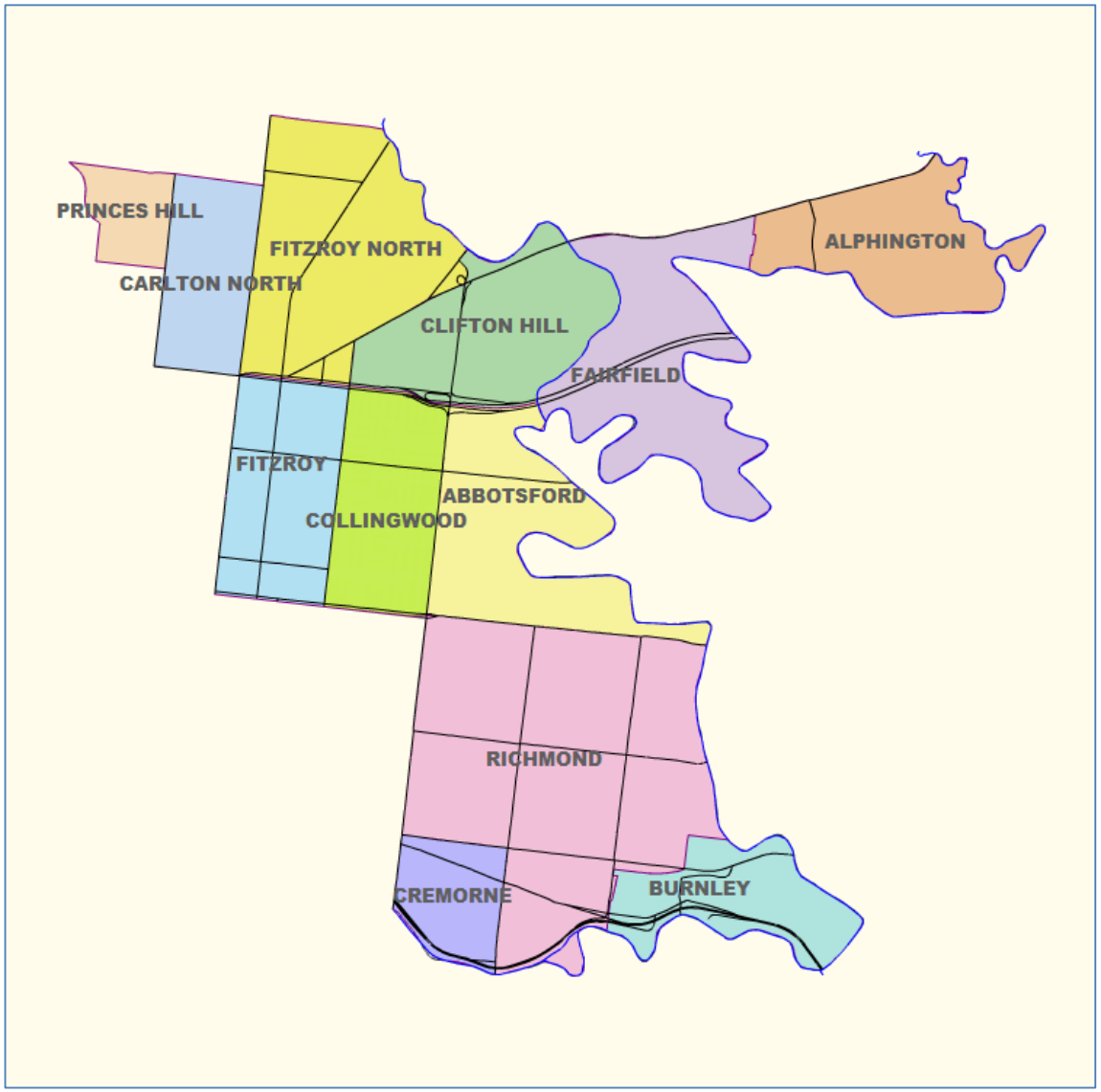
City of Yarra

Amendment C245 – Heritage Studies: Theatres, Bridge Road, Victoria Street and corrections to heritage and zone anomalies

Implement recommendations of recent heritage studies and correct identified errors in the application of the Heritage Overlay and zone in the City of Yarra.



Contents

Thematic Study of Theatres **4**

200-202 Johnston Street, Collingwood 4

311-317 Bridge Road, Richmond 5

365-377 Swan Street, Richmond 6

Victoria Street and Bridge Road Built Form Review: Heritage Assessment **7**

77 Bridge Road, Richmond 7

33 Judd Street, Richmond 8

655 Victoria Street, Abbotsford 9

21-23 Lithgow Street, Abbotsford 10

637-639 Bridge Road, Richmond 11

202-206 Church Street, Richmond 12

32 & 34 Thomas Street, Richmond 13

635 Bridge Road, Richmond 14

529-533 Bridge Road, Richmond 15

597-599 Bridge Road, Richmond 16

534-534A Bridge Road, Richmond 17

325-333 Bridge Road, Richmond 18

Collingwood Mixed Use Pocket, Heritage Analysis **19**

18 - 22 Derby Street, Collingwood 19

33 - 45 Derby Street, Collingwood 20

Yarra Planning Scheme Anomalies **21**

Queens Parade Street Trees 21

120 Campbell Street, Collingwood 22

1-3 & 5-9 Gordon Street, Cremorne 23

131 Miller Street, Fitzroy North (part) 24

14 Risley Street, Richmond 25

155 Westgarth Street, Fitzroy & 158 Cecil Street, Fitzroy 26

160 Gold Street, 1 and 1A South Terrace, Clifton Hill 27
20 Grattan Place, Richmond 28
20 Jessie Street, Cremorne 29
236A Lennox Street, Richmond 30
24-30 Waterloo Road, 83-91 Rokeby Street and 23-29 Robert Street, Collingwood 31
25 Little George Street, Fitzroy 32
26 Bromham Place, Richmond 33
15 - 27 Barrow Place, Burnley 34
32 Hodgson Street, Fitzroy 35
38-42 York Street, North Fitzroy 36
4 Eddy Court, Abbotsford 37
415-419 Fitzroy Street, Fitzroy 38
37-45 Kerr Street, Fitzroy 39
49 - 53 Lucerne Crescent, Alphington 40
55 Park Street, Abbotsford 41
85 Cremorne Street, Cremorne 42
86 Richmond Terrace, Richmond 43
Collingwood College Dolls House, Collingwood 44
Park Keepers Cottage, Burnley Park 44
77-79 Burnley Street, Richmond 46
378 Nicholson Street, North Fitzroy (St Brigid's Roman Catholic Presbytery) 47
181 Langridge Street, Abbotsford 48
239-247 Johnston Street, Fitzroy 49
11 Waverley Street, Richmond 50
19 Cambridge Street, Collingwood 51
18 Peel Street, Collingwood 52
120 Cambridge Street, Collingwood 53

61-63 Oxford Street, Collingwood 54
37 Oxford Street, Collingwood 55
31 Bell Street & 204 Coppin Street, Richmond 56
133 Keele Street, Collingwood 57
4-6 Derby Street, Collingwood 58
7 Langridge Street, Collingwood 59
11 Gleadell Street, Richmond 60
6 Stawell Street, Richmond 61
113-115 & 113A-115A Bridge Road, Richmond 62
51 & 61-75 Langridge Street, 65 Wellington Street & 14 Glasgow Street, Collingwood 63
261-263 Highett Street, Richmond 64
22 Best Street, Fitzroy 65
522-530 Napier Street, Fitzroy North 66
314-316 Bridge Road, Richmond 67
4-6 Waltham Street, Richmond 68
95-103 Johnston Street, Fitzroy 69
7 Tait Street, Fitzroy North 70
197 Lennox Street, Richmond 71
22 Falconer Street, Fitzroy North 72
24 Falconer Street, Fitzroy North 73
84 Johnston Street, Fitzroy 74
34-44 Cromwell Street, Richmond 75

Thematic Study of Theatres

200-202 Johnston Street, Collingwood

Austral Theatre (former)

Existing HO	HO234 – Johnston Street Precinct
Key themes	Picture Palaces
Identified type	Former Picture Theatre now used for retail purposes, but retains internal spaces and fabric
New Individual HO	Yes
Internal controls	Yes

Additional Notes:

HO234 currently cuts through the middle of the theatre. Additionally, internal controls and an individual HO are recommended.

Note: Please refer to Thematic Study of Theatres in the City of Yarra: Stage 2 Report, Context Pty Ltd (26 September 2017) for histories and statement of significance.

Conclusion:

Add HO499 – 200-202 Johnston Street, Collingwood – Austral Theatre (former) to the Yarra Planning Scheme, Schedule 43.01 and DOHSA. Include internal controls.

Name: Former Austral Theatre	**Survey Date:** 2015
Place Type: Commercial	**Architect:**
Grading: Significant	**Builder:**
Extent of Overlay: To title boundaries	**Construction Date:** 1921

The former Austral Theatre, 200-202 Johnston Street, Collingwood (Source: Context Pty Ltd, 2015)

External Paint Colours *Is a permit required to paint an already painted surface?*	No
Internal Alteration Controls *Is a permit required for internal alterations?*	Yes
Tree Controls *Is a permit required to remove a tree?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Incorporated Plan *Does an Incorporated Plan apply to the site?*	No
Outbuildings and fences exemptions *Are there outbuildings and fences which are not exempt from notice and review?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal Heritage Place *Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*	No

311-317 Bridge Road, Richmond

Richmond Cinema (former)

Existing HO	HO310 – Bridge Road Precinct
Key themes	Picture Palaces
Identified type	Former Picture Theatre now used for retail purposes, but retains internal spaces and fabric
New Individual HO	Yes
Internal controls	Yes

HO310 – Cuts through middle of heritage place.

Additional Notes:
HO310 currently cuts through the middle of the theatre. Additionally, internal controls and an individual HO are recommended.

Note: *Please refer to Thematic Study of Theatres in the City of Yarra: Stage 2 Report, Context Pty Ltd (26 September 2017) for histories and statement of significance.*

Conclusion:
Add HO504 – 311-317 Bridge Road, Richmond – Richmond Cinema (former) to the Yarra Planning Scheme, Schedule 43.01 and DOHSA. Include internal controls.

Name: Former Richmond Cinema	**Survey Date:** 2016
Place Type: Residential / Commercial / Community	**Architect:** Gawler and Drummond
Grading: Significant	**Builder:**
Extent of Overlay: To title boundaries	**Construction Date:** c.1888, conversion.1917

The former Richmond Cinema (rear), 311-317 Bridge Road, Richmond (Source: Context Pty Ltd, 2015)

External Paint Colours *Is a permit required to paint an already painted surface?*	No
Internal Alteration Controls *Is a permit required for internal alterations?*	Yes
Tree Controls *Is a permit required to remove a tree?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Incorporated Plan *Does an Incorporated Plan apply to the site?*	No
Outbuildings and fences exemptions *Are there outbuildings and fences which are not exempt from notice and review?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal Heritage Place *Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*	No

365-377 Swan Street, Richmond

Burnley Theatre (former)

Existing HO	HO286 – Former Burnley Theatre
Key themes	Picture Palaces
Identified type	Former Picture Theatre now used for retail purposes but retain internal spaces and fabric
New Individual HO	No
Internal controls	Yes

HO286 – Covers the heritage significant place.

Additional Notes:

HO286 cuts through the property. However, the significant building is covered by the Heritage Overlay. Additionally, internal controls are recommended.

Note: *Please refer to Thematic Study of Theatres in the City of Yarra: Stage 2 Report, Context Pty Ltd (26 September 2017) for histories and statement of significance.*

Conclusion:

Add internal controls to HO286 – Former Burnley Theatre to the Schedule to 43.01 in the Yarra Planning Scheme.

Context does not recommend that the Burnley Theatre requires change in pre-existing Heritage Overlay to accommodate controls.

