

**Former Northcote Theatre  
212-220 High Street, Northcote**

**Heritage Council Registrations Committee  
Hearing – 30 March 2011**

**Members – Mr James Norris (Chair), Ms Shelley Penn, Mr Donald Kerr**

**DECISION OF THE HERITAGE COUNCIL**

After considering a recommendation and the submissions and conducting a hearing into those submissions, pursuant to Section 42(1)(a) of the *Heritage Act 1995* the Heritage Council has determined that the place is of cultural heritage significance to the State of Victoria and should be included in the Heritage Register.



**James Norris  
(Chair)**



**Shelley Penn**



**Donald Kerr**

**Decision Date – 30 May 2011**

## **APPEARANCES**

### **Executive Director, Heritage Victoria**

Ms Libby Blamey, Research Officer appeared for the Executive Director. Ms Frances O'Neill, Manager, Assessments was available for questions.

### **Nominator**

Mr Paul Roser appeared for the nominator, the National Trust of Australia (Victoria) ('the Trust'), who opposed the Executive Director's recommendation. Mr Roser called Mr Rohan Storey, the Trust's Architectural Historian as an expert witness.

### **Owners**

Mr David Colman, Barrister appeared for the owners of the place and was instructed by Mr Steve Katsimadakos of Comito, Iacovino & Co Lawyers. The owners supported the Executive Director's recommendation.

## **WRITTEN SUBMISSIONS**

### **Cinema and Theatre Historical Society – Victoria**

A written submission was received from Mr Gerry Kennedy of the Cinema and Theatre Historical Society - Victoria in support of the Trust's submission.

### **City of Darebin**

A written submission was received from Mr Darren Rudd, Manager City Development of the City of Darebin. The letter stated that the Darebin City Council has no objection to the Executive Director's recommendation, but it erroneously stated that that recommendation was to include the place in the Register.

## **INTRODUCTION/BACKGROUND**

### **The Place**

- 1 The Former Northcote Theatre is a two-storey rendered brick theatre building at 212-220 High Street, Northcote. Designed and constructed in 1911-12, the place is included in a precinct (HO97) in the Darebin Planning Scheme.

### **Nominations**

- 2 The place was nominated by the Trust in August 2000.

### **Recommendation of the Executive Director**

- 3 On 21 May 2010, the Executive Director recommended that the place not be included in the Heritage Register and that the place be referred to the relevant planning authority for inclusion in a planning scheme.
- 4 By letter dated 14 July 2010, the Trust made an objecting submission during advertising of the Executive Director's recommendation. Pursuant to section 40(2)(iii) of the Heritage Act, a hearing was required to be held into whether or not the place should be included in the Heritage Register.

### **Site Inspections**

- 5 The Committee inspected the place on 28 March 2011.
- 6 Mr Norris and Mr Kerr made an unaccompanied inspection of the Canterbury Theatre, 111-119 Maling Road, Canterbury on 13 April 2011.

### **Preliminary matters**

- 7 Several photographs of the enclosed balcony area were tabled at the hearing by Mr Colman. As there were no objections from other parties, the Committee allowed the photographs to be circulated.
- 8 During the hearing, Mr Colman sought to exclude the submission of the Cinema and Theatre Historical Society's on the basis that they did not attend the hearing. The Committee advised the parties that they will consider all written submissions received.

## **ISSUES**

- 9 This section is not intended to be a complete record of submissions that were made to the Registrations Committee. It is a summary of what the Committee considered to be the key issues, followed by an explanation of the position that the Committee takes on each issue.
- 10 Any reference to criteria refers to the *Heritage Council Criteria for Assessment of Places of Cultural Heritage Significance* (see Attachment 1 to this report).

## Summary of issues

- 11 All parties agreed that the Former Northcote Theatre has some cultural heritage significance. The parties differed in their view of the level of historical, social, technical and architectural significance.
- The Executive Director submitted that the place is of local historical and social significance.
  - The Trust did not address the Heritage Council Criteria directly but submitted that the place is of historical (Criterion A), social (Criterion G), technical (Criterion F), and architectural (Criteria D and E) significance to the State of Victoria and should, accordingly, be included in the Victorian Heritage Register.
  - The Cinema and Theatre Historical Society did not address the Heritage Council Criteria directly but submitted that the place is of historical significance (Criterion A).
  - The owner submitted that the place has local architectural and cultural significance.
- 2 The main issues for the Committee's consideration were whether the phase of cinema building that the Former Northcote Theatre demonstrates is one of significance to Victoria's cultural heritage and whether the subject place is a significant example of that phase.

