

Attachment 4

Amendment C245 to the Yarra Planning Scheme

Comparison of *exhibited version* and the *version for adoption* and reasons for the change

The information in this table is based on the exhibited version of the amendment and the version of the amendment recommended for adoption by officers.

These tables only highlights aspects of the amendment where changes are proposed to the exhibition version. Elements of the amendment where no changes are proposed or very minor changes such as spelling mistakes or punctuation where there are no other changes are not included in the tables.

Clause 21.11 – Reference Documents

Clause	Exhibited	Version for adoption	Reason for change
Clause 21.11	The following documents were referenced in Clause 21.11: <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i> <i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i>	Delete: <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i> <i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i> Add: <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i> <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i> <i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i> <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i>	References to Reference Documents updated. At exhibition, Council proposed to include the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i> and <i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i> as reference documents to the Scheme. In response to questioned raised by the Panel about reference and incorporated documents and the location of Statements of Significance, at the Panel officers proposed the creation of a new reference document which would include the Statements of Significance for properties in the Bridge Road and Victoria Street Activity Centres – the <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document</i> . Council at its meeting of 26 November 2019 resolved to include the Statements of Significance for the Queens Parade Street Trees, GJM Victoria Street and Bridge Road Heritage Assessment and the Theatres Study (with Statements of Significance from other amendments such as Queens Parade) in the one document - the <i>Yarra High Streets: Statements of Significance</i> . The Panel thought the use of one document for all Yarra's Statements of Significance would be unwieldy. The Panel supported the inclusion of new document proposed at Panel focusing on Victoria Street and Bridge Road, as a reference document to the scheme. However it did not support the inclusion of the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i> as a reference document in Clauses 22.11 or 22.02-8. It considered the important parts of the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment</i> have been distilled into the <i>Yarra High Streets</i>

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Clause	Exhibited	Version for adoption	Reason for change
			<p><i>(Victoria Street and Bridge Road) Statements of Significance: Reference Document</i>. It considered the inclusion of both would cause potential confusion and duplication of material and is therefore unnecessary.</p> <p>The Panel also did not support the <i>Thematic Study of Theatres in the City of Yarra</i> as a reference document. The Theatres Study provided the basis for the internal controls. However given Council proposed to abandon internal controls for two of the theatres and the Panel recommended the abandoning internal controls for the other. This makes this reference document redundant.</p> <p>Officers support the Panel's recommendations in relation to the reference documents.</p>

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay


Clause	Exhibited	Version for adoption	Reason for change
Clause 22.02-8 References	<p>The following documents were referenced in Clause 22.02-8:</p> <p><i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i></p> <p><i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i></p>	<p>Delete:</p> <p><i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i></p> <p><i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i></p> <p>Add:</p> <p><i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i></p> <p><i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)</i></p> <p><i>Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)</i></p> <p><i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i></p>	<p>See reasons for Clause 21.11- Reference Documents. The same reasons apply.</p>

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Schedule to Clause 43.01 - Heritage Overlay

HO Precinct	Exhibited	Version for adoption	Reason for change				
HO109 – Former William Peatt Boot Factory	<p>Remove the existing Heritage Overlay HO109 (55 Langridge Street, Collingwood – Former William Peatt Boot Factory) from land at 14 Glasgow Street, Collingwood.</p> <p>Change the address of HO109 in the schedule to Clause 43.01 (Heritage Overlay)</p>	<p>No change to HO109. Street address remains as 55 Langridge Street, Collingwood.</p> <p>HO109</p> <p>61-75 55 LANGRIDGE STREET COLLINGWOOD</p> <p>Former William Peatt Boot Factory</p> <p>Incorporated plan:</p> <p>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</p>	<p>Proposed changes to HO109 have been abandoned.</p> <p>The proposed changes in the amendment ie the deletion of HO109 from 14 Glasgow Street were to address a heritage mapping ‘anomaly’ and correct incorrect address.</p> <p>However following submissions, further investigations revealed:</p> <ul style="list-style-type: none"> the part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value but it also includes a small part of the significant c.1937 William Peatt building the proposed new address for HO109 in the Heritage Overlay schedule and incorporated document is incorrect. <p>It was therefore recommended the proposed changes to HO109 should be removed from Amendment C245 pending a further review.</p> <p>At its meeting on 26 November 2019, Council resolved to indicate to the Panel its intent to abandon the changes to this property pending further investigations. Panel agreed with Council position.</p>				
HO286 – Former Burnley Theatre	<p>Apply internal alteration controls to HO286.</p>	<p>Deleted the requirement for internal alteration controls.</p> <table border="1"> <tr> <td>HO286</td> <td>365-377 SWAN STREET RICHMOND Former Burnley Theatre Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</td> <td>Yes</td> <td>Yes No</td> </tr> </table>	HO286	365-377 SWAN STREET RICHMOND Former Burnley Theatre Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	Yes No	<p>Requirement for internal controls deleted.</p> <p>Internal controls for the site were proposed at exhibition, however, after considering submissions Council, at its 26 November 2019 Council meeting, resolved to indicate to Panel an intention to abandon these controls.</p> <p>The Panel supported Council’s position. It noted that the bar for applying internal controls to buildings is very high. <i>Planning Practice Note 1 (PPN01) – Applying the Heritage Overlay</i> is the starting point for the assessment of internal heritage controls. It states that ‘<i>This provision should be applied sparingly and on a selective basis to special interiors of high significance</i>’.</p> <p>It was also acknowledged that a significant amount of the internal fabric which was recognised in the citation, included in the Theatres Study, has now been removed (due to the water damage).</p> <p>The Panel concluded that the interior (or selected parts) did not meet the required threshold to warrant heritage controls.</p>
HO286	365-377 SWAN STREET RICHMOND Former Burnley Theatre Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	Yes No				