Name: Burnley Theatre	**Survey Date:** 2015
Place Type: Commercial	**Architect:** Bohringer, Taylor & Johnson
Grading: Significant	**Builder:** F.L. Walton
Extent of Overlay: To title boundaries	**Construction Date:** 1928

Former Burnley Theatre, 365 Swan Street, Burnley (Source: Context Pty Ltd, 2015)

External Paint Colours *Is a permit required to paint an already painted surface?*	No
Internal Alteration Controls *Is a permit required for internal alterations?*	Yes
Tree Controls *Is a permit required to remove a tree?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Incorporated Plan *Does an Incorporated Plan apply to the site?*	No
Outbuildings and fences exemptions *Are there outbuildings and fences which are not exempt from notice and review?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal Heritage Place *Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*	No

Victoria Street and Bridge Road Built Form Review: Heritage Assessment

77 Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Currently graded 'individually significant', however, has been demolished
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct, Richmond
GIS Layer	Graded as 'individually significant' in HO310 (red)
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	New glass development – May 2018

Supporting Evidence Notes:

Building has been demolished and needs to be regraded

Conclusion:

Technical Error – Change grading of 77 Bridge Road, Richmond in DOHSA to 'not contributory'.

New development

Graded property

Graded as 'Individually Significant' (red), yet has been redeveloped.

33 Judd Street, Richmond

Heritage Overlay	HO310
General Notes	Original building has been demolished
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct, Richmond
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	New apartment development – February 2018

Supporting Evidence Notes:

Building has been demolished and needs to be regraded. No longer searchable using previous Road address.

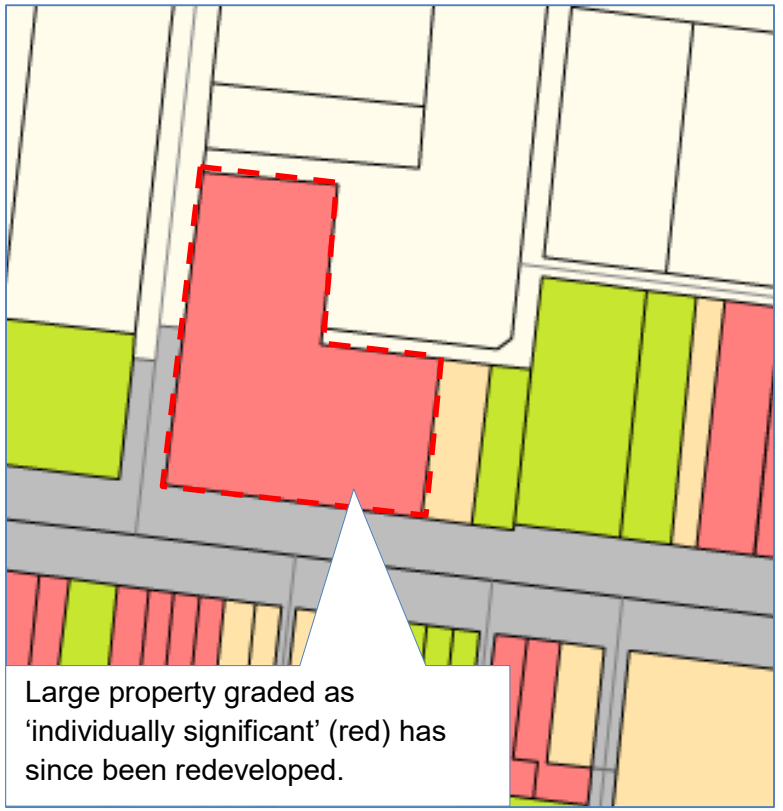
Conclusion:

Technical Error – Change grading of 177 Bridge Road, Richmond in DOHSA to 'not contributory' and change address to 33 Judd Street, Richmond.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	177	Richmond	Nation Picture Theatre, former	181300	Individually Significant	1920-1925

New apartment development



Large property graded as 'individually significant' (red) has since been redeveloped.

655 Victoria Street, Abbotsford

Heritage Overlay	HO64
General Notes	Entire property is not included in entire HO
DOHSA	'Individually Significant'
Planning Maps	HO64 cuts through property
Schedule	655 VICTORIA STREET ABBOTSFORD Former Handley & Tilley Building
GIS Layer	''Individual Significant' on edge of HO64
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Large brick buildings – July 2017

Supporting Evidence Notes:

HO64 should include entire property.

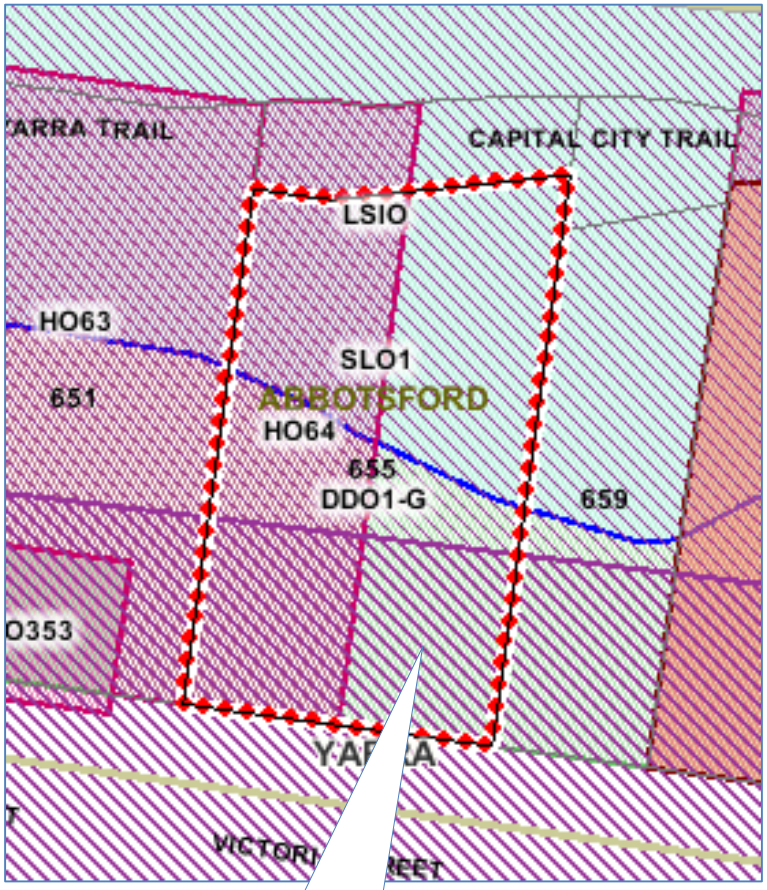
Conclusion:

Mapping Error – Extend HO64 to cover all of 655 Victoria Street, Abbotsford.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO64	Victoria	Street	655	Abbotsford	Handley & Tilley Building, former	103580	Individually significant	1929

Heritage significant place



HO64 – Cuts through the middle of heritage significant place.

21-23 Lithgow Street, Abbotsford

Heritage Overlay	HO339
General Notes	Property does not contribute to precinct – Should be removed from the heritage overlay.
DOHSA	'Not Contributory'
Planning Maps	Edge of HO339
Schedule	William Street Precinct, Abbotsford
GIS Layer	'Contributory' on edge of HO339
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Large brick warehouse – May 2018

Supporting Evidence Notes:

Building does not contribute to the precinct and shouldn't be included.

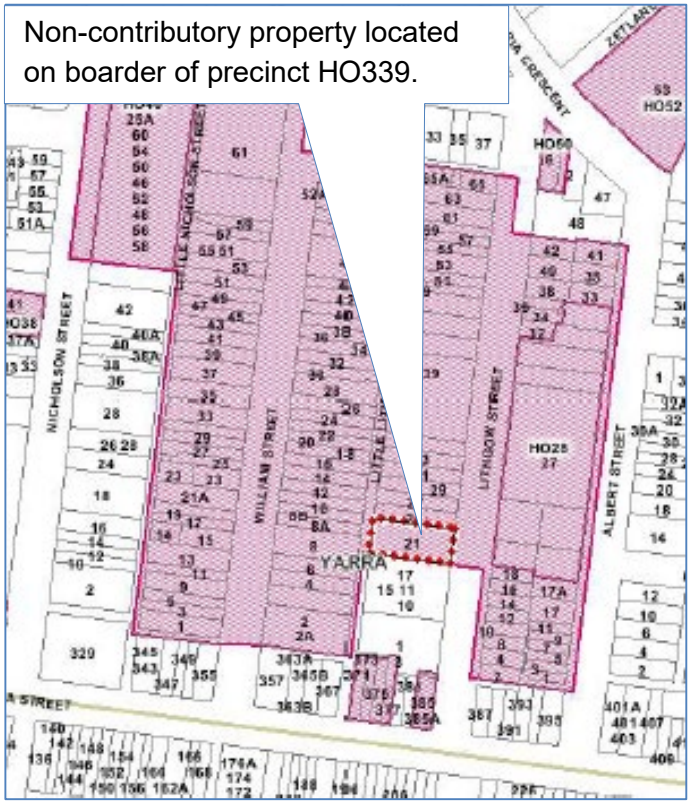
Conclusion:

Technical Error – Remove 21-23 Lithgow Street, Abbotsford from DOHSA and change mapping of HO339 to remove the property from the Heritage Overlay.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Addres	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO339	Lithgow	Street	21-23	Abbotsford	Factory/warehouse	108025	Not contributory	1970-1980

Non-contributory building on boundary of HO339 – Williams Street Precinct, Abbotsford



637-639 Bridge Road, Richmond

Heritage Overlay	HO310 – Bridge Road Precinct
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	'Individually significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct, Richmond
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Significant pair of heritage frontage buildings – July 2017

Supporting Evidence Notes:

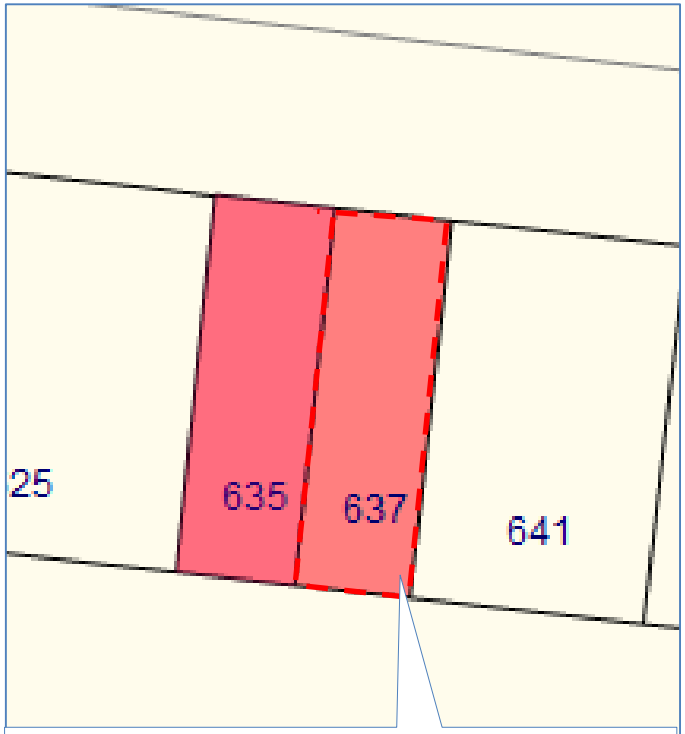
Individually significant buildings need further protection as identified in a recent heritage study as part of the Built Form Review for Bridge Road. GJM Heritage recommends applying a specific new HO to these properties to replace HO310.

Conclusion:

Add HO525 – 637-639 Bridge Road, Richmond to Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and add to the Heritage Overlay maps.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	637-639	Richmond		168875	Individually Significant	1889



Individual heritage place in a precinct HO – Needs individual HO for further protection.