## Cinema and theatre history in Victoria

- 12 The Committee considered whether purpose-built pre-World War I picture theatres are a phase of Victoria's cinema history that is of cultural heritage significance to the State.

### *Submissions and evidence*

- 13 Mr Roser submitted that the first wave of purpose-built cinema construction in Victoria demonstrates the rapid growth in popularity of moving pictures in the second decade of the twentieth century. According to Mr Roser, this period of cinema construction is distinct from that which commenced in the mid 1920s when cinemas began to be more grandly conceived and executed in more exotic styles.
- 14 Mr Kennedy (in his written submission) put to the Committee that at this time the first film entrepreneurs moved from screening in rented halls to constructing larger premises.

### *Discussion and conclusion*

- 15 The Committee takes the view that the development of cinema is a significant aspect of Victoria's cultural history.
- 16 It became evident to the committee during its consideration that there are three significant stages of early picture theatres in Victoria, which the committee hereafter refers to as 'Phase 1', 'Phase 2' and 'Phase 3':

- In the first stage ('Phase 1'), moving pictures were shown in temporary or reused structures such as canvas tents or sheds or, in the case of examples such as the Theatre Royal in Castlemaine (H2144), more permanent structures that had been built for live theatre.
- During the second stage ('Phase 2'), from around 1910, the first purpose-built picture theatres were erected in Victoria. The characteristics of this class of places are outlined below in paragraph 35.
- The third stage ('Phase 3'), from the 1920s and 30s, saw the development of single-purpose grand picture palaces, examples of which include the Rivoli (H1524) and Palais (H0947).

17 The Committee is of the view that Phase 2 of picture theatre development in Victoria is of historical significance to the State. The Committee accepts that some of the picture theatres erected during this period may have been multipurpose but finds that they are still important as examples of the first permanent buildings erected specifically to show films. In the case of the Former Northcote Theatre, the Committee is satisfied that the place was used primarily as a cinema.

**Former Northcote Theatre – Historical significance, rarity, integrity and representativeness (Criteria A, B and D)**

18 The parties disagreed on the place's level of historical significance, its rarity and its integrity. The parties also disagreed on whether the place is important in demonstrating the principal characteristics of 'Phase 2' picture theatres.

*Submissions and evidence*

***Historical significance***

- 19 Ms Blamey submitted that the Former Northcote Theatre is of local historical significance to Northcote as an early cinema building and for its subsequent fifty-year association with entertainment and recreation in Northcote.
- 20 Conversely, Mr Roser put to the Committee that the place is of historical significance as the oldest purpose-built cinema surviving largely intact in Victoria. Mr Roser's witness, Mr Rohan Storey, submitted that the City of Darebin statement of significance for the place states that it is 'the oldest purpose-designed cinema in Northcote and Victoria, and is possibly the oldest surviving in the country'. Mr Kennedy (in his written submission) put to the Committee that the place is of importance in cinema history.
- 21 Mr Colman put to the Committee that the place has local historical significance to Northcote and the City of Darebin. He disputed the historical significance of the place as it is not mentioned in the summary of Chapters 1 and 2 of *Cinemas in Melbourne 1896-1942*, an unpublished masters thesis by Daniel Catrice, provided by the Trust.