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			Officers support the panel's position and have recommended Council abandon internal controls for the former Burnley Theatre. This is consistent with resolution passed by Council on 26 November 2019.
HO499 – Former Austral Theatre	<p>Remove the site from HO324 and apply a site specific Heritage Overlay (HO499) to the whole of the site.</p> <p>Apply internal alteration controls.</p>	<p>Deleted HO499: 200-202 Johnston Street, Collingwood (Former Austral Theatre) from the Schedule to the HO.</p> 	<p><u>Internal alteration controls</u></p> <p>Requirement for internal controls deleted (noting the site-specific Heritage Overlay would also be deleted – see below).</p> <p>The former Austral Theatre was the only theatre of the three proposed for inclusion in C245 which Council resolved to progress internal controls following the receipt of submissions.</p> <p>The Panel did not support internal controls. It considered the interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.</p> <p>It did not consider that the Theatres Study (which informed the proposed controls) provides appropriate justification for the inclusion of internal heritage controls for the former Austral Theatre.</p> <p>As with the former Burnley Theatre, the Panel did not believe that the remaining features within the building warrant the application of selective protection.</p> <p>Officers agree with the Panel and recommend Council abandon internal controls for the former Austral Theatre. Officers agree that the interior had undergone extensive adaptation including the removal of several key components such as the stage and proscenium. Numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence or are no longer intact.</p> <p><u>Site-specific Heritage Overlay</u></p> <p>Proposed HO499 deleted from the Schedule. The site would remain within the existing heritage precinct HO324.</p> <p>The application of HO499 as an individual Heritage Overlay to the former Austral Theatre was to facilitate the application of internal heritage controls to the site. As it has been concluded internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. This was supported by the Panel.</p>