202-206 Church Street, Richmond

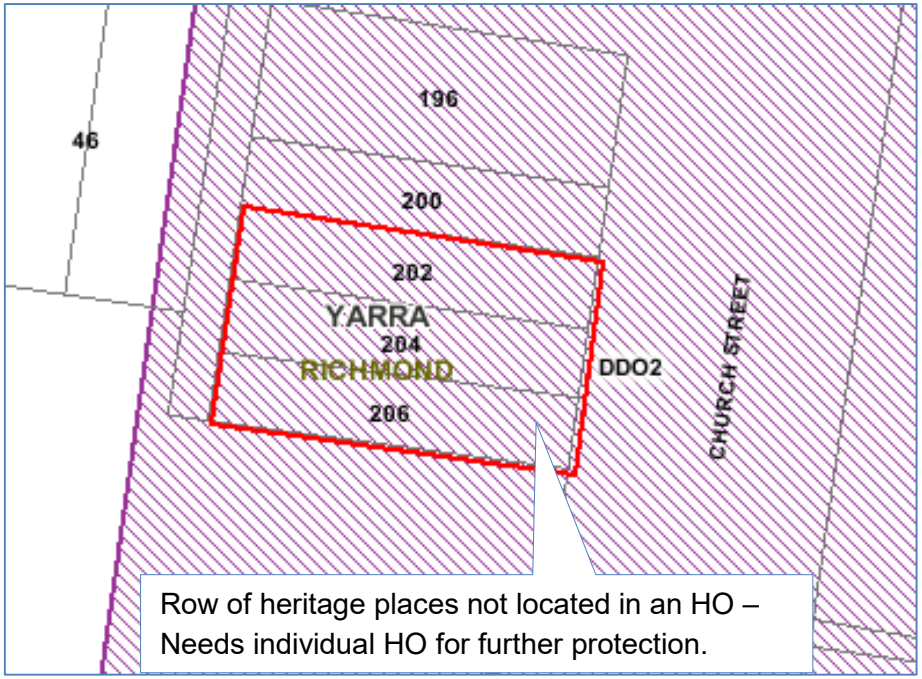
Heritage Overlay	Not located in HO – HO526 proposed
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	No listing – 'individually significant' proposed
Planning Maps	Not located in HO – HO526 proposed
Schedule	Not located in HO – HO526 proposed
GIS Layer	Not located in HO – HO526 proposed
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Row of 3 heritage significant buildings – February 2017

Supporting Evidence Notes:

Assessment by GJM Heritage, as part of the Built Form Review 2018 recommends that these properties should be added to the Heritage Overlay and graded individually significant.

Conclusion:

Add HO526 – 202-206 Church Street, Richmond to the Schedule to Clause 43.01 and to the Heritage Overlay maps in the Yarra Planning Scheme and graded individually significant in DOHSA.



32 & 34 Thomas Street, Richmond

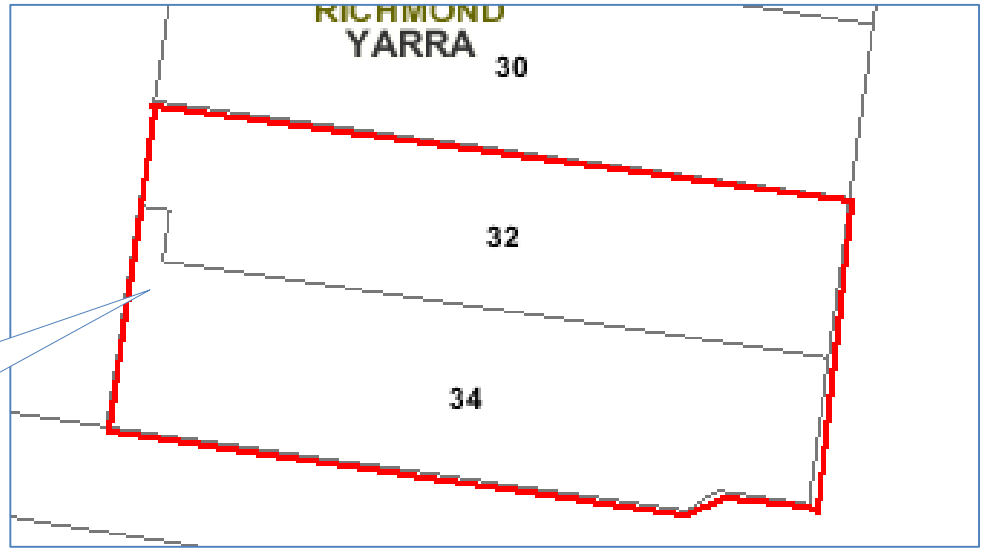
Heritage Overlay	Not located in HO – HO527 proposed
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	No listing – 'individually significant' proposed
Planning Maps	Not located in HO – HO527 proposed
Schedule	Not located in HO – HO527 proposed
GIS Layer	Not located in HO – HO527 proposed
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Pair of terraces – Dec 2016

Supporting Evidence Notes:

An assessment by GJM Heritage as part of the Built Form Review, recommends heritage protection using the Heritage Overlay and graded individually significant.

Conclusion:

Add HO527 – 32 & 34 Thomas Street, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and add mapping of heritage overlay to the entire property.



Row of heritage terraces not located in an HO – Needs individual HO for further protection.

635 Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Heritage frontage (1876) – July 2017

Supporting Evidence Notes:

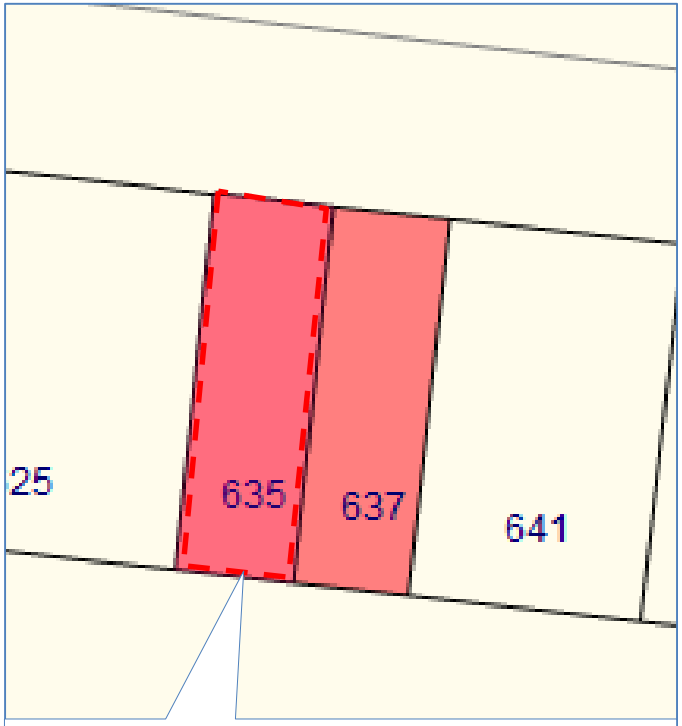
GJM Heritage recommends that the current HO310 should be replaced by a separate individual HO for this property.

Conclusion:

Add HO528 – 635 Bridge Road, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and replace HO310 with HO528 in the Planning Scheme maps.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	635 (Ground Floor)	Richmond	James Boland's Shop & residence	385590	Individually Significant	1870-1890
HO310	Bridge	Road	635 (First Floor)	Richmond	James Boland's Shop & residence	385600	Individually Significant	1870-1890



Individual heritage place in a precinct HO – Needs individual HO for further protection.

529-533 Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Large significant pub – July 2017

Supporting Evidence Notes:

Property is located in a heritage overlay, yet needs site specific controls

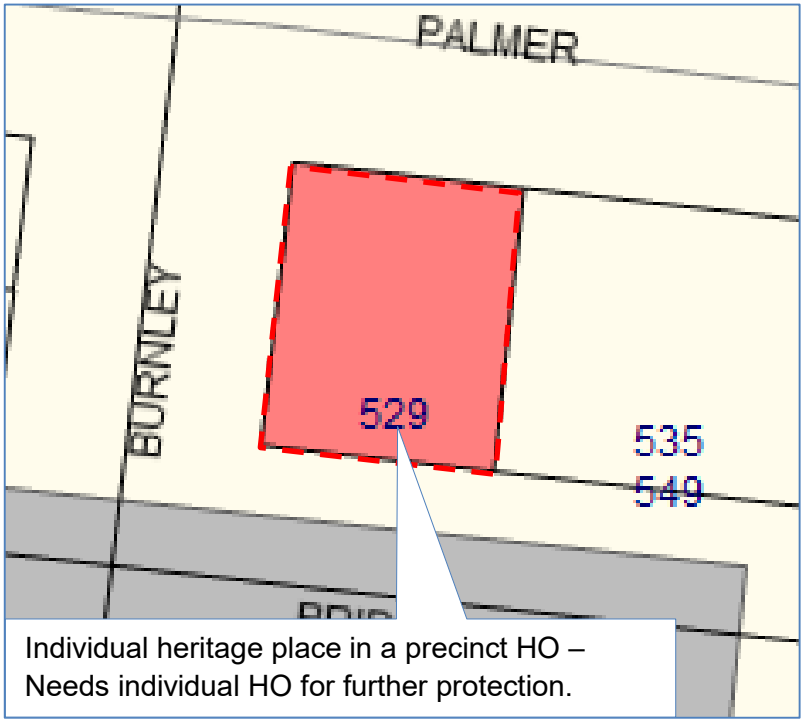
Conclusion:

Add HO529 – 529-533 Bridge Road, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and replace HO310 with HO529 for the property.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	529-533	Richmond	Royal Oak Hotel	168810	Individually Significant	1900-1915

Royal Oak Hotel – Heritage Significant Place



Individual heritage place in a precinct HO – Needs individual HO for further protection.

597-599 Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Significant florist (1873) – April 2018

Supporting Evidence Notes:

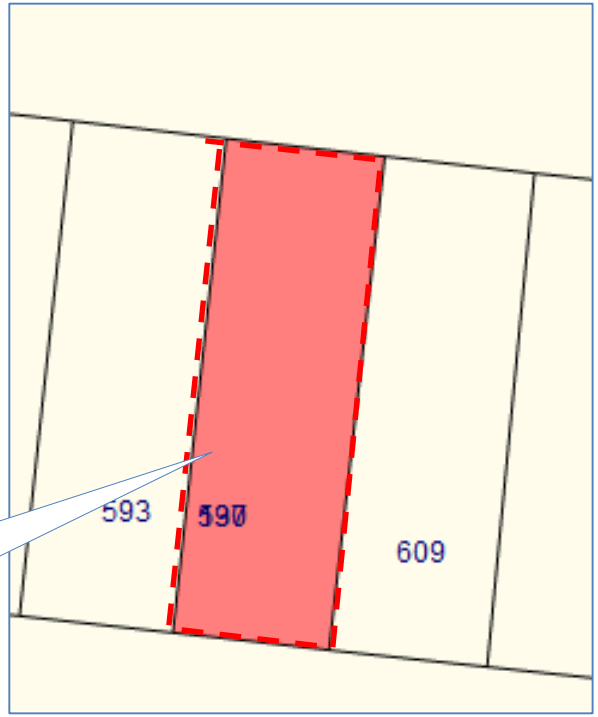
Property is located in a heritage overlay. An assessment by GJM Heritage recommends the existing precinct HO310 should be replaced by an individual new HO.

Conclusion:

Add HO530 – 597-599 Bridge Road, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and replace HO310 with HO530 as it applies to the property.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	597-599	Richmond		168840	Individually Significant	1873



Individual heritage place in a precinct HO – Needs individual HO for further protection.