- 22 Furthermore, Mr Colman argued that the place cannot be called the oldest purpose-built cinema in Victoria as it was used both as a cinema and theatre and, in any event, it is only five months older than the Canterbury Theatre

***Rarity and representativeness of ‘Phase 2’ picture theatres***

- 23 Ms Blamey submitted that the place is a representative example of an early cinema as it is one of a small number of early theatres remaining in Melbourne from the first wave of cinema building. She argued that it is not the only example from this period and that the Canterbury Theatre, given its high level of original fabric, is a better example and should be considered as a candidate for the Victorian Heritage Register.
- 24 Mr Roser agreed with Ms Blamey that some other cinemas remain from this period but he submitted that all are far less intact, having a subdivided auditorium or an extensively altered façade. He submitted that the Northcote Theatre demonstrates the main characteristics of ‘Phase 2’ cinemas, including a small foyer, large auditorium with a flat floor and raised stage that could be used for a variety of functions, windows making it suitable for use for daytime functions, and thinly applied decoration. Mr Roser submitted that the Trust’s view is that both the Former Northcote Theatre and the Canterbury Theatre reach the threshold for inclusion in the Register. However, in Mr Storey’s opinion, the Canterbury was not used primarily as a cinema.
- 25 Similarly, Mr Kennedy submitted that the Former Northcote Theatre is the least changed of the oldest, purpose-built picture theatres in Melbourne and is representative of the type. He submitted that other former picture theatres of a similar age include the Canterbury Theatre, the Moonee (Moonee Ponds), the Grand (Footscray), the Lyric (Fitzroy), the Lyric (Yarraville), St George (Yarraville), the Barkly (Footscray) and the Armadale Theatre. Of the above theatres, Mr Kennedy considered that only the interior of the Canterbury may be as authentic as the Northcote, but he was of the opinion that the Canterbury is atypical of early picture theatres as it was built as a recreation hall. In contrast, Mr Kennedy said, the Northcote was planned as a picture theatre as evidenced by the name ‘Northcote Theatre’ being included in the decoration of its façade.
- 26 Mr Kennedy argued that the building exemplifies ‘Phase 2’ picture theatres. He submitted that audiences during this period accepted more spartan premises than at the live theatres of the day and that the characteristics of these places are all on display at the Northcote. These include the omission of the circle foyer so patrons entered directly into the balcony at the crossover aisle, no stage boxes and a box-like auditorium space with perfunctory decoration. He submitted that the venue was truly multipurpose and hosted variety and film shows as evidenced by the inclusion of a fly-tower.
- 27 Mr Colman argued that the place is not the best example of an early cinema as it is different from those of the grand era of cinema-building in the 1920s and 30s.
- 28 Both Mr Roser and Mr Colman submitted that that no comprehensive study of Melbourne based theatres and cinemas has been undertaken and Mr Colman

argued that there is therefore not enough information for the Heritage Council to make a decision.

### *Integrity*

29 The parties agreed that the place has been altered and that those alterations include:

- Externally - replacement of the veranda with cantilevered awning, enclosure of the balcony, former exterior window from the front façade relocated to become a feature of the stage, enclosure of windows on north and south elevation, alteration to the shops, removal of external staircase, brick toilet blocks erected to north and south facades, introduction of new heating and cooling systems.
- Internally – balcony seating removed, removal of foyer staircase to access balcony, enclosure of balcony seating, original pair of entry doors divided by a central biobox removed and replaced by a central pair of doors, fly-tower divided horizontally (the lower part used as a kitchen and the upper for dressing rooms).

30 Mr Roser submitted that the Northcote theatre is clearly the most intact of the surviving examples from this period, making it the best representation of the early days of cinemas as a building type in Victoria. Mr Kennedy also submitted that the place is the ‘the least changed of the oldest, purpose-built picture theatres in Melbourne and representative of the type’.

31 Mr Colman agreed that the place is an example of an early cinema in Melbourne. However, in his comparative analysis, Mr Colman argued that the exteriors of other early cinema buildings, such as the Barkly Theatre, Footscray and the Victory (National) Theatre, St Kilda are more intact and that the Former Northcote Theatre has been significantly altered and could not be described as ‘highly intact’.

### *Discussion and conclusion*

32 The Committee is of the view that the Former Northcote Theatre satisfies Criterion A. The place has historical significance as the least changed of the earliest remaining examples of purpose-built picture theatres in Victoria and is an important illustration of that phase. The Committee is satisfied that there is no evidence of an older extant purpose-built picture theatre that better reflects this period of cinema in Victoria.

33 Further, the Committee is of the view that the Former Northcote Theatre is historically significant as an important example of a suburban cinema. The emergence of cinemas in working class suburbs in the 1910s is a significant phase in the development of Victoria’s cultural history.

