

**C o m m i t t e e   r e p o r t   t o   C o u n c i l**

**Agenda item 5.2**

**Council**

**Planning Scheme Amendment C258 – Heritage Policies Review and  
West Melbourne Heritage Review**

**25 February 2020**

**Committee**      Future Melbourne (Planning (Heritage) Portfolio)

**Presenter**      Councillor Leppert

**Purpose**

1. The purpose of this report is to provide an assessment of the independent planning panel's recommendations regarding Amendment C258 Heritage Policies Review and West Melbourne Heritage Review and to recommend that Council adopt the Amendment with changes.

**Consideration at Committee**

2. Following consideration by the Future Melbourne Committee on 18 February 2020, the Committee made a recommendation to Council as presented below.

**Recommendation**

3. That Council:
  - 3.1. Adopts Amendment C258 as shown in Attachment 6 of the report from management "with the following changes: remove 431-439 Punt Road, South Yarra and 441-459 Punt Road, South Yarra from Amendment C258 and retain their gradings in the existing Heritage Places Inventory (renamed Heritage Places Inventory 2020 Part B)."
  - 3.2. Submits the adopted Amendment to the Minister for Planning for approval.
  - 3.3. Authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial changes to the amendment documents prior to submitting to the Minister for Planning for approval.
  - 3.4. Notes that a new amendment will be prepared to convert the remaining A to D graded properties to the Significant / Contributory classification system.

**Council Report Attachment:**

1. Future Melbourne Committee, Agenda item 6.2, 18 February 2020 (Page 2 of 3)

## Report to the Future Melbourne (Planning) Committee

### Planning Scheme Amendment C258 - Heritage Policies Review and West Melbourne Heritage Review

18 February 2020

**Presenter:** Emma Appleton, Acting General Manager Strategy, Planning and Climate Change

#### Purpose and background

1. The purpose of this report is to provide an assessment of the independent planning panel's recommendations regarding Amendment C258 Heritage Policies Review and West Melbourne Heritage Review (Amendment) and to recommend that the Future Melbourne Committee seeks Council adoption of the Amendment with changes.
2. The purpose of the Amendment is to provide clarity and certainty about the protection of heritage assets by updating the heritage policies in the Planning Scheme. It also adopts the contemporary heritage category system which is used by a majority of other Councils.
3. The Amendment proposes to replace the existing A to D heritage gradings with a new Significant/Contributory system; to revise the two heritage policies in the Melbourne Planning Scheme; to introduce new Statements of Significance for the existing six large heritage precincts and to implement the recommendations of the 'West Melbourne Heritage Review 2016' by introducing new heritage places in West Melbourne.
4. Following public exhibition, Amendment C258 was considered by a panel. The panel considered a total of over 100 submissions. The panel issued its report in May 2019 (Attachment 2).

#### Key issues

5. The panel recommended that the Amendment be adopted with some material changes. The panel's recommendations and management's response to these are in Attachments 3, management's recommended changes to the Amendment documents are in Attachment 4 and the panel's recommended changes to the policies and management's response are in Attachment 5. The Amendment documentation proposed for adoption is Attachment 6.
6. Some key panel recommendations are not supported by management. These are:
  - 6.1. The deletion of the 'significant' grading from the Heritage Policy. This would remove the policy requirements that afford a greater level of protection to significant buildings than contributory buildings.
  - 6.2. Reviewing the classification of all significant places and allocating them to either an 'Individual Heritage Place' category if they are outside a precinct, or 'Contributory' category if they are within a precinct. This new system, which was not debated during the hearing, would transform the original Amendment and result in downgrading all significant properties in heritage precincts to contributory status reducing their level of protection. The introduction of any new heritage system requires detailed research and consultation with all councils and local communities across the State.
  - 6.3. Abandoning the classification of some streetscapes as 'Significant', which could undermine the heritage protection provided by this classification.
7. In response to concerns regarding the gradings of particular properties, further work has been undertaken which has revealed that a small percentage of heritage properties were omitted from the exhibited Amendment C258 Heritage Places Inventory. It is proposed that the properties that were omitted from the exhibited Inventory, as well as those with a C grade in precincts in City North and those with a D grade in individual overlays, should all retain their existing gradings while management undertakes a separate future amendment to apply the conversion methodology to these properties.

**Recommendation from management**

8. That the Future Melbourne Committee recommends Council:
  - 8.1. Adopts Amendment C258 as shown in Attachment 6 of the report from management.
  - 8.2. Submits the adopted Amendment to the Minister for Planning for approval.
  - 8.3. Authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial changes to the amendment documents prior to submitting to the Minister for Planning for approval.
  - 8.4. Notes that a new amendment will be prepared to convert the remaining A to D graded properties to the Significant / Contributory classification system.

**Attachments:**

1. Refer to the Future Melbourne Committee meeting held on 18 February 2020 on Council's website for the full documentation to this report.