534-534A Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	Both 'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Large significant building – February 2017

Supporting Evidence Notes:

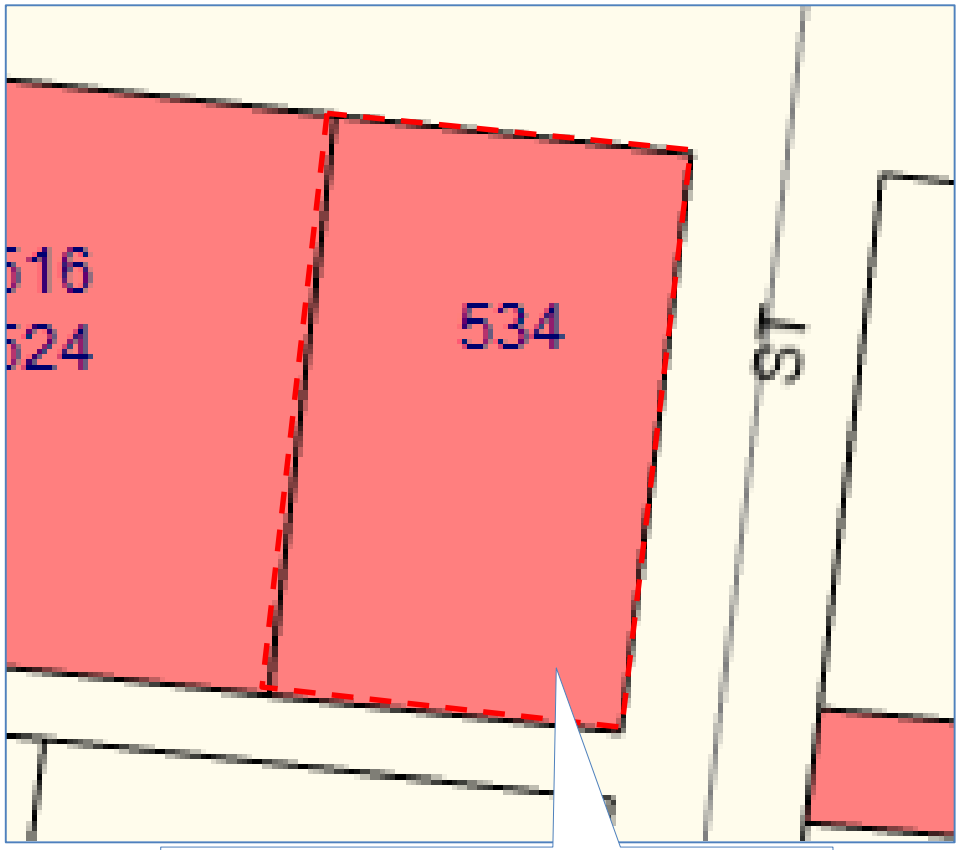
Property is located in a heritage overlay. An assessment by GJM Heritage recommends the existing precinct HO310 should be replaced by an individual new HO.

Conclusion:

Add HO531 – 534-535A Bridge Road, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and replace HO310 with HO531 at it applies to the property.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	534	Richmond	Flour Mill & Grain Store Complex (Former)	239815	Individually Significant	c.1870-1955
HO310	Bridge	Road	534A	Richmond	Flour Mill & Grain Store Complex (Former)	239815	Individually Significant	c.1870-1955



Individual heritage place in a precinct HO – Needs individual HO for further protection.

325-333 Bridge Road, Richmond

Heritage Overlay	HO310
General Notes	Recommended to be included in a site specific heritage overlay
DOHSA	'Individually Significant'
Planning Maps	HO310
Schedule	Bridge Road Precinct
GIS Layer	'Individually Significant'
Amendments/Studies	Built Form Review – Heritage Assessment, GJM (2018)
Appearance	Richmond Town Hall – July 2017

Supporting Evidence Notes:

Property is located in a heritage overlay. An assessment by GJM Heritage recommends the existing precinct HO310 should be replaced by an individual new HO.

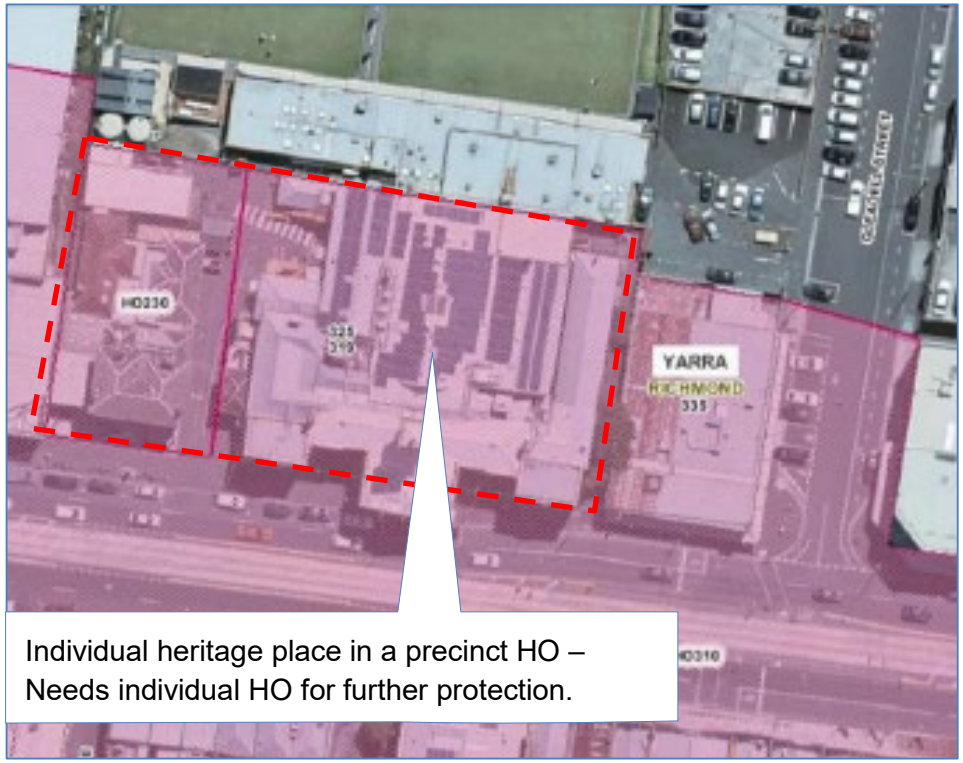
Conclusion:

Add HO532 – 325-333 Bridge Road, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme and graded individually significant in DOHSA, and replace HO 310 with HO532 as it applies to the property.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed June 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	325-333	Richmond	Richmond Municipal Offices & City Hall, former court house	193700	Individually Significant	1870-1936

Part of property located outside the HO



Individual heritage place in a precinct HO – Needs individual HO for further protection.

Collingwood Mixed Use Pocket, Heritage Analysis

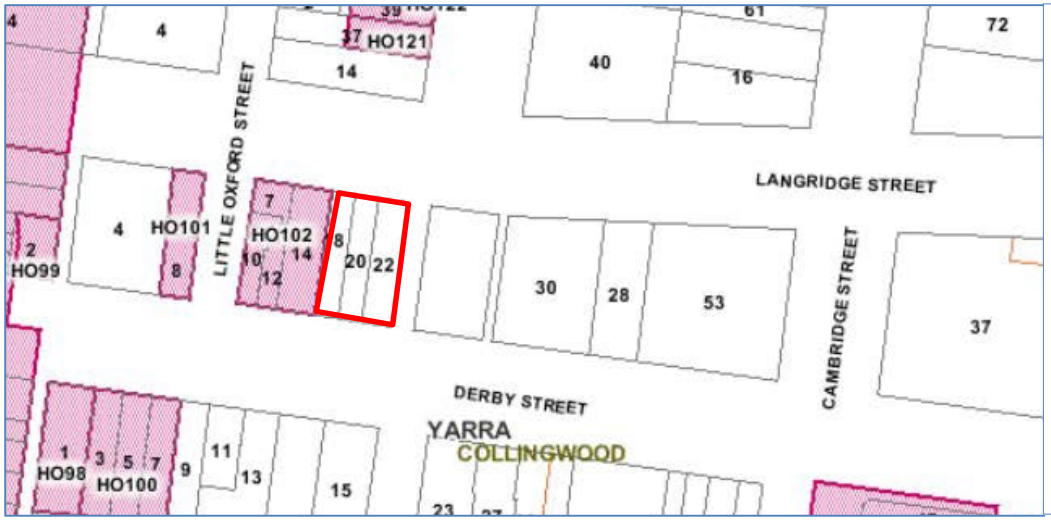
18 - 22 Derby Street, Collingwood

Heritage Overlay	Not located in an HO – HO102
General Notes	The property has been identified by GJM Heritage as being of significance through work for Am C250. However, is not located in an HO.
DOHSA	Not listed in DOHSA
Planning Maps	
Schedule	Not in the Schedule
GIS Layer	Not located in HO in GIS
Amendments/Studies	Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)
Appearance	

Supporting Evidence Notes:
Recent heritage study identified the need for increased heritage controls.

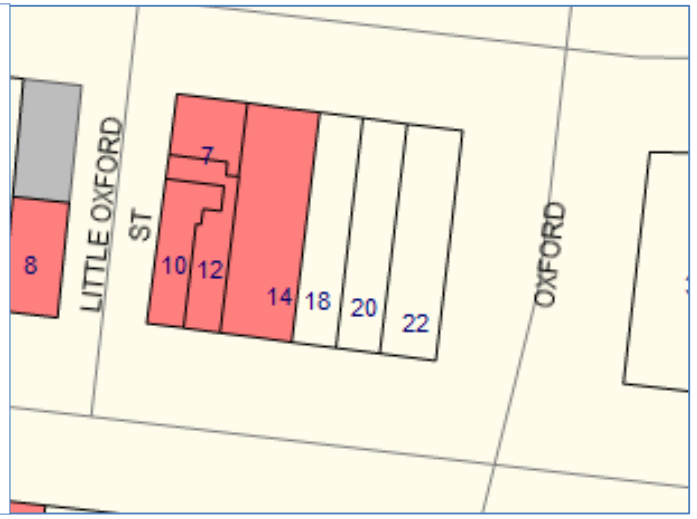
Conclusion:
Extend HO102 to include 18 - 22 Derby Street, Collingwood and include in DOHSA.

10-22 Derby Street, Collingwood



Row of properties excluded from HO102 -10-14 Derby Street are included and graded 'Individually significant'

18-22 Derby Street are not included.



33 - 45 Derby Street, Collingwood

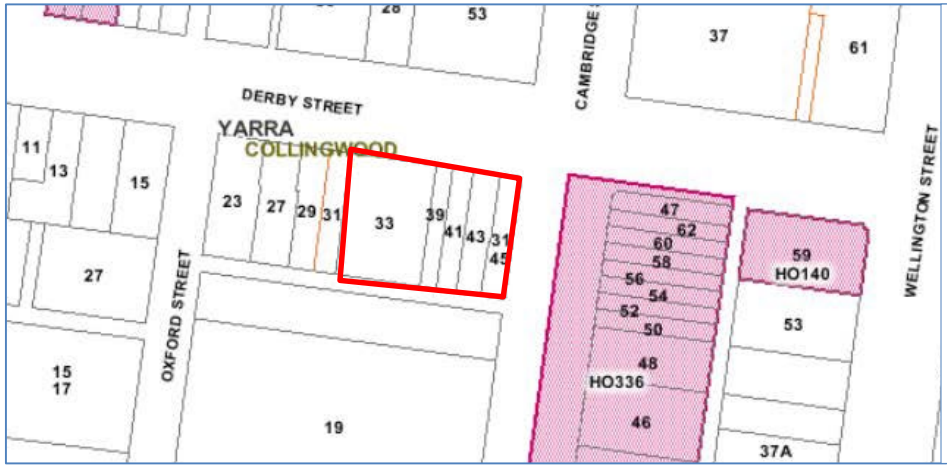
Heritage Overlay	Not located in HO – HO336 proposed
General Notes	The property has been identified by GJM Heritage as being of significance through work for Am C250. However, is not located in an HO.
DOHSA	Not in DOHSA
Planning Maps	
Schedule	Not in the Schedule
GIS Layer	Not located in HO in GIS
Amendments/Studies	Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)
Appearance	

Supporting Evidence Notes:

Recent heritage study identified the need for increased heritage controls.

