on the heritage status of buildings.

Should any clarification of our comments be required, please contact us on the email address below.

Sincerely

Karen Cummings, President
[REDACTED]

	Address	Action proposed	CHS comment
1	200-202 Johnston Street, Collingwood	Replace existing heritage overlay with a site-specific heritage overlay that includes internal heritage protection controls	Austral Cinema: Support site-specific overlay and internal controls
6	655 Victoria Street, Abbotsford	Extend heritage overlay to include the entire property	Handley and Tilley: Support extending overlay

7	21-23 Lithgow Street, Abbotsford	Remove property from the Database of Heritage Significant Areas	Support Remove from edge of precinct
16	18-22 Derby Street, Collingwood	Extend existing heritage overlay over the entire property	Support
17	33-45 Derby Street, Collingwood	Extend existing heritage overlay over the entire property	Support
19	120 Campbell Street, Collingwood	Grade as 'not contributory' to the heritage of the area	Support (previously ungraded)
24	160 Gold Street, 1 & 1A South Terrace, Clifton Hill	Grade as 'not contributory' to the heritage of the area	Accept Note: 160 Gold St now not contributory because a contributory building was allowed to be demolished. (See photo)
28	4-30 Waterloo, 83-91 Rokeby & 23-29 Robert, Collingwood	Grade as 'not contributory' to the heritage of the area	Support (previously ungraded)
34	4 Eddy Court, Abbotsford	Grade as 'not contributory' to the heritage of the area	Support Scout hall now demolished
38	55 Park Street, Abbotsford	Grade as 'not contributory' to the heritage of the area	Accept A contributory building has been demolished on this site (See photo)
41	Collingwood College Dolls House, Collingwood	Correct address in the Database and correct mapping	Support Note that the Dolls House is in poor condition and needs help (See photo)
45	181 Langridge Street, Abbotsford	Remove the heritage overlay from the property	Support
48	19 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property	Support Cambridge St School
49	18 Peel Street, Collingwood	Grade as 'not contributory' to the heritage of the area	Accept A contributory building has been demolished

			(See photo)
50	120 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property	Support
51	61-63 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property	Support
52	37 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property	Support
54	133 Keele Street, Collingwood	Grade as 'not contributory' to the heritage of the area	Accept Contributory building has been demolished (See photo)
55	4-6 Derby Street, Collingwood	Grade as 'not contributory' to the heritage of the area	Support
56	7 Langridge Street, Collingwood	Grade as 'not contributory' to the heritage of the area	Support
60	61-75 Langridge Street & 14 Glasgow Street, Collingwood	Remove existing heritage overlay from 14 Glasgow Street and correct address of 61-75 Langridge Street in the Database of Heritage Significant Areas	Support change of address Do not support removal of 14 Glasgow Street until its heritage significance has been addressed.
72	34-44 Cromwell Street, Collingwood	Change mapping to include entire property in Commercial 2 Zone	Support mapping change Note that in the attachment this is mistakenly referred to as Cromwell St Richmond on pp 4 and 73



18-20 Peel St



133 Keele St



From: Chris Goodman [REDACTED]
Sent: Monday, 9 September 2019 1:32 PM
To: City of Yarra Info
Subject: Submission on Exhibited Amendment C245 to the Yarra Planning Scheme.
Categories: Sri

I wish to make a submission on C245.

The changes to Heritage Overlay HO93 (Queens Parade) 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.

Turkey Oak is not a suitable replacement species.

Similar comments were made in regard to C231 and are on the record.

<https://the3068group.org/subs/>

Council deemed them out of scope of C231.

A more detailed submission on the extent of the elm boulevard will be provided in due course.

Sincerely,

Chris Goodman, President
The 3068 Group (Inc)

Con Mydaras
204 Church St
Richmond 3121

12-9-2019
David Walmsley
Manager City Strategy
City of Yarra

Re: Amendment C 245 Heritage overlay and Zone Fix up - 204 Church street Richmond

Dear David,

I object to my property having a heritage listing due to the following reasons

1. The property is for commercial use and requires constant change and alteration. The heritage listing could be a burden to the commercial zone
2. The surrounding context is a huge development namely the "Coles development". Everything surrounding these three buildings will be demolished and replaced with 8 story towers and a Coles supermarket with associated driveways for semi trailers and parking. This is a high growth and high change context thus a heritage listing will be detrimental to the area.
3. The building itself has diminished integrity, due to wear and tear as well as poor workmanship is falling apart. It is a very low quality development.
4. The building has had all the ground floor demolished and rebuilt including demolition of the original shopfront, the original verandah, the original first floor windows, the original ground floor layout and roof. The plans shown on your report, ie the map dated 1897 is vastly changed.
5. only the first floor rendering to the façade remains albeit in a poor condition
6. The façade is of poor quality and poor workmanship with very thin rendering which has been patched up and replaced in various locations.