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HO504 – Former Richmond Theatre	<p>Remove the site from HO310 and apply a site specific Heritage Overlay (HO504)</p> <p>Include internal alteration controls.</p>	<p>HO504: 311-317 Bridge Road, Richmond (Former Richmond Theatre) <u>deleted</u></p> <table><tr><th>PS map ref</th><th>Heritage Place</th><th>External Plans Apply?</th><th>Internal Alteration Controls Apply?</th><th>Tree Controls Apply?</th><th>Outbuildings or fences which are not exempt under Clause 43.01-4</th><th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th><th>Prohibited uses may be restricted?</th><th>Aboriginal heritage place?</th></tr><tr><td>HO504</td><td>201-202, JOHNSTON STREET, COLLINGWOOD Austin Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i></td><td>No</td><td>Yes</td><td>No</td><td>No</td><td>No</td><td>No</td><td>No</td></tr><tr><td>HO504</td><td>311-317 BRIDGE ROAD, RICHMOND Richmond Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i></td><td>No</td><td>Yes</td><td>No</td><td>No</td><td>No</td><td>No</td><td>No</td></tr></table>	PS map ref	Heritage Place	External Plans 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 restricted?	Aboriginal heritage place?	HO504	201-202, JOHNSTON STREET, COLLINGWOOD Austin Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i>	No	Yes	No	No	No	No	No	HO504	311-317 BRIDGE ROAD, RICHMOND Richmond Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i>	No	Yes	No	No	No	No	No	<p><u>Internal alteration controls</u></p> <p>Requirement for internal controls deleted (noting the site-specific Heritage Overlay would also be deleted – see below).</p> <p>Internal controls for the site were proposed at exhibition, however, after considering submissions Council at its 26 November 2019 Council meeting resolved to indicate to Panel an intention to abandon these controls.</p> <p>The Panel found that <i>‘The extensive modifications to the interior of the building has diminished the heritage significance of the place to such an extent that it does not meet the required threshold to warrant internal heritage controls.’</i></p> <p>Officers support the panel’s position and have recommended Council abandon internal controls for the former Richmond Cinema. This is consistent with resolution passed by Council on 26 November 2019.</p> <p><u>Site specific Heritage Overlay</u></p> <p>Proposed HO504 deleted from the Schedule. The site would remain within the existing heritage precinct HO310.</p> <p>The application of HO504 as an individual Heritage Overlay to the former Richmond Theatre was to facilitate the application of internal heritage controls to the site. As it has been concluded internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. This was supported by the Panel.</p>
PS map ref	Heritage Place	External Plans 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 restricted?	Aboriginal heritage place?																						
HO504	201-202, JOHNSTON STREET, COLLINGWOOD Austin Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i>	No	Yes	No	No	No	No	No																						
HO504	311-317 BRIDGE ROAD, RICHMOND Richmond Theatre (former) <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014.</i>	No	Yes	No	No	No	No	No																						
HO525 – 637-639 Bridge Road, Richmond	<p>Reference to the Statement of Significance was not included in the Schedule to the HO.</p>	<p>Added reference to the Statement of Significance:</p> <table><tr><td>HO525</td><td>637-639 BRIDGE ROAD, RICHMOND Shop & Residence <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</i> <u>Statement of Significance:</u> <u>Shop and Residences 637-639 Bridge Road, Richmond</u> <u>Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</u></td></tr></table>	HO525	637-639 BRIDGE ROAD, RICHMOND Shop & Residence <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</i> <u>Statement of Significance:</u> <u>Shop and Residences 637-639 Bridge Road, Richmond</u> <u>Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</u>	<p>Schedule to Clause 43.01 amended to specify that the Statement of Significance for 637-639 Bridge Road, Richmond, a ‘new’ heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i>.</p> <p>637-639 Bridge Road, Richmond is one of eight ‘new’ heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.</p> <p>This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.</p>																									
HO525	637-639 BRIDGE ROAD, RICHMOND Shop & Residence <i>Incorporated plan:</i> <i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</i> <u>Statement of Significance:</u> <u>Shop and Residences 637-639 Bridge Road, Richmond</u> <u>Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</u>																													
HO526 – 202-206 Church	<p>Reference to the Statement of Significance was not included in the Schedule to the HO.</p>	<p>Added reference to the Statement of Significance:</p>	<p>Schedule to Clause 43.01 amended to specify that the Statement of Significance for 202-206 Church Street, Richmond, a ‘new’ heritage place,</p>																											

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Street Richmond		HO526 202-206 CHURCH STREET, RICHMOND Halls Building Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of Significance:</u> Halls Buildings 202-206 Church Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance, Incorporated Document (May 2020)	is included within <i>Yarra High Streets (Victoria Street and Bridge Road)</i> <i>Statement of Significance: Incorporated Document (May 2020)</i> . 202-206 Church Street, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently outside a HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO527 – 32 & 34 Thomas Street, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO527 32 & 34 THOMAS STREET, RICHMOND Terraces Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of Significance:</u> Pair of Terrace Houses 32 and 34 Thomas Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance, Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 32 and 34 Thomas Street, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i> . 32 and 34 Thomas Street, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within an interim HO and is proposed for inclusion in a site specific Heritage Overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO528 – 635 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO528 635 BRIDGE ROAD, RICHMOND Boland's Shop & Residence Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of Significance:</u> James Bolland's Shop and Residence 635 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance, Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 635 Bridge Road, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road)</i> <i>Statement of Significance: Incorporated Document (May 2020)</i> . 635 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO529 – 529-533 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance:	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 529-533 Bridge Road, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road)</i> <i>Statement of Significance: Incorporated Document (May 2020)</i> .