Conclusion:

Extend HO336 to include 33 - 45 Derby Street, Collingwood and include in DOHSA.



Row of properties currently not included in HO336. 33 - 45 Derby Street is located nearby (across Cambridge Street) and contribute to the area and Heritage Overlay/Character of the area.

Yarra Planning Scheme Anomalies

Queens Parade Street Trees

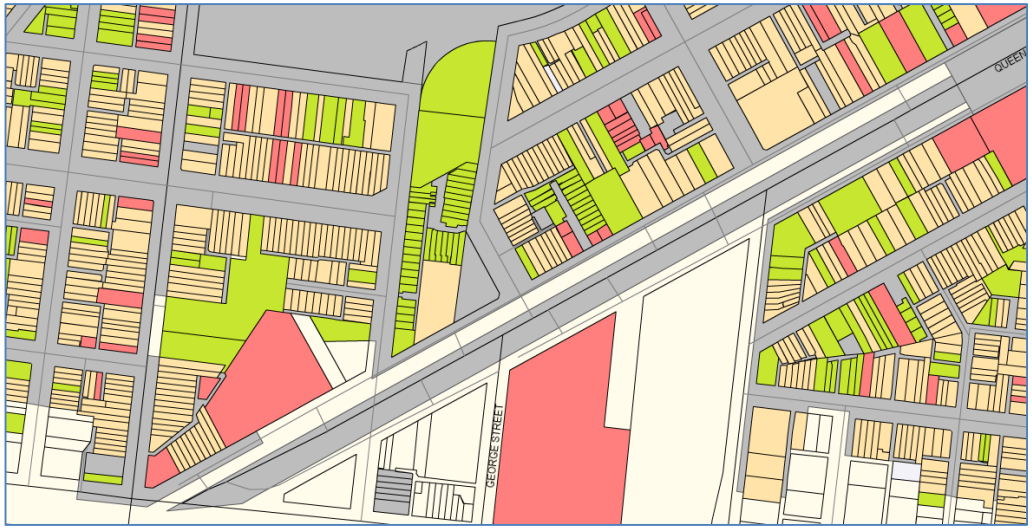
Error	Mapping Error
Heritage Overlay	HO93 – Does not cover all trees
General Notes	Between Alexandra Parade, and Delbridge Street - Mapping error has excluded a large proportion of street trees (including the median and stone borders) from the HO. Needs to be corrected to include entire Queens Parade.
DOHSA	Individually significant
Planning Maps	HO93 – Does not cover all trees
Schedule	HO93 - QUEENS PARADE, BETWEEN ALEXANDRA PARADE & DELBRIDGE STREET CLIFTON HILL/ NORTH FITZROY (Street Trees)
GIS Layer	Strip along Queens Parade on either side of HO93 excluded.
Amendments/Studies	City of Yarra Heritage Review (Vol. 4 – Landscape Citations), Allom Lovell and Assoc. (1998) Amendment L78 Heritage Overlay Study (Queens Parade, Fitzroy North), John Patrick Landscape Architects Pty Ltd (2018)
Appearance	Trees and blue stone bordered medians along length of Queens Parade – Between Alexandra Parade and Delbridge Street.

Supporting Evidence Notes:

Trees and median originally identified and outlined in the City of Yarra Heritage Review in 1998, however, were not mapped in totality.

Conclusion:

Mapping Error – Extend HO93 to cover all the street trees along Queens Parade.

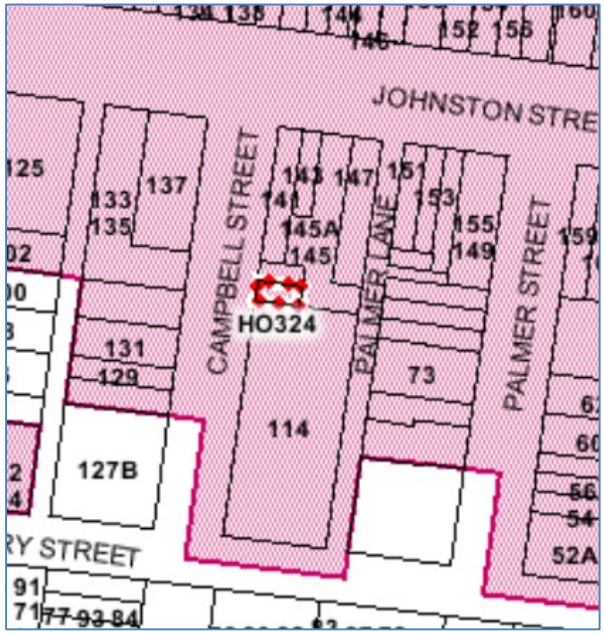


City of Yarra Heritage Review: Landscape Citations

Site:	Street Trees	**Significance:**	B
Address:	Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill	**Map Ref:**	44 B2
Access:	Unrestricted	**Survey Date:**	7/5/98

120 Campbell Street, Collingwood

Error	No Grading
Heritage Overlay	HO324
General Notes	Previously ungraded building has recently been redeveloped. Will now be 'not contributory'.
DOHSA	Not listed in DOHSA
Planning Maps	In HO324
Schedule	Johnston Street Precinct, Collingwood
GIS Layer	Not Graded , but located in HO324 (grey)
Amendments/Studies	Collingwood Conservation Study, Andrew Ward & Associates (1989) & Collingwood Conservation Study Review, Andrew Ward and Associates (1995) – *Not referenced directly*
Appearance	Construction on Street View (2016) Previous years on street view shows property was once a brick warehouse/garage (2013)



Supporting Evidence Notes:

Recently redeveloped property is ungraded, but in HO324. Will 'non-contributory' based on recent development. Property was potentially adjoined to rear of adjacent properties historically.

Conclusion:

Technical Error – Change DOHSA to list 120 Campbell Street, Collingwood as 'not contributory'.

1-3 & 5-9 Gordon Street, Cremorne

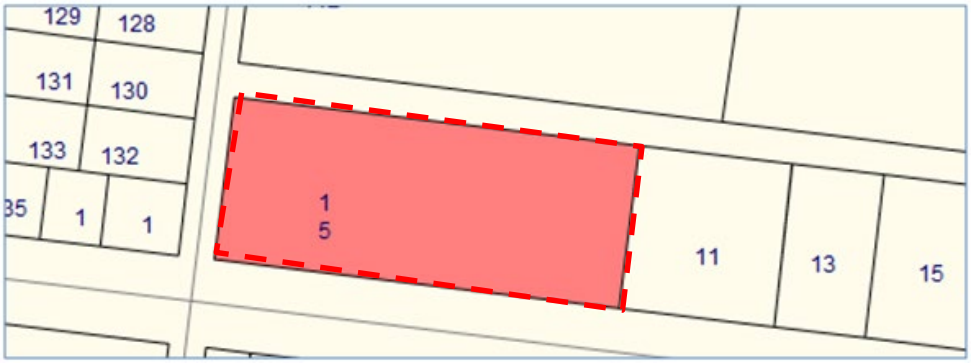
Error	Not in Schedule to 43.01
Heritage Overlay	HO519
General Notes	Error of C173 - In DOHSA and mapping, but not Schedule to 43.01
DOHSA	Graded 'Individually significant' in HO519
Planning Maps	In HO519
Schedule	Not in Schedule to 43.01
GIS Layer	Graded 'individually significant' in HO519 (red)
Amendments/Studies	City of Yarra Heritage Gaps Study: Review of 17 Heritage Precincts, Context Pty Ltd (2014) – Found to be individually significant
Appearance	Large and significant brick warehouse - Nov 2016.

Supporting Evidence Notes:

Building was determined as being of 'individual significance' through Am C173 (2017) by Context Pty Ltd and graded in DOHSA. However, was not included in the Schedule to 43.01.

Conclusion:

Drafting Error – Add HO519 – 1-3 & 5-9 Gordon Street, Cremorne to the Yarra Planning Scheme, Schedule to 43.01.



Appendix 8 -

Overl	Address	Type	Numbe	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO519	Gordon	Street	1-3	Cremorne	Factory, Former Nuttelex	162685	Individually Significant	1915-1925
HO519	Gordon	Street	5-9	Cremorne	Factory, Former Nuttelex	162680	Individually Significant	1915-1925

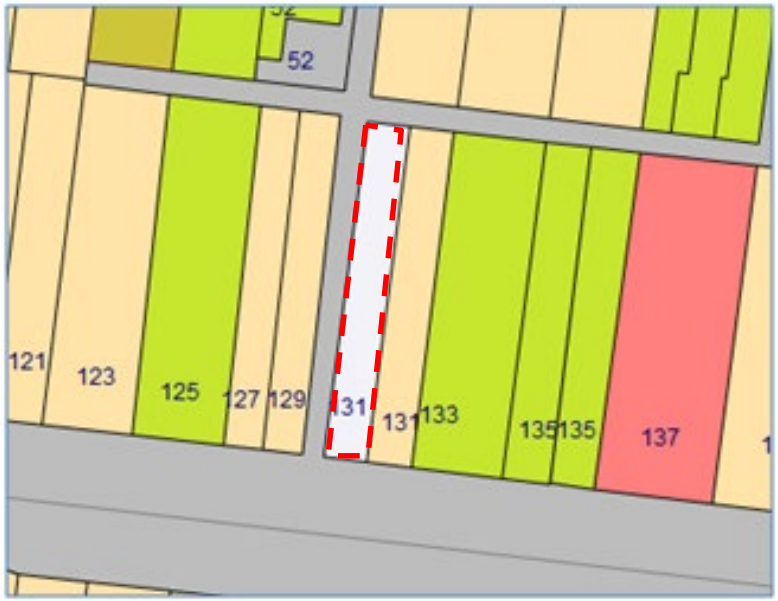
In one instance where a precinct was not recommended in Stage 2 (Gordon Street), the Individually Significant former Nuttelex offices and factory at 1-9 Gordon Street was fully assessed instead. It was identified by the 2009 Study as Contributory, but re-assessed as Individually Significant following further research and comparative analysis. It is recommended for protection on the Heritage Overlay as part of the Cremorne Industrial Buildings serial listing.

131 Miller Street, Fitzroy North (part)

Error	No Grading
Heritage Overlay	HO327
General Notes	Small double fronted, residential/commercial building. One half of building is graded 'unknown' and the other 'contributory' (131A). Might be due to an address change in the past but seems strange - should be same grading.
DOHSA	131 listed as 'unknown' in HO327 131A listed as 'contributory' in HO327
Planning Maps	In HO327
Schedule	North Fitzroy Precinct
GIS Layer	Graded 'unknown' in HO327 (white)
Amendments/Studies	131A in in VHD but not mentioned specifically in studies
Appearance	Small double fronted site. Both buildings have same facade - Oct 2017

Supporting Evidence Notes:

The double fronted property only has half graded despite being the same building. Most likely a historic mapping error or address change.



Conclusion:

Technical Error – Add 131 Miller Street, North Fitzroy to list it as 'contributory' in DOHSA.