34 The Committee is of the view that the Former Northcote Theatre satisfies Criterion B as the one of the last remaining substantially intact examples of an early purpose-built picture theatre. The Committee finds that the interior is substantially intact, a rare survivor from this period of cinema development.

Although it is now used as a function centre, the high level of intactness of the place allows its previous purpose as a theatre to be easily comprehended. Comparative analysis with purpose-built picture theatres from the same period shows that very few have substantially intact interiors. In the Committee's view, of this group only the Canterbury Theatre can be compared in terms of intactness.

- 35 The Committee finds that the Former Northcote Theatre satisfies Criterion D as it is substantially intact and demonstrates the characteristics of Phase 2 theatres and as such illustrates a significant phase in Victoria's cinema history. These characteristics include: large auditorium space with a flat floor; a large upper gallery; small and relatively simple foyer; evidence of multiple uses such as relatively small stage area, fly-tower; and a simple decorative scheme symptomatic of other commercial building types of the period.

### **Former Northcote Theatre - Potential to yield information (Criterion C)**

- 36 Only one party made submissions relating to Criterion C.

#### *Submissions and evidence*

- 37 Mr Roser submitted that as an early intact cinema, the place shows how structures at this time were not the luxurious places they later became. He noted that the Former Northcote Theatre did not have fixed seating or raked floors.

#### *Discussion and conclusion*

- 38 Criterion C (potential to yield information that will contribute to an understanding of Victoria's cultural history) is often connected with archaeological evidence. The Committee agrees that as an early intact cinema, the place shows how structures at this time were not the luxurious places they later became; however, the Committee finds that this aspect of the former theatre is not of state significance and Criterion C is not satisfied.

### **Former Northcote Theatre – aesthetic significance (Criterion E)**

- 39 The parties disagreed on the level of the place's aesthetic significance.

#### *Submissions and evidence*

- 40 Ms Blamey submitted that the Former Theatre is of local architectural significance as an early, albeit adapted [as a function centre] cinema building and demonstrates many of the features characteristic of this period of cinema architecture, including shops at street level and a hall-like auditorium. She argued that it is not an outstanding example of architectural design. She put to the Committee that the place is an important part of the streetscape of High Street, Northcote and is locally architecturally important as a suburban cinema.
- 41 Ms Blamey compared the Northcote Theatre to the Barkly Theatre in Footscray and the National Theatre in St Kilda, both of which are on the Victorian Heritage Register. She put to the Committee that these two places are architecturally and historically important for their design and integrity and more noteworthy for their Edwardian Baroque and Beaux Arts-style facades respectively.

- 42 Mr Roser submitted that the Former Theatre is an example of Edwardian Baroque as applied to a commercial building. He argued that this style was largely confined to early cinemas and department stores. Mr Roser put to the Committee that the decorative style of the interior is of note as an example of tasteful decoration in no identifiable style, characteristic of cinemas. He submitted that the façade of the Northcote Theatre is notable for its tall scale, designed to impress. He argued that although the external decoration is thinly applied, it is an interesting example of an expression of what was then a completely new building type. Mr Roser submitted that the auditorium is notable for the relatively ornate decoration for this early date for a cinema.
- 43 Mr Kennedy submitted that the building is unique and has a prominent position on High Street.
- 44 Mr Colman submitted that the Barkly Theatre and National Theatre are the more architecturally distinctive and noteworthy of this type. He argued that there is not enough information to demonstrate that the place satisfies Criterion E.

*Discussion and conclusion*

- 45 The Committee finds that the place does not have importance in exhibiting particular aesthetic characteristics which reaches the threshold of state significance.
- 46 The Committee is of the view that the external treatment of the building is common to many commercial buildings of the period and that whilst the extent to which the interior remains intact is significant, the internal decoration itself is symptomatic of many public buildings of the day.

**Former Northcote Theatre - technical significance (Criterion F)**

- 47 The parties disagreed on the level of technical significance of the place.

*Submissions and evidence*

- 48 Mr Roser submitted that the Former Theatre's dress circle is of technical significance as it is one of the earliest to demonstrate the cantilever principle of construction. Mr Colman rebutted Mr Roser's argument, submitting that not enough information or analysis has been provided to confirm the significance of the cantilever construction.