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		<p>HO529</p> <p>529-533 BRIDGE ROAD, RICHMOND</p> <p>Royal Oak Hotel</p> <p>Incorporated plan:</p> <p>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</p> <p><u>Statement of Significance:</u></p> <p>Royal Oak Hotel 529-533 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</p>	<p>637-639 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.</p> <p>This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.</p>
<p>HO530 - 597-599 Bridge Road, Richmond</p>	<p>Reference to the Statement of Significance was not included in the Schedule to the HO.</p>	<p>Added reference to the Statement of Significance:</p> <p>HO530</p> <p>597-599 BRIDGE ROAD, RICHMOND</p> <p>Whipps Terrace</p> <p>Incorporated plan:</p> <p>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</p> <p><u>Statement of Significance:</u></p> <p>Whipp's Terrace 597-599 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</p>	<p>Schedule to Clause 43.01 amended to specify that the Statement of Significance for 597-599 Bridge Road, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i>.</p> <p>597-599 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.</p> <p>This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.</p>
<p>HO531 – 534-534A Bridge Road, Richmond</p>	<p>Reference to the Statement of Significance was not included in the Schedule to the HO.</p>	<p>Added a reference to the Statement of Significance:</p> <p>HO531</p> <p>534-534A BRIDGE ROAD, RICHMOND</p> <p>Flour Mill & Grain Store Complex (former)</p> <p>Incorporated plan:</p> <p>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</p> <p><u>Statement of Significance:</u></p> <p>Flour Mill and Grain Store Complex (former) 518-524, 534 and 534A Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</p>	<p>Schedule to Clause 43.01 amended to specify that the Statement of Significance for 534-534A Bridge Road, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i>.</p> <p>534-534A Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.</p> <p>This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.</p>
<p>HO532 – 325-333 Bridge Road, Richmond</p>	<p>Reference to the Statement of Significance was not included in the Schedule to the HO.</p>	<p>Added a reference to the Statement of Significance:</p>	<p>Schedule to Clause 43.01 amended to specify that the Statement of Significance for 325-333 Bridge Road, Richmond, a 'new' heritage place, is included within <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i>.</p> <p>325-333 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.</p>

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		HO532	<p>325-333 BRIDGE ROAD, RICHMOND</p> <p>Richmond Town Hall</p> <p>Incorporated plan:</p> <p>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014</p> <p><u>Statement of Significance:</u></p> <p><u>Richmond Town Hall 325-333 Bridge Road, Richmond</u></p> <p><u>Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</u></p>	<p>This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.</p>
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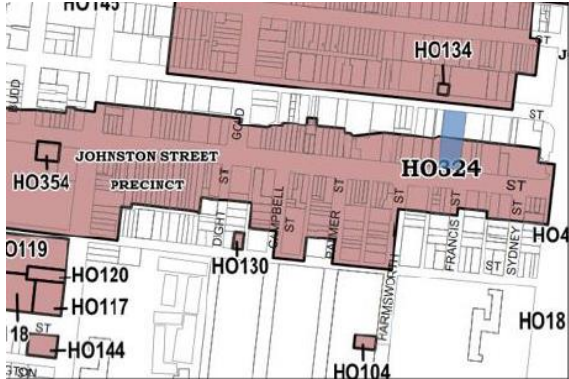
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Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme

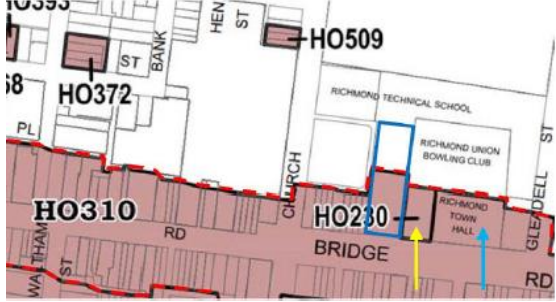
Exhibited	Version for adoption	Reason for change								
Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme only changed the title of the document containing Yarra’s heritage gradings from <i>Appendix 8 – City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007)</i> to <i>City of Yarra Database of Heritage Significant Areas, July 2019</i>	<p>Included a reference to the following new incorporated document:</p> <p><i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i></p> <table><tr><th>Name of document</th><th>Introduced by:</th></tr><tr><td>Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)</td><td>NPS1</td></tr><tr><td>Yarra Gardens Precinct Plan, December 2009</td><td>C128</td></tr><tr><td>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</td><td>C245yara</td></tr></table>	Name of document	Introduced by:	Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS1	Yarra Gardens Precinct Plan, December 2009	C128	Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara	<p>The schedule to Clause 72.04 amended to include the <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i>.</p> <p>The <i>Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)</i> was developed in response to questions raised by the Panel about reference and incorporated documents and the location of Statements of Significance.</p> <p>At the hearing, officers proposed the creation of a new incorporated document to comply with VC148. VC148 requires the Statements of Significance for all ‘new’ heritages places to be in the form of an incorporated document to the scheme.</p> <p>This document includes the Statements of Significance for the eight ‘new’ Heritage Overlays referred to above (ie HO525 to HO532 inclusive). This approach was supported by the Panel.</p>
Name of document	Introduced by:									
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS1									
Yarra Gardens Precinct Plan, December 2009	C128									
Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara									