Appendix 8 -

Overl	Address	Type	Numbe	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO327	Miller	Street	131 (part)	Fitzroy North		230630	Unknown	Unknown
HO327	Miller	Street	131A (part)	Fitzroy North		230635	Contributory	Unknown

14 Risley Street, Richmond

Error	Not in Schedule to 43.01
Heritage Overlay	HO521
General Notes	Error of C173 - In DOHSA but not Schedule to 43.01. Was included as individually significant during planning for C173
DOHSA	Graded as 'individually significant' in HO521
Planning Maps	In HO521
Schedule	Not in Schedule to 43.01
GIS Layer	HO521. Graded as individually significant in GIS (red)
Amendments/Studies	City of Yarra Heritage Gaps Study: Review of 17 Heritage Precincts, Context Pty Ltd (2014)
Appearance	Large significant brick building - July 2017

Supporting Evidence Notes:

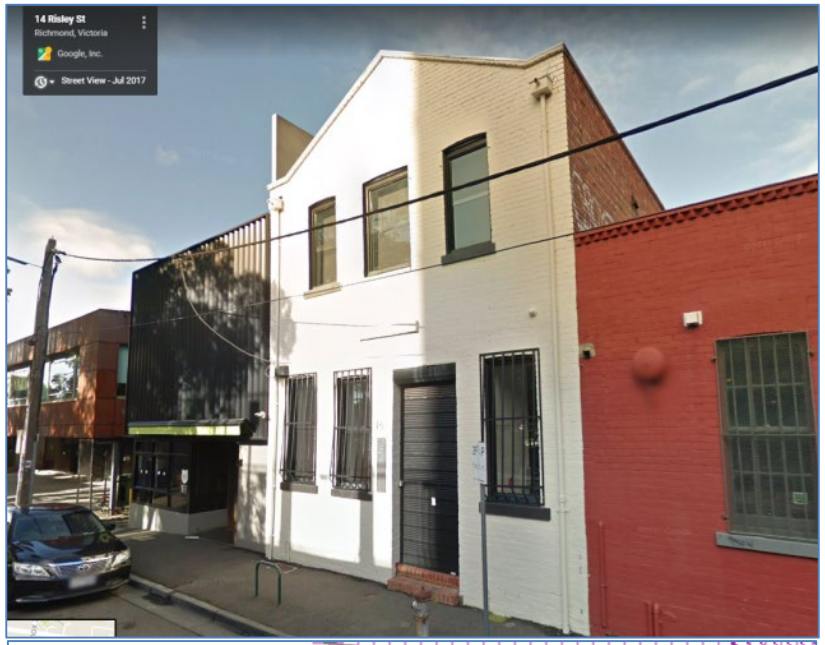
Building was determined as being of 'individual significance' by Context Pty Ltd, through Am C173 (2017) and graded was in DOHSA. However, it was not included in the Schedule. Additionally, HO521 is in both GIS and Planning Maps as a result of the amendment.

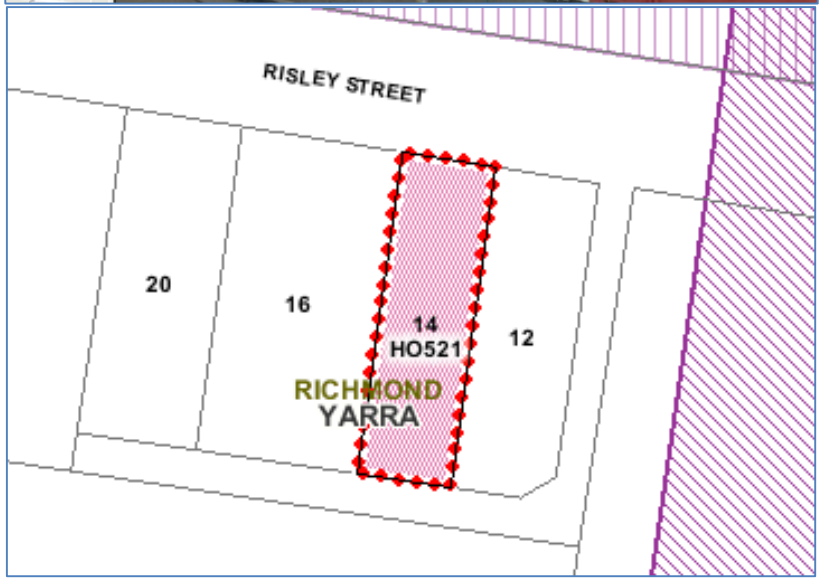
Conclusion:

Drafting Error – Include 'HO521 – 14 Risley Street, Richmond' in Schedule to 43.01.

Table 3.1: New Individually Significant places and 'group thematic or serial' listings

Place	Address	2009 Study heritage status
Eleazer Lesser Edwardian Duplexes serial listing	62-68 Appleton St, 114-120 Burnley St, 389-391 Highett St and 158-160 Somerset St, Richmond	Contributory within the Murphy Street and Yarraberg precincts.
Richmond Industrial Buildings serial listing	6-8 and 26 Bromham Pl and 14 Risley St, Richmond	Contributory within the Bromham-Risley and Highett Street precincts





Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO521	Risley	Street	14	Richmond	York Boot Factory,Former	149645	Individually Significant	1880-1890

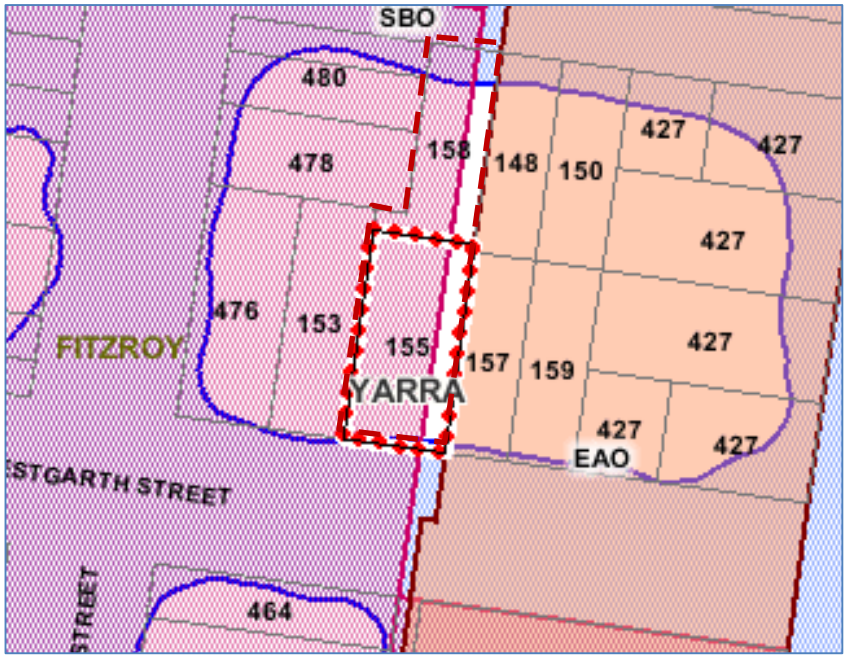
155 Westgarth Street, Fitzroy & 158 Cecil Street, Fitzroy

Error	Mapping Error
Heritage Overlay	HO334
General Notes	Heritage Overlay curtilage does not align with property boundary
DOHSA	Graded as 'contributory' in HO334 & not graded
Planning Maps	In HO334
Schedule	South Fitzroy Precinct
GIS Layer	155 Westgarth - graded as 'contributory' (yellow) 158 Cecil - not graded (grey and white) Curtilage goes through section of properties
Amendments/Studies	South Fitzroy Conservation Study, Jacobs Lewis Vines (1979), Fitzroy Urban Conservation Study, Allom Lovell and Associates (1992) and City of Yarra Heritage Review, Allom Lovell and Associates (1998) & none
Appearance	Both are small dwelling - Aug 2017.

Supporting Evidence Notes:

Property has a 'contributory' single dwelling on the lot. However, entire property is not included in HO334 curtilage, see adjacent image. The area not included in the HO, though part of the property, is the driveway to the dwelling.

Note: Grading error at 158 can be addressed in separate amendment after further investigation and analysis of the site.



155 Westgarth Street, Fitzroy

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Westgarth	Street	155	Fitzroy		250895	Contributory	1900-1915

Conclusion:

Mapping Error – Change the extent of HO334 to include the curtilage and match the property boundary for 158 Cecil Street, Fitzroy.

160 Gold Street, 1 and 1A South Terrace, Clifton Hill

Error	Incorrect Grading
Heritage Overlay	HO317
General Notes	Currently graded ‘not contributory’. Subject for demolition and the site for a new aged care facility
DOHSA	Gold Street graded as 'contributory' in HO317 South Terrace not graded ‘not contributory’
Planning Maps	Both properties in HO317
Schedule	Clifton Hill Western Precinct
GIS Layer	Both properties graded 'not contributory' in HO317 (green)
Amendments/Studies	None – Properties are ‘not contributory’
Appearance	Existing brick building - March 2017

Supporting Evidence Notes:
DOHSA error – Grades a ‘not contributory’ site as ‘contributory’.

Property has been granted demolition by VCAT - Section 29(A).

Conclusion:
Technical Error – Change 160 Gold Street, Clifton Hill, grading in DOHSA to ‘not contributory’.

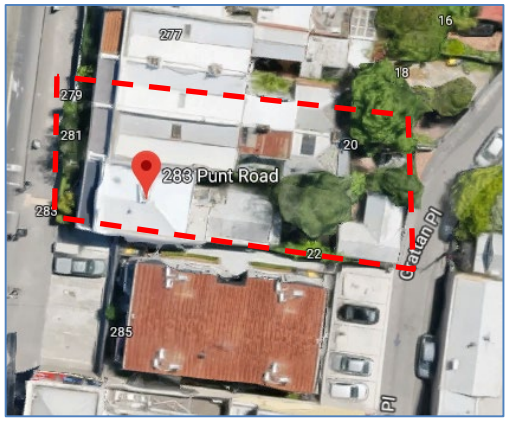
Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property Nu	Heritage Status	Estimated Dat
HO317	Gold	Street	160	Clifton Hill	St Andrews Anglican Church	131790	Contributory	1900-1980

20 Grattan Place, Richmond

Error	No Grading
Heritage Overlay	HO332
General Notes	Address no longer exists - must have been a building at the rear of Punt Road address (283). 283 has no errors in grading or mapping
DOHSA	Graded as 'unknown' in HO332
Planning Maps	Unsearchable in Planning Maps 283 Punt Road is located in HO332
Schedule	Richmond Hill Precinct
GIS Layer	Graded as 'individually significant' in HO332 (yellow)
Amendments/Studies	20 Grattan Place not included Punt graded C3 in Richmond Conservation Study, J & T O'Conner and Coleman and Weight Architects (1984)
Appearance	Difficult to see on street view - large weather board dwelling. Pedestrian entry carport (Oct 2016)

Rear of 283 Punt Road



Supporting Evidence Notes:

Property address no longer exists. Appears to be the rear carport/entrance of another dwelling (283 Punt Road). Punt Road is already graded as 'contributory' in DOHSA and in the schedule.