*Discussion and conclusion*

- 49 The Committee is not convinced that the Former Northcote Theatre is of technical significance at a state level and takes the view that the building does not demonstrate a level of technical significance beyond that of other public buildings of the period.

**Former Northcote Theatre – social significance (Criterion G)**

- 50 The parties disagreed on the level of social significance of the place.

### *Submissions and evidence*

- 51 Mr Roser submitted that the Northcote Theatre had a strong association with the people of Northcote as their principal cinema for nearly fifty years. He argued that the place is socially significant for its association with cinema, the most popular form of entertainment in the early twentieth century. Mr Roser also submitted that the place is significant for its association with the Italian community from the 1960s to the present as a popular function venue.
- 52 Conversely, Mr Colman submitted that the place is only of social significance to the Northcote community and that it has not been of social importance as a cinema in the last fifty years.

### *Discussion and conclusion*

- 53 The Committee is of the view that the place has had local social importance as a theatre in a working class suburb and currently has social significance to the local community as a function centre. The Committee finds that the threshold for state significance is not reached with regard to this criterion.

### **Former Northcote Theatre – associations with Robert McLeish and Frank Richardson (Criterion H)**

- 54 The Committee considered the significance of the theatre's connections to Robert McLeish and Frank Richardson.

### *Submissions and evidence*

- 55 Mr Roser and Mr Kennedy submitted that the Former Theatre is associated with Robert McLeish, known as 'the father of the Victorian motion picture industry'. Mr Kennedy submitted that the place is associated with the architect Frank G Richardson.
- 56 Mr Colman put to the Committee that not enough information has been provided to establish the importance of McLeish in early cinema in Victoria and that there was also not enough evidence to show the importance of Mr Richardson's association with the place.

### *Discussion and conclusion*

- 57 The Committee is not satisfied that the evidence presented in relation to Mr McLeish and Mr Richardson elevates them or the association of the place with them as being of state significance.

### **Threshold for inclusion in the Victorian Heritage Register**

### *Submissions and evidence*

- 58 Mr Roser submitted that the whole range of cinemas should be represented on the Victorian Heritage Register, while Mr Colman argued that cinemas are amply represented on the Register. He argued that cinemas from the grand era of the 1920s and 30s are well represented on the Victorian Heritage Register.

### *Discussion and conclusion*

- 59 The Committee wishes to reiterate that a place is included in the Victorian Heritage Register if it is of cultural heritage significance to the State of Victoria. A place must satisfy at least one of the Heritage Council's criteria at a state level.
- 60 Although similar places or themes may or may not be well represented in the register, the Committee has decided to register the Former Northcote Theatre because it is satisfied that the place is of sufficient cultural heritage significance to the State of Victoria and satisfies Criteria A, B and D; not because cinemas of this era are under-represented on the Register.

### **CONCLUSION**

- 61 The Committee finds that the Former Northcote Theatre is of historical significance to the State of Victoria. It meets the significance threshold for inclusion in the Victoria Heritage Register according to the Heritage Council's Criteria A, B and D.
- 62 A Statement of Significance, Permit Policy and Exemptions and Extent of Registration have been prepared that reflect the Committee's decision. They are included as Attachments 2, 3 and 4.
- 63 The Committee notes the lack of a comprehensive study of cinemas and theatres across the State, and recommends that Heritage Victoria give consideration to undertaking a study.
- 64 The Committee also encourages the owners to prepare a conservation management plan to protect the significance of the place.

## ATTACHMENT 1

### HERITAGE COUNCIL CRITERIA FOR ASSESSMENT OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE

CRITERION A	Importance to the course, or pattern, of Victoria's cultural history.
CRITERION B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
CRITERION C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
CRITERION D	Importance in demonstrating the principal characteristics of a class of cultural places or objects.
CRITERION E	Importance in exhibiting particular aesthetic characteristics.
CRITERION F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
CRITERION G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
CRITERION H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**These were adopted by the Heritage Council at its meeting on 7 August 2008, and replace the previous criteria adopted by the Heritage Council on 6 March 1997.**

## ATTACHMENT 2

### Statement of Significance

#### What is significant?

The Former Northcote Theatre at 212 - 220 High Street, Northcote is a two-storey rendered brick purpose-built picture theatre building designed and constructed in 1911-12.