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Heritage Overlay Maps

Property	Exhibited	Version for adoption	Reason for change
200-202 Johnston Street, Collingwood: Former Austral Theatre	No change to HO324 was proposed at exhibition. HO324 does extend over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).	Extended HO324 to cover the entire site at 200-202 Johnston Street, Collingwood. 	HO324 extended to cover the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre). The current extent of HO324 does not include the entire site at 200-202 Johnston Street, Collingwood—half the property is outside the HO. In C245, a site specific HO was proposed which applied to the whole of the property. The site-specific HO was not supported by the Panel, however Panel did support the extension of the existing HO, HO324 to the entire site. (The extension of the boundary was supported by all parties at the Panel hearing.) Officers support this recommendation. The extension of the HO is necessary to ensure the appropriate management and protection of the heritage significance and values of the place and complies with Planning Practice Note 1 (PPN01).
	New site specific heritage overlay (HO499) to apply to the former Austral Theatre (200-202 Johnston Street).	Deleted HO499	Site-specific Heritage Overlay, HO499 deleted from the site. As outlined above, under Clause 43.01 – Schedule to Heritage Overlay, the application of HO499 as an individual Heritage Overlay to the former Austral Theatre was proposed to facilitate the application of internal heritage controls for the site. As it has been recommended by the Panel and supported by officers that internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. The site should remain within the existing heritage precinct HO324, which is to be extended to cover the entire property (see above). The Panel did not consider there was a need for a site specific HO and supported the deletion of HO499.

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
311-317 Bridge Road, Richmond: Former Richmond Theatre	HO310 did not extend over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).	Extended HO310 to cover the entire site at 311-317 Bridge Road, Richmond. 	HO310 extended to cover to entire former Richmond Theatre site. The current extent of HO310 does not include the entire site at 311-317 Bridge Road, Richmond. As with the Austral Theatre, in C245 a site specific HO was proposed which applied to the whole of the property. The site-specific HO was not supported by the Panel, however it did recommend the extension of the existing HO, HO310 to the entire site. Officers support this recommendation. The extension of the HO is necessary to ensure the appropriate management and protection of the heritage significance and values of the place and complies with Planning Practice Note 1 (PPN01).
	New individual heritage overlay (HO504) to apply to the site of the former Richmond Theatre (311-317 Bridge Road).	Deleted HO504	Site specific Heritage Overlay for former Richmond Theatre deleted. As outlined above (under Clause 43.01 – Schedule to Heritage Overlay), the application of HO504 as an individual Heritage Overlay to the former Richmond Theatre was proposed to facilitate the application of internal heritage controls for the site. As it has been recommended by the Panel and supported by officers that internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. The site should remain within the existing heritage precinct HO310, which is to be extended to cover the entire property (see above). The Panel did not consider there was a need for a site specific HO and supported the deletion of HO504.
55 Langridge Street, Collingwood: former William	Delete the existing Heritage Overlay HO109 (55 Langridge Street, Collingwood – Former William Peatt Boot Factory) from land at 14 Glasgow Street, Collingwood.	Retained HO109 on land at 14 Glasgow Street, Collingwood (ie no change to current extent).	As outlined above under Clause 43.01 – Schedule to Heritage Overlay, at the 26 November 2019 Council Meeting following the receipt of submissions, Council resolved to abandon this change.

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
Peatt Boot Factory			<p>Advice from heritage experts revealed that HO109 should be retained over the land at 14 Glasgow Street, pending further investigation as it was considered some elements of the factory are located on this site.</p> <p>It was concluded that the proposed changes to HO109 be excluded from the amendment as they require further heritage investigation. The Panel supported abandoning this aspect of C245.</p>

Attachment 4

City of Yarra Database of Heritage Significant Areas, July 2019 (formerly Appendix 8 – City of Yarra review of Heritage Overlay Areas) (Incorporated Document)