Conclusion:

Technical Error – Remove the reference to the non-existent '20 Grattan Place, Richmond' from DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO332	Punt	Road	283	Richmond		177410	Contributory	1870-1890

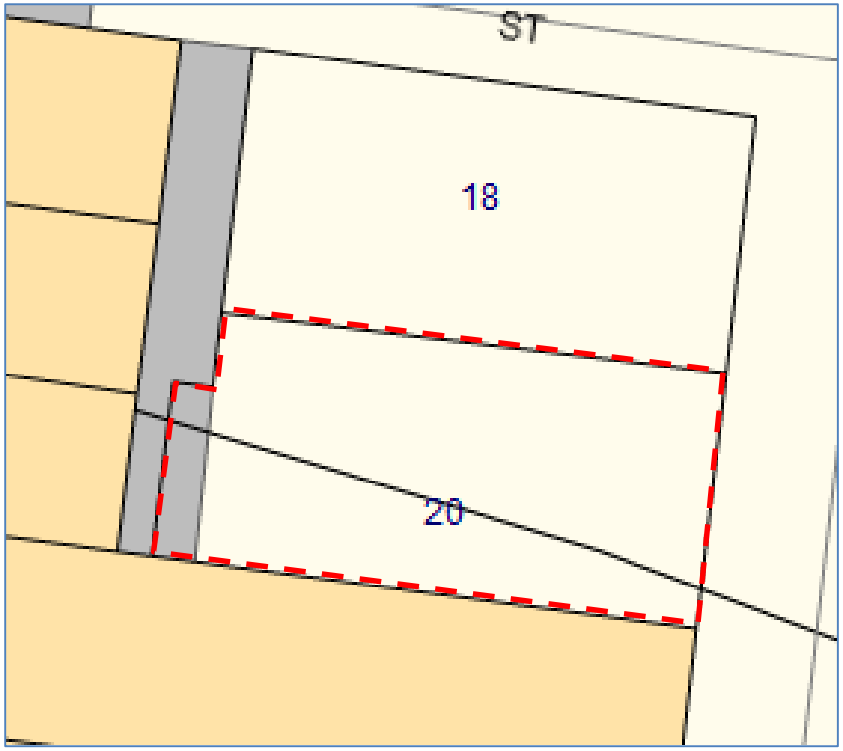
20 Jessie Street, Cremorne

Error	Mapping Error
Heritage Overlay	HO364
General Notes	Small western portion in HO362 but majority of site not included
DOHSA	Not listed in DOHSA
Planning Maps	Small western portion located in HO364
Schedule	Wellington Street Precinct Cremorne
GIS Layer	Not significantly located in HO in GIS – Cuts through section.
Amendments/Studies	None - Not included (not significant)
Appearance	New apartment complex - Dec 2016

Supporting Evidence Notes:
Currently HO364 cuts through the property in a small section.

Minor correction to remove section of site from HO - Due to the small scale section located in HO and the building not being contributory or significant (new development).

Conclusion:
Mapping Error – Change the extent of the heritage overlay to match property boundary and exclude 20 Jessie Street, Cremorne.

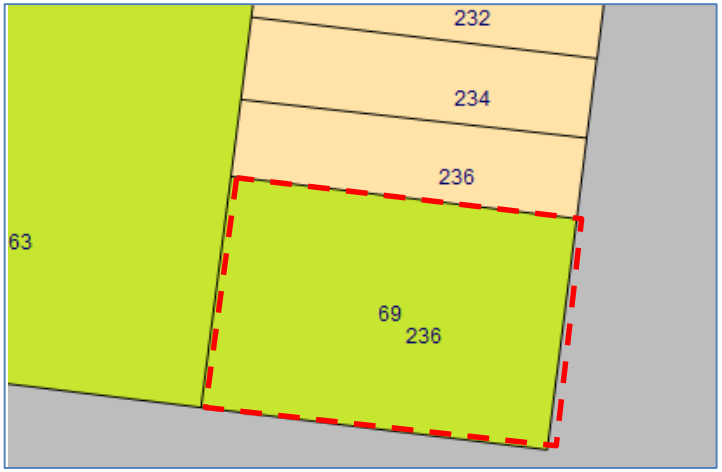


236A Lennox Street, Richmond

Error	No Grading
Heritage Overlay	HO332
General Notes	236A no longer exists. Development which is identified as 69 Richmond Terrace
DOHSA	Graded as 'unknown' in HO332
Planning Maps	In HO332
Schedule	Richmond Hill Precinct
GIS Layer	236A is Graded as 'not contributory' in HO332 (green) 69 Richmond Terrace is the same property
Amendments/Studies	Richmond Conservation Study, J & T O'Conner and Coleman and Weight Architects (1984) – *Graded D (of significance with reduced integrity)*
Appearance	Redeveloped large building (Oct 2016)

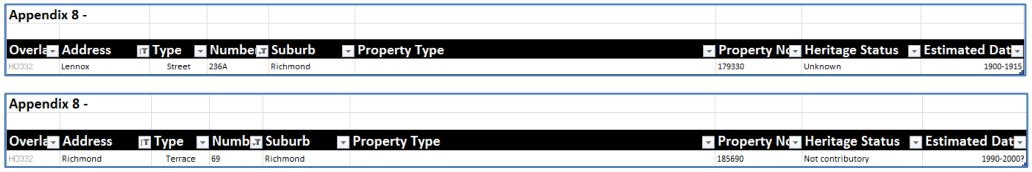
Supporting Evidence Notes:

236A Lennox Street is no longer the address, 69 Richmond Terrace is correct address now. 69 Richmond Terrace is listed in DOHSA as 'not contributory' in HO332.



Conclusion:

Technical Error - Remove the reference to the non-existent 236A Lennox from DOHSA.



Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property Nc	Heritage Status	Estimated Dat
HO332	Lennox	Street	236A	Richmond		179330	Unknown	1900-1915

Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property Nc	Heritage Status	Estimated Dat
HO332	Richmond	Terrace	69	Richmond		185690	Not contributory	1990-2000?

24-30 Waterloo Road, 83-91 Rokeby Street and 23-29 Robert Street, Collingwood

Error	No Grading
Heritage Overlay	HO141
General Notes	The property is not listed in DOHSA, but is covered by HO141 (Former Yorkshire Brewery)
DOHSA	Not listed in DOHSA
Planning Maps	In HO141
Schedule	1-21 Robert Street & 88 Wellington Street Collingwood (Former Yorkshire Brewery)
GIS Layer	Not graded in GIS, in HO141 (grey)
Amendments/Studies	Addressed not included in studies into Yorkshire Brewery
Appearance	Large brick warehouse - Aug 2017

Supporting Evidence Notes:

All sections of a commercial/industrial area, subdivided from Former Yorkshire Brewery. Should not be included in and individual overlay for 1-21 Robert St. & 88 Wellington St (Not in those properties).

Conclusion:

Drafting Error – Add separate references to all properties not occupied by Former Yorkshire Brewery (identified by the red dotted line) as 'not contributory' in DOHSA.

Various angles of properties at east of Former Yorkshire Brewery

25 Little George Street, Fitzroy

Error	No Grading
Heritage Overlay	HO334
General Notes	Address no longer exists. May refer to the outbuilding at the rear Napier properties - already Graded.
DOHSA	Graded as 'unknown' in DOHSA in HO334
Planning Maps	Unsearchable in Planning Maps
Schedule	South Fitzroy Precinct
GIS Layer	Doesn't exist
Amendments/Studies	None
Appearance	None

Supporting Evidence Notes:

No sign of any property with this address and surrounding properties are graded and listed already. Likely was historically a building that is now at the rear of the Napier Street properties. These are graded as 'individually significant' already and whatever 25 Little George was is either covered in these or no longer exists entirely.

Conclusion:

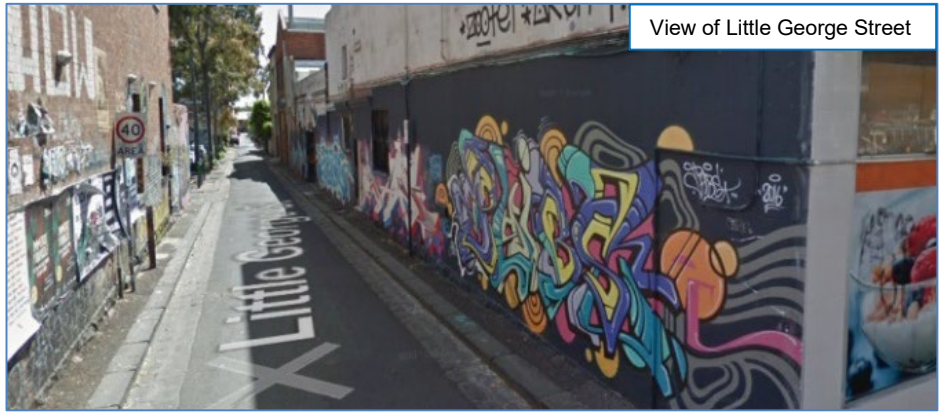
Technical Error – Remove reference to the non-existent '25 Little George Street, Fitzroy' from DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Napier	Street	30	Fitzroy		265245	Contributory	1880-1910?

Mapping of Little George Street – Number 25 not identified

View of Little George Street

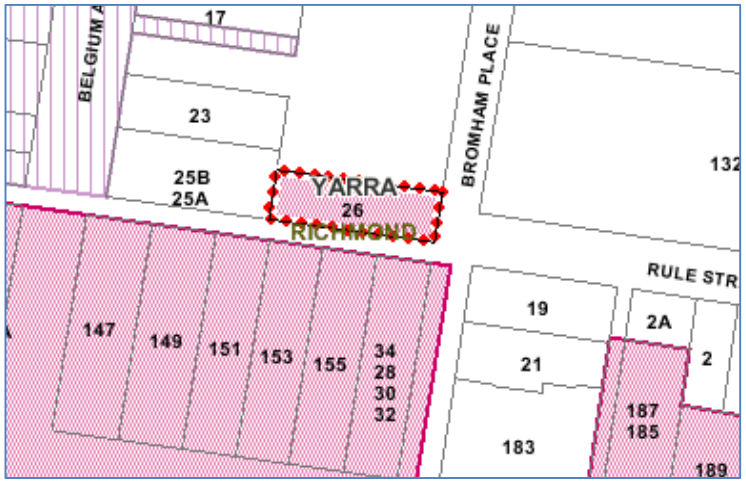


26 Bromham Place, Richmond

Error	Not in Schedule to 43.01
Heritage Overlay	HO520
General Notes	Error of C173 - In DOHSA but not Schedule to 43.01. Was included as 'individually significant' during Am C173
DOHSA	Graded as 'individually significant' in DOHSA in HO520
Planning Maps	Located in HO520 in Planning Maps
Schedule	Not in Schedule to 43.04
GIS Layer	Graded as 'individually significant' in GIS (red)
Amendments/Studies	City of Yarra Heritage Gaps Study: Review of Central Richmond, Context Pty Ltd (2014) – *Statement of significance*
Appearance	Significant old brick building - July 2017

Supporting Evidence Notes:

Result of a processing error in Am C173. Property was intended to be included in heritage overlay. However, is graded as 'individually significant' in HO520 in DOHSA and GIS.



Conclusion:

Drafting Error – Add HO520 – 26 Bromham Place, Richmond to the Schedule to 43.01 in the Yarra Planning Scheme.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO520	Bromham	Place	26	Richmond	Factory/Warehouse	149765	Individually Significant	1905-1920

15 - 27 Barrow Place, Burnley

Error	No Grading
Heritage Overlay	HO322
General Notes	In HO322 but not graded in DOHSA
DOHSA	Not listed in DOHSA
Planning Maps	Located in HO322 in Planning Maps
Schedule	Golden Square Precinct
GIS Layer	Graded as 'not contributory' in HO322 (green)
Amendments/Studies	None – Demolished
Appearance	Now residential apartments - 2016

Supporting Evidence Notes:

Newly constructed apartment buildings, previously ungraded will be 'not contributory'.

Conclusion:

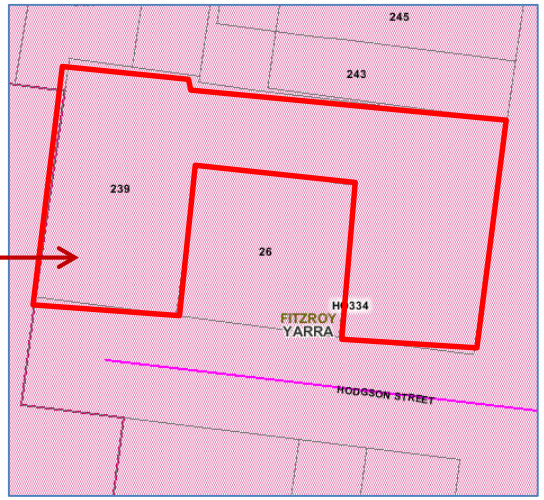
Technical Error – Add a new entry for 15 - 27 Barrow Place, Burnley in DOHSA as 'not contributory' in HO322.