The Northcote Theatre Company was registered in December 1911, with Amalgamated Pictures Ltd as the principal shareholder. The cinema was opened in 1912 by the Mayor of Northcote, Councillor H.E. Bastings in front of a crowded auditorium. Described by *The Argus* as a handsome structure, it was designed by Twentyman & Askew and F.G. Richardson, and constructed for a cost of £10,000. In the mid-1930s, seating on the dress circle was widened and in 1953 the central arch and balcony, which opened onto the dress circle, was enclosed. It was operational as a cinema until 1960, after which time it has been used as a function centre.

The Former Theatre is a rare, substantially intact example of an early purpose-built theatre in Victoria. It has a small, simple foyer; large, box-like auditorium with a barrel vault ceiling, flat floor and raised stage that could be used for a variety of functions; an area of balcony seating; windows making it suitable for use for daytime functions; and perfunctory, but intact, interior embellishment. The 'attractive' auditorium seated 1500 patrons on two levels and is decorated with pilasters and wreaths. The stage and fly-tower provided for live theatre productions, though the building's main use was for film.

Externally, the theatre's simple Edwardian Baroque style decoration is substantially intact. The Former Theatre has a cantilevered awning, which replaced the original verandah, and four shops at entrance level. The façade features a balustraded parapet, rustication at first floor level and the words 'Northcote Theatre' embossed above the windows. The three openings of the original dress circle balcony are now enclosed.

#### How is it significant?

The Former Northcote Theatre is of historical significance to the State of Victoria.

#### Why is it significant?

The Former Northcote Theatre is of historical significance to the State of Victoria as the least changed of the earliest remaining examples of purpose-built picture theatres in

Victoria. The first purpose-built picture theatres were erected in Victoria from around 1910. The substantially intact Former Northcote Theatre is an important illustration of the characteristics of that phase of picture theatre development in Victoria.

The Former Northcote Theatre is historically significant as an important example of a suburban cinema and of the emergence of cinemas in working class suburbs in the 1910s. It is representative of a significant phase in the development of Victoria's cultural and cinema history.

The Former Northcote Theatre is historically significant for its unusually intact interior, representative of early purpose-built picture theatres. It displays the typical features of picture theatres from this era including: a small, simple foyer; large, box-like auditorium with a barrel vaulted ceiling, flat floor and raised stage that could be used for a variety of functions; an area of balcony seating; windows making it suitable for use for daytime functions. The high level of intactness of the place allows its previous purpose as a theatre to be easily comprehended.

## **ATTACHMENT 3**

### **PERMIT POLICY**

The purpose of the permit exemptions is to allow works that do not impact on the significance of the place to occur without the need for a heritage permit. Routine maintenance and repair work based on the replacement of like with like are permit exempt. In carrying out repair works, original fabric should be conserved and retained as much as possible.

The cultural heritage significance of the Former Northcote Theatre is as the earliest remaining, largely extant, example of a purpose-built picture theatre in Victoria.

Important elements include:

- Internally - the foyer; large, box-like auditorium with a barrel vaulted ceiling, flat floor and raised stage, the balcony seating area including remnant furnishings; the windows; and intact, interior decoration.
- Externally – the fly-tower, four shops at entrance level, simple Edwardian Baroque style decoration including a balustraded parapet, rustication at first floor level and 'Northcote Theatre' embossed above the windows.

Any alterations which impact on the significance of the exterior and the interior are subject to permit applications.

### **PERMIT EXEMPTIONS**

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. (Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.)

General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works: Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

**Exterior:**

Minor repairs and maintenance.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation and repairing of damp proofing by either injection method or grout pocket method.

Installation or removal of external fixtures and fittings such as, hot water services and taps.

**Interior:**

Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.

Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.

Installation, removal or replacement of bulk insulation in the roof space.

Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.

Installation, removal or replacement of electrical wiring.

## ATTACHMENT 4

### EXTENT OF REGISTRATION

1. All of the building marked B1 on Diagram 2287 held by the Executive Director.
2. All of the land marked L1 on Diagram 2287 held by the Executive Director being all of Lot 1 on Title Plan 745275.



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