Property	Exhibited	Version for adoption	Reason for change																																																						
27 Alexandra Parade, Fitzroy North: St Brigid's former convent	St Brigid's former convent at 27 Alexandra Parade, Fitzroy North did not have a heritage grading (ie was ungraded).	<p>New entry to include the St Brigid's former convent (at 27 Alexandra Parade, Fitzroy North) and grade it 'contributory'.</p> <table><caption>City of Yarra Database of Heritage Significant Areas, July 2019</caption><thead><tr><th>Overlay</th><th>Address</th><th>Type</th><th>Number</th><th>Suburb</th><th>Property Type</th><th>Property #</th><th>Heritage Status</th><th>Estimated</th></tr></thead><tbody><tr><td>HO327</td><td>Alexandra Parade 27</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's former convent</td><td>231650</td><td>Contributory</td><td>1919</td></tr><tr><td>HO327</td><td>Nicholson Street 376A</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic Presbytery</td><td>231650</td><td>Individually Significant</td><td>1880-1890</td></tr><tr><td>HO327</td><td>Nicholson Street 376</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic Church & organ</td><td>231650</td><td>Individually Significant</td><td>1869-1873</td></tr><tr><td>HO327</td><td>Nicholson Street 376C</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic School and hall</td><td>231650</td><td>Individually Significant</td><td>1870-1890</td></tr><tr><td>HO327</td><td>York Street 20</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's School</td><td>231650</td><td>Contributory</td><td>1924</td></tr></tbody></table>	Overlay	Address	Type	Number	Suburb	Property Type	Property #	Heritage Status	Estimated	HO327	Alexandra Parade 27			Fitzroy North	St Brigid's former convent	231650	Contributory	1919	HO327	Nicholson Street 376A			Fitzroy North	St Brigid's Roman Catholic Presbytery	231650	Individually Significant	1880-1890	HO327	Nicholson Street 376			Fitzroy North	St Brigid's Roman Catholic Church & organ	231650	Individually Significant	1869-1873	HO327	Nicholson Street 376C			Fitzroy North	St Brigid's Roman Catholic School and hall	231650	Individually Significant	1870-1890	HO327	York Street 20			Fitzroy North	St Brigid's School	231650	Contributory	1924	<p>The Panel found that all land within the St. Brigid's Catholic Church complex should be included within HO327.</p> <p>It also recommended the City of Yarra Database of Heritage Significant Areas (Appendix 8) should be modified to include all buildings in the complex.</p> <p>St Brigid's former convent was ungraded. At the hearing, Council's heritage expert proposed that the building be graded 'contributory'. The Panel supported the application of a 'contributory' gradings to 27 Alexandra Parade (St Brigid's former convent).</p>
Overlay	Address	Type	Number	Suburb	Property Type	Property #	Heritage Status	Estimated																																																	
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20 York Street, Fitzroy North: St Brigid's School	St Brigid's School at 20 York Street, Fitzroy North did not have a heritage grading (ie was ungraded).	<p>New entry to include the St Brigid's School (at 20 York Street, Fitzroy North) and grade it 'contributory'.</p> <table><caption>City of Yarra Database of Heritage Significant Areas, July 2019</caption><thead><tr><th>Overlay</th><th>Address</th><th>Type</th><th>Number</th><th>Suburb</th><th>Property Type</th><th>Property #</th><th>Heritage Status</th><th>Estimated</th></tr></thead><tbody><tr><td>HO327</td><td>Alexandra Parade 27</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's former convent</td><td>231650</td><td>Contributory</td><td>1919</td></tr><tr><td>HO327</td><td>Nicholson Street 376A</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic Presbytery</td><td>231650</td><td>Individually Significant</td><td>1880-1890</td></tr><tr><td>HO327</td><td>Nicholson Street 376</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic Church & organ</td><td>231650</td><td>Individually Significant</td><td>1869-1873</td></tr><tr><td>HO327</td><td>Nicholson Street 376C</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's Roman Catholic School and hall</td><td>231650</td><td>Individually Significant</td><td>1870-1890</td></tr><tr><td>HO327</td><td>York Street 20</td><td></td><td></td><td>Fitzroy North</td><td>St Brigid's School</td><td>231650</td><td>Contributory</td><td>1924</td></tr></tbody></table>	Overlay	Address	Type	Number	Suburb	Property Type	Property #	Heritage Status	Estimated	HO327	Alexandra Parade 27			Fitzroy North	St Brigid's former convent	231650	Contributory	1919	HO327	Nicholson Street 376A			Fitzroy North	St Brigid's Roman Catholic Presbytery	231650	Individually Significant	1880-1890	HO327	Nicholson Street 376			Fitzroy North	St Brigid's Roman Catholic Church & organ	231650	Individually Significant	1869-1873	HO327	Nicholson Street 376C			Fitzroy North	St Brigid's Roman Catholic School and hall	231650	Individually Significant	1870-1890	HO327	York Street 20			Fitzroy North	St Brigid's School	231650	Contributory	1924	<p>The Panel found that all land within the St. Brigid's Catholic Church complex should be included within HO327.</p> <p>It also recommended the City of Yarra Database of Heritage Significant Areas (Appendix 8) should be modified to include all buildings in the complex.</p> <p>St Brigid's School was ungraded. At the hearing, Council's heritage expert proposed that the building be graded 'contributory'. The Panel supported the application of a 'contributory' grading to 20 York Street (St Brigid's School).</p>
Overlay	Address	Type	Number	Suburb	Property Type	Property #	Heritage Status	Estimated																																																	
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55 Langridge Street, Collingwood: former William Peatt Boot Factory	Change the address of HO109 in the Incorporated Document titled City of Yarra Database of Heritage Significant Areas, July 2019, from 55 Langridge Street, Collingwood to 61-75 Langridge Street, Collingwood.	No change to HO109. Street address remains as 55 Langridge Street, Collingwood.	<p>Proposed changes have been abandoned.</p> <p>The proposed changes were to address a heritage mapping 'anomaly' and incorrect address.</p> <p>However following submissions, further investigations revealed the proposed new address for HO109 in the Heritage Overlay schedule and incorporated document is incorrect.</p>																																																						