For all the above reasons I believe it does not contribute to the Heritage or character of the area. Further within the context of the huge "Coles development" I believe the Heritage listing is not warranted and I strongly object to any listing.

Please contact me on my mobile [REDACTED] for any further queries you may have
Trusting you with my fullest co-operation in this matter

Best Regards

Con Mydaras
204 Church street
Richmond 3121

Mobile [REDACTED]

From: [Irene Tran](#)
To: [City of Yarra Info](#)
Cc: [REDACTED]
Subject: 202 Church St - Heritage listing Objection
Date: Monday, 7 October 2019 6:11:29 PM
Attachments: [Church st 202 richmond.doc](#)

Attention:
David Walmsley
Manager City Strategy
City of Yarra

From:
Irene Tran
202 Church St, Richmond 3121
[REDACTED]

Irene Tran
202 Church St
Richmond 3121

07-10-2019
David Walmsley
Manager City Strategy
City of Yarra

Re: Amendment C 245 Heritage overlay and Zone Fix up - 202 Church street Richmond

Dear David,

I have not received details of this proposed change, however was notified by our neighbour Mr Con Mydaras of 204 Church St. If this applies to 202 Church St Richmond, I also object to my property having a heritage listing due to the following reasons

1. The property is for commercial use and requires constant change and alteration. The heritage listing will be a burden to the commercial zone
2. The surrounding context is a huge development namely the "Coles development". Everything surrounding these three buildings will be demolished and replaced with 8 story towers and a Coles supermarket with associated driveways for semi trailers and parking. This is a high growth and high change context thus a heritage listing will be detrimental to the area.
3. In addition to "Coles development" the whole area all the way to Victoria St consists of contemporary buildings. Heritage listing to 202, 204, 206 does not blend in with the contemporary neighborhood
3. The building itself has diminished integrity, due to wear and tear as well as poor workmanship. Timber window frames are deteriorating. The whole building is of low quality development.
4. The building has had all the ground floor rebuilt. There is no heritage value left
5. Only the first floor rendering to the façade remains, albeit in a poor condition
6. The façade is of poor quality and poor workmanship with very thin rendering which has been patched up and replaced in various locations.

For all the above reasons I believe it does not contribute to the Heritage or character of the area Further within the context of the huge "Coles development" I believe the Heritage listing is not warranted and I strongly object to any listing.

Please contact me on my mobile [REDACTED] for any further queries you may have.

Best Regards

Irene Tran
202 Church street
Richmond 3121

From: [REDACTED]
To: [REDACTED]
Subject: C 245 Heritage overlay and Zone Fix up - 202 Church street Richmond - [REDACTED]
Date: Wednesday, 16 October 2019 4:48:38 PM
Attachments: [Church st 202 richmond - \[REDACTED\]](#)

To: Madeline Riseborough
Strategic Planner
City of Yarra

Dear Madeline,

I am the tenant at 202 Church St Richmond 3121, I have been recently made aware of this proposed heritage overlay at this property. I would like to table my strong objection as this will have a detrimental effect to my business which has already suffered greatly due to the issues around the injection room in the area. (Please refer to attached Words document).

Regards
Thao Tran
Trading as Octave Nails
202 Church St,
Richmond 3121

Thao Tran
 [REDACTED]
 202 Church St
 Richmond 3121

16/10/2019
 [REDACTED]
 [REDACTED]
 City of Yarra
 [REDACTED]

Re: Amendment C 245 Heritage overlay and Zone Fix up - 202 Church street Richmond

Dear Madeline,

I was recently made aware of this proposed amendment affecting 202 Church St, Richmond 3121. I would like to table my strong objection to this proposal as it will have detrimental impact to the business in the area which have already suffered greatly since the opening of the injection room. We do not want and do not need another decision which will inflict more pain to the traders in Richmond.

1. The property is for commercial use and requires constant change and alteration. The heritage listing will be a burden to the commercial zone and will add significant cost to any changes/alterations.
2. The surrounding context is a huge development namely the "Coles development". Everything surrounding these three buildings will be demolished and replaced with 8 story towers and a Coles supermarket with associated driveways for semi trailers and parking. This is a high growth and high change context thus a heritage listing does not make sense and will be detrimental to the area.
3. In addition to "Coles development" the whole area all the way to Victoria St consists of contemporary buildings. Heritage listing to 202, 204, 206 does not blend in with the contemporary neighborhood
3. The building itself has diminished integrity, due to wear and tear as well as poor workmanship. Timber window frames are deteriorating. The whole building is of low quality development.
4. The building has had all the ground floor rebuilt. There is no heritage value left
5. Only the first floor rendering to the façade remains, albeit in a poor condition
6. The façade is of poor quality and poor workmanship with very thin rendering which has been patched up and replaced in various locations.

For all the above reasons I believe it does not contribute to the Heritage or character of the area Further within the context of the huge "Coles development" I believe the Heritage listing is not warranted and I strongly object to any listing.

Please contact me via returned email or our business phone [REDACTED] for any further queries you may have.

Best Regards

Thao Tran
 [REDACTED]
 202 Church street
 Richmond 3121

From: [REDACTED] on behalf of [REDACTED]
To: [REDACTED]
Subject: FW: City of Yarra. Amendment 245. 4.2.20 Attachement included.
Date: Thursday, 6 February 2020 11:42:29 AM
Attachments: [Image050220052312.pdf](#)

Hi Madeline,

We received the below email from Terence Nott regarding the Yarra C245 matter. This person is not on the submitter list.

I am not sure if you have also received a copy of this submission? Can if you confirm if you are accepting this submission and will refer it to the Panel?

Kind regards,
 Sarah.

Sarah Vojinovic | Panel Coordinator | Planning Panels Victoria
Planning | Department of Environment, Land, Water and Planning

Level 5, 1 Spring Street, Melbourne, Victoria 3000

Please note: I job-share and only work Thursdays and Fridays

From: Terry Nott [REDACTED]
Sent: Wednesday, 5 February 2020 4:12 PM
To: Planning Panels (DELWP) [REDACTED]
Subject: FW: City of Yarra. Amendment 245. 4.2.20 Attachement included.

Planning Panels Victoria

Re: City of Yarra. Amendment C245 - Heritage Overlay and Zone Fix Up.

Background.

Changes were identified in the Thematic Study of Theatres in the City of Yarra, author Context Pty.ltd (2017)

Three former theatres were put forward by Council and were included in the Summary of Places and placed on the City of Yarra website. *Please refer to the attached Summary of Places.* These proposed changes were enthusiastically received by many in the community who supported the move to protect some of the best preserved former theatre interiors in the City Of Yarra.

In November 2019 the City of Yarra Councillors voted.... *to advise the Panel that Council intends to abandon the proposal to apply internal controls for the following properties....former Burnley Theatre.....former Richmond Theatre.....*

Council minutes suggest that this decision was made because of objection from the owners of two of the former theatre buildings. The third former theatre, The Austral Cinema, was not included in this abandonment.

Protection is required.

The interiors of these three former theatres should be protected by an overlay that includes

internal heritage protection controls because:

1. These three theatres have some of the last remaining interiors of this kind in the City of Yarra.
2. The interiors of these three theatres retain auditorium ceilings, entrance lobbies and dress circles in various forms.
3. The interiors demonstrate wide span structural support forms of the times.
4. The existing external heritage controls will not protect these historical important interiors.
5. A schedule of the most important parts of the interiors could be easily compiled by the heritage consultants who have already prepared the Thematic Study. This would mean that the owners of the buildings would not be required to obtain planning permits for carrying out minor alterations to the interiors or to parts of the buildings that are excluded from such a schedule.
6. External controls of the exteriors as stated in the heritage overlay should remain.
7. Most of the important interiors of City of Yarra have been demolished, the most recent loss was the Star Lyric Theatre in Fitzroy.

Other changes in Amendment C245

I support the changes to the Fitzroy and North Fitzroy properties as listed in the Summary of Places.

Thank you for the opportunity to make this submission to the Panel.

I have recently emailed a completed Application to be Heard form and have requested a presentation time of 15minutes at the Panel hearing.

Yours faithfully

Terence Nott



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Thank you.

Amendment C245 Summary of Places



Amendment C245 proposes changes to the following 72 places. Yarra City Council is proposing to correct heritage overlay errors and zone anomalies, amend interim heritage controls, implement the recommendations of recent heritage studies, amend the heritage gradings and amend technical errors in the Yarra Planning Scheme. You can find more information about changes to each property in an interactive map online at yarracity.vic.gov.au/c245