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
			<p>It was therefore recommended the proposed changes to HO109 should be removed from Amendment C245 pending a further review.</p> <p>At its meeting on 26 November 2019, Council resolved to indicate to the Panel its intent to abandon the changes to this property pending further investigations. Panel agreed with Council position. No change has been made to address in the incorporated document.</p>

Attachment 4

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Exhibited	Version for adoption	Reason for change															
Document did not exist at exhibition.	<p>Created new reference document called: <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i> which includes:</p> <hr/> <p style="text-align: center;">Ordered by Heritage Overlay number</p> <table> <tr> <th colspan="3">PRECINCTS</th></tr> <tr> <th>HO number</th><th>Precinct name</th><th>Page</th></tr> <tr> <td>HO310</td><td>Bridge Road Precinct, Richmond</td><td>4</td></tr> <tr> <td>HO408</td><td>Victoria Street Precinct, Richmond</td><td>6</td></tr> <tr> <td>HO444</td><td>Victoria Street West Precinct, Richmond</td><td>8</td></tr> </table>	PRECINCTS			HO number	Precinct name	Page	HO310	Bridge Road Precinct, Richmond	4	HO408	Victoria Street Precinct, Richmond	6	HO444	Victoria Street West Precinct, Richmond	8	<p>A new reference document was created which contains the Statements of Significance for Victoria Street and Bridge Road (see Clause 21.11 – Reference Documents Table above for an explanation).</p> <p>The Statements of Significance in this document have been sourced from the <i>Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)</i> (exhibited as part of Amendment C245).</p> <p>The new reference document includes:</p> <ul style="list-style-type: none"> • Three precinct Statements of Significance; and • 31 Statements of Significance for individually significance places. <p>There has been no change to the content or wording of these Statement of Significance. (They are as exhibited in the GJM Heritage Assessment.)</p> <p>As the Statements of Significance are not considered ‘new’ heritage places in the Scheme (under PPN01 and VC148) they do not need to be incorporated into the scheme.</p> <p><u>Statements of Significances for the three cinemas:</u></p> <p>The Panel did not support Council’s proposed changes to the existing / new individual Statements of Significance for the three theatres or to the Precinct Statements of Significance in the case of the former Austral Theatre and Richmond Cinema.</p> <p>Similarly it did not support references to the Theatres Study.</p> <p>Officers accept the Panel recommendations but note that the existing Statements of Significance for the former Austral and Burnley Theatres and Precinct Statements of Significance which applies to Johnston</p>
PRECINCTS																	
HO number	Precinct name	Page															
HO310	Bridge Road Precinct, Richmond	4															
HO408	Victoria Street Precinct, Richmond	6															
HO444	Victoria Street West Precinct, Richmond	8															

Cont.

Attachment 4

	INDIVIDUALLY SIGNIFICANT PLACES			
	HO number VHR number	Name	Address	Page
	HO53	Former Savings Bank	231 Victoria Street, Abbotsford	11
	HO54	Former National Bank of Australasia	261 Victoria Street, Abbotsford	12
	HO55	Shops	275-277 Victoria Street, Abbotsford	13
	HO56	Shops	295 Victoria Street, Abbotsford	14
	HO57	Shops	297-301 Victoria Street, Abbotsford	15
	HO58	Shops	371-377 Victoria Street, Abbotsford	16
	HO59	Former East Collingwood Hotel	385 Victoria Street, Abbotsford	17
	HO60	Shops	459-465 Victoria Street, Abbots	18
	HO61	Shops	511 Victoria Street, Abbotsford	19
	HO62	Terminus Hotel, Former Bricklayers Arms Hotel	605 Victoria Street, Abbotsford	20
	HO63	Former Crusader Plate Building	651 Victoria Street, Abbotsford	21
	HO64	Former Handley & Tilley Building	653-657 Victoria Street, Abbotsford	22
	HO65	Former Alma Woolworks Complex	661-663 Victoria Street, Abbotsford	23
	HO230	Richmond Police Station	319-323 Bridge Road, Richmond	24
	HO259 VHR H1149	Pelaco Sign	21-31 Goodwood Street, Richmond	25
	HO260 VHR H1610	Former Gas Inspector's Residences	7 Gleadell Street, Richmond	26
	Cont.			

Street – HO324, which are contained in other reference documents, will continue to apply.

The Statement of Significance for Bridge Road has been updated by this amendment and is contained in the new reference document. However the Panel did not support any changes to the SOS in relation to the former Richmond Cinema.