Address	Action Required
Changes identified in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)	
1 200-202 Johnston Street AUSTRAL Collingwood	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
2 311-317 Bridge Road FORMER RICHMOND Richmond	Replace existing heritage overlay with a site specific heritage overlay that includes internal <u>heritage</u> protection controls
3 365-377 Swan Street FORMER BURNLEY Richmond	A ddinternal heritage protection controls to the existing heritage overlay
Changes identified in the Victoria Street & Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)	
4 77 Bridge Road, Richmond	Grade as 'not contributory' to the heritage of the area
5 33 Judd Street, Richmond	Grade as 'not contributory' to the heritage of the area
6 655 Victoria Street, A bbotsford	Extend heritage overlay to include the entire property
7 21-23 Lithgow Street, A bbotsford	Remove property from the Database of Heritage SignificantA reas
8 637-639 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
9 202-206 Church Street Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
10 32-34 Thomas Street, Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
11 635 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
12 529-533 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
13 597-599 Bridge Road, Richmond	Re placeexisting heritage overlay with a site specific heritage overlay
14 534-534A Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
15 325-333 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
Changes identified in Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM (2018)	
16 18-22 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
17 33-45 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
Yarra Planning Scheme Anomalies	
18 Queens Parade Trees	Extend existing heritage overlay over the trees and road reserve
19 120 Campbell Street, Collingwood	Grade as 'not contributory' to the heritage of the area
20 1-3 & 5-9 Gordon Street, Cremorne	Include existing heritage overlay in the Yarra Planning Scheme
21 131 Miller Street, Fitzroy North	Grade as 'contributory' to the heritage of the area
22 14 Risley Street, Richmond	Include existing heritage overlay in the Yarra Planning Scheme
23 155 Westgarth Street & 158 Cecil Street, Fitzroy	Extend existing heritage overlay over the entire properties
24 160 Gold Street, 1 & 1A South Terrace, Clifton Hill	Grade as 'not contributory' to the heritage of the area
25 20 Grattan Place, Richmond	Remove property from the Database of Heritage SignificantA reas
26 20 Jessie Street, Cremorne	Remove the heritage overlay from the property
27 236A Lennox Street, Richmond	Remove property from the Database of Heritage Significont A reas
28 24-30 Waterloo, 83-91 Rokeby & 23-29 Robert, Collingwood	Grade as 'not contributory' to the heritage of the area
29 25 Little George Street, Fitzroy	Remove <u>property</u> from the Database of Heritage SignificantA reas

From: Ian Wight [REDACTED]
Sent: Friday, 7 February 2020 4:07 PM
To: Planning.Panels@delwp.vic.gov.au
Subject: Yarra Amendment C245

Please find attached:

1. A letter to John Roney chair of the panel for Yarra Amendment C245 requesting leave to make a late submission.
2. Submission regarding C245

This is not a request to be heard.

Regards

Ian Wight MICOMOS
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7 February 2020

Mr. John Roney
Panel Chair
Yarra Amendment C245

Dear Mr. Roney

Request for leave to make a late submission

I write to request leave to make a late submission regarding Yarra Amendment C245. As you are aware this is what might be termed an 'omnibus' amendment dealing primarily with updates and corrections.

However the amendment includes a proposal to introduce interior controls for three former theatres, two in Richmond and one in Collingwood.

The strategic justification for this proposal was a thematic study undertaken by heritage consultants Context that recommended the introduction of interior these specific controls. This recommendation was supported by council officers and I had no reason to suspect that the proposal would not be accepted by the Council and did not therefor consider it necessary to make a submission to the Council in support of the amendment.

As it turns out the Council, on 19 November 2019, heard verbal submissions from of the owners of the Richmond Cinema in Bridge Road and the Burnley Cinema in Swan Street who objected to the new controls. As a result the Council resolved:

- . 'advise the Panel that Council intends to abandon the proposal to apply internal alteration controls for the following properties:
- . (i) HO286 - Former Burnley Theatre, 365-377 Swan Street Richmond; and (ii) HO504 - Former Richmond Theatre, 311-317 Bridge Road, Richmond;'

As I am opposed to this action and consider it inappropriate I ask you to consider the attached submission.

Yours sincerely

Ian Wight

Submission supporting the introduction of interior controls for three theaters as provided for in Amendment C245 to the Yarra Planning Scheme.

1. The proposed controls are supported by a proper study carried out by reputable heritage consultants and no considered assessment has been made available (at least so far) to question their assessment.
2. I submit that it was inappropriate for the Council to reach the decision it did without considering such evidence and that its decision was arbitrary.
3. Objections from the owners included concern that the controls would curtail the future development of the site and that the need for permits would preclude the normal running of the business due to the extent of permitting required.
4. However the Council should have been concerned solely with the issue as to whether the interiors of the buildings were of sufficient significance to merit listing in the schedule to Heritage Overlay. The issue should therefore have been submitted to the panel without an opinion so the issue could be considered by the panel with an open mind.
5. The question as to how much of the interiors should be retained in a future development is not a matter for consideration as part of the amendment process. That is properly a matter for consideration at the permit stage.
6. The matter of exempting minor works that do not impact on the significance of the place can be dealt with by means of an incorporated plan that can provide for a whole range of permit exemptions. In fact one of the objecting submitters has actually suggested such a process.
7. I therefore ask the Panel to recommend the introduction of interior controls together with an incorporated plan to facilitate continuance of the current use.

Ian Wight
 Richmond
 7 February 2020



Yarra Planning Scheme Amendment C245