Attachment 4

	HO289	House	316 Victoria Street, Richmond	27	
	HO290	Byrne's Arcade Terrace	318-320 Victoria Street, Richmond	28	
	HO291	Former Simpson's Glove Factory	488-496 Victoria Street, Richmond	29	
	HO353 VHR 2083	Skipping Girl Neon Sign	651-653 Victoria Street, Abbotsford	30	
	HO416	Quint Café/Former Duke of Albany Hotel	323-325 Victoria Street, Abbotsford	31	
	INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS				
	HO number	Name/description	Address	Page	
	HO310	Grynberg Drapers Shop and Office	99-101 Bridge Road, Richmond	33	
	HO310	Shops & residences	108-112 Bridge Road, Richmond	34	
	HO310	Wustermann's Buildings, Shop & residence	138-144 Bridge Road, Richmond	35	
	HO310	London Baby Carriage Manufacturers Pty. Ltd. Factory and show room	153-161 Bridge Road, Richmond	36	
	HO310	Former Melbourne Savings Bank	184 Bridge Road, Richmond	37	
	HO310	Shop & Residence	199-205 Bridge Road, Richmond	38	
	HO310	National Bank of Australasia, former	231 Bridge Road, Richmond	39	
	HO310	Former Commonwealth Savings Bank of Australia and residence	267 Bridge Road, Richmond	40	
	HO310	Theobalds Building	294 Bridge Road, Richmond	41	
	HO310	Shops & residences	381-389 Bridge Road, Richmond	42	

Attachment 4

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)

Exhibited	Version for adoption	Reason for change																																								
Document did not exist at exhibition.	<p>Created new incorporated document called: <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i> which includes:</p> <p>Ordered by Heritage Overlay number</p> <table><tr><th colspan="4">INDIVIDUALLY SIGNIFICANT PLACES</th></tr><tr><th>HO number VHR number</th><th>Name</th><th>Address</th><th>Page</th></tr><tr><td>HO525</td><td>Shop & Residences</td><td>637-39 Bridge Road, Richmond</td><td>3</td></tr><tr><td>HO526</td><td>Hall’s Buildings</td><td>202-206 Church Street, Richmond</td><td>4</td></tr><tr><td>HO527</td><td>Pair of Terrace Houses</td><td>32 & 34 Thomas Street, Richmond</td><td>5</td></tr><tr><td>HO528</td><td>James Boland’s Shop and Residence</td><td>635 Bridge Road, Richmond</td><td>6</td></tr><tr><td>HO529</td><td>Royal Oak Hotel</td><td>529-533 Bridge Road, Richmond</td><td>7</td></tr><tr><td>HO530</td><td>Whipp’s Terrace</td><td>597-599 Bridge Road, Richmond</td><td>8</td></tr><tr><td>HO531</td><td>Flour Mill & Grain Store Complex (Former)</td><td>534-534A Bride Road, Richmond</td><td>9</td></tr><tr><td>HO532</td><td>City Hall, Richmond Municipal Offices 325-333 Bridge Road, Richmond & Former Court House (Richmond Town Hall)</td><td></td><td>10</td></tr></table>	INDIVIDUALLY SIGNIFICANT PLACES				HO number VHR number	Name	Address	Page	HO525	Shop & Residences	637-39 Bridge Road, Richmond	3	HO526	Hall’s Buildings	202-206 Church Street, Richmond	4	HO527	Pair of Terrace Houses	32 & 34 Thomas Street, Richmond	5	HO528	James Boland’s Shop and Residence	635 Bridge Road, Richmond	6	HO529	Royal Oak Hotel	529-533 Bridge Road, Richmond	7	HO530	Whipp’s Terrace	597-599 Bridge Road, Richmond	8	HO531	Flour Mill & Grain Store Complex (Former)	534-534A Bride Road, Richmond	9	HO532	City Hall, Richmond Municipal Offices 325-333 Bridge Road, Richmond & Former Court House (Richmond Town Hall)		10	<p>As outlined in PPN01, the statements of significance for new Heritage Overlays need to be incorporated into the Planning Scheme.</p> <p>HO525-HO532 are new heritage overlays. Their statements were only included as reference documents at exhibition.</p> <p>A new document - <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</i> was created to incorporate the new statements of significance (see the <i>Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme Table</i> above for further explanation).</p> <p>The new document will ensure compliance with the Practice Note and VC148.</p> <p>The Statements of Significance in this document have been sourced from the <i>Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)</i> (exhibited as part of Amendment C245).</p> <p>There has been no change to the content or wording of these Statement of Significance. (They are as exhibited in the GJM Heritage Assessment.)</p> <p>The other Statements of Significance included in the GJM work are contained in the <i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i></p>
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