New development from 15 - 27 Barrow Place

32 Hodgson Street, Fitzroy

Error	No Grading
Heritage Overlay	HO334
General Notes	Noted as 'land' in DOHSA. Unclear now what site refers to but may be land which forms part of 239 Gore Street immediately west of 26 Hodgson Street - See adjacent images. The 'unknown' grading applies to land which cannot be identified.
DOHSA	Graded as 'unknown' in DOHSA in HO334
Planning Maps	Address is unsearchable in Planning Maps
Schedule	South Fitzroy Precinct
GIS Layer	Not in GIS
Amendments/Studies	None
Appearance	Vacant section of land at rear of site in Google maps (2014).

'Land' located at west of 26 Hodgson Street



Supporting Evidence Notes:

Property does not appear to exist. Property appears to have been bought and turned into a garage/garden by 239 Gore Street.

Conclusion:

Technical Error - Remove listing for the non-existent, '32 Hodgson Street, Fitzroy', from DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Hodgson	Street	32	Fitzroy	Land	351470	Unknown	Unknown

38-42 York Street, North Fitzroy

Error	Incorrect Grading
Heritage Overlay	HO327
General Notes	Graded in DOHSA as ‘not contributory’. HO327 does not cover this property; therefore DOHSA should not list it. Possibly a historic mapping error
DOHSA	Listed as 'not contributory' in HO327
Planning Maps	Not located in an HO
Schedule	North Fitzroy Precinct
GIS Layer	Graded as 'not contributory' (green)
Amendments/Studies	No studies or amendments for significance
Appearance	Multi storey brick flats (2016)

Supporting Evidence Notes:

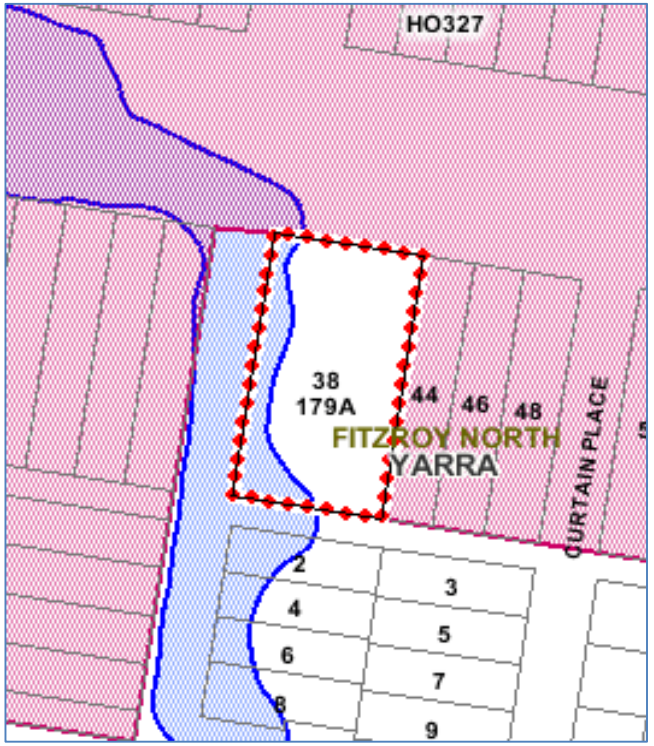
Appears to be the only property in this section of York Street not included in the North Fitzroy Precinct heritage overlay. The building is not of significance and no reports include the address.

Conclusion:

Historic Mapping Error – Remove the reference to 38-42 York Street, North Fitzroy from HO327 in DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO327	York	Street	38-42	Fitzroy North	Flats	237240	Not contributory	1950-1960



4 Eddy Court, Abbotsford

Error	No Grading
Heritage Overlay	HO313
General Notes	Scout Hall - now demolished, small vacant site, Council owned land at rear of Collingwood Town Hall. Now Not Contributory
DOHSA	Graded as 'unknown' in DOHSA in HO313 – Date will be incorrect as of new construction
Planning Maps	Located in HO313 in Planning Maps
Schedule	Charles Street Precinct, Abbotsford
GIS Layer	Graded 'individually significant' (part of a much larger area). GIS mapping does not distinguish between 2, 4 and 6 Eddy Court. (red)
Amendments/Studies	None
Appearance	Small significant wooden hall demolished between 2013 and 2014. Now bike shed

Supporting Evidence Notes:

Old Scout Hall – demolished - is located in a significant portion of Collingwood Town Hall Council owned land. Now a small non-significant building occupies the site. Majority of area is graded as 'individually significant' in GIS.

Conclusion:

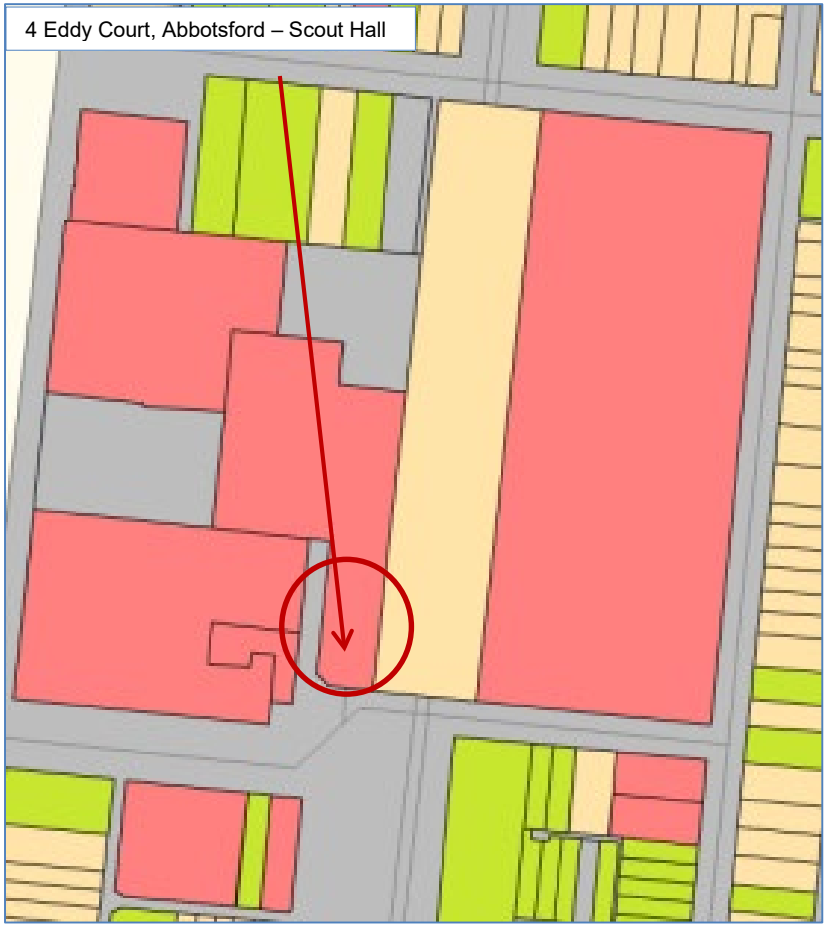
Technical Error – Change Grading for 4 Eddy Court, Collingwood in DOHSA to 'not contributory'.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO313	Eddy	Court	4	Abbotsford	Scout Hall	299430	Unknown	1920-1945

Developed bike sheds

Former Scout Hall



415-419 Fitzroy Street, Fitzroy

Error	No Grading
Heritage Overlay	HO334
General Notes	Listed under another address. 62 Rose Street no longer accurate
DOHSA	Not listed in DOHSA 62 Rose Street 'not contributory'
Planning Maps	Located in HO334 in Planning Maps
Schedule	South Fitzroy Precinct
GIS Layer	Not Graded in GIS (grey)
Amendments/Studies	South Fitzroy Conservation, Jacobs Lewis Vines (1979), Fitzroy Urban Conservation Study, Allom Lovell & Associates (1992) and City of Yarra Heritage Review, Allom Lovell & Associates (1998) – *All addressing 62 Rose Street (Same site)*
Appearance	Unclear of site on Google maps - Possibly warehouses (collection of commercial/industrial)

Supporting Evidence Notes:

Site appears to be numerous industrial/commercial warehouses. However, not listed in DOHSA as 415-419 Fitzroy Street and not graded in GIS. Number on building states it is 62 Rose Street, which is graded in DOHSA as 'not contributory'.

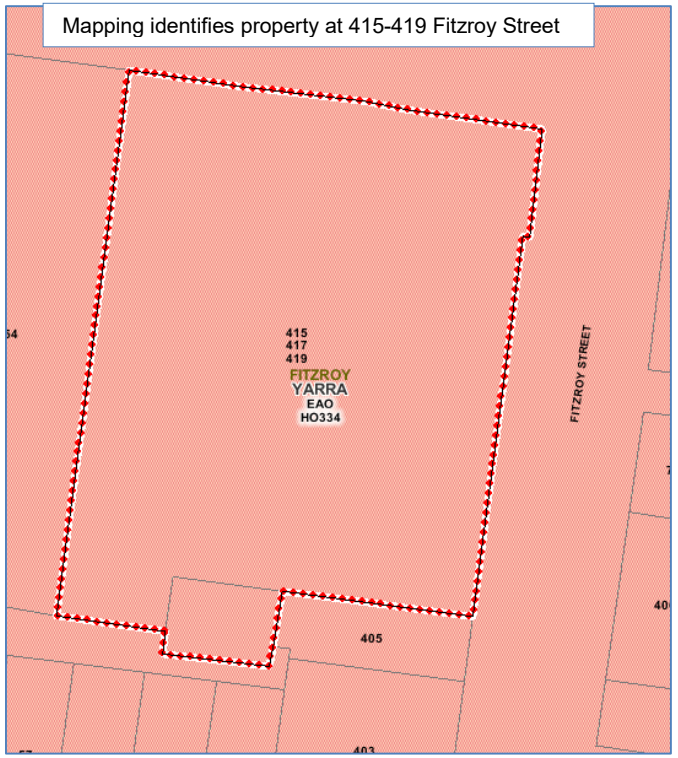
Conclusion:

Technical Error – Change the address in DOHSA from 62 Rose Street to 415-419 Fitzroy Street, Fitzroy with no change to the grading of 'not contributory'.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Rose	Street	62	Fitzroy	Factory/warehouse	1	Not contributory	1980-1990

Marking of old address as 62 Rose Street



Mapping identifies property at 415-419 Fitzroy Street

37-45 Kerr Street, Fitzroy

Error	No Grading
Heritage Overlay	HO334
General Notes	Has grading in DOHSA as ‘contributory’. Property has been demolished
DOHSA	Not listed in DOHSA (sections of larger property mentioned)
Planning Maps	Address different - Unsearchable in Planning Maps. Property located in HO334.
Schedule	South Fitzroy Precinct
GIS Layer	Graded as ‘contributory’ (yellow)
Amendments/Studies	None - Demolished
Appearance	Apartments/townhouses (Marked as 37-45 Kerr Street)

Supporting Evidence Notes:

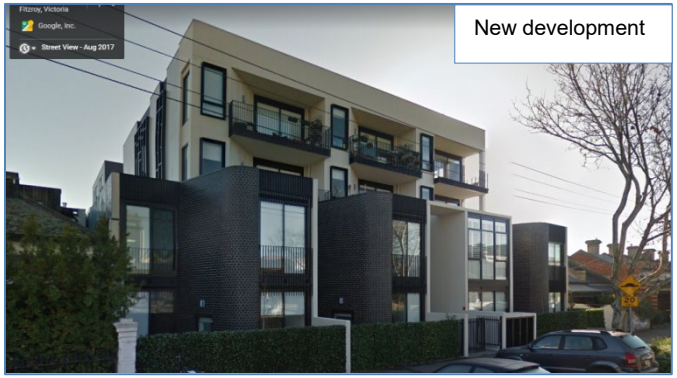
Building marked as 37 – 45 Kerr Street. However, not searchable in Planning Maps. Property shown as 41 Kerr Street in GIS. Original warehouse has been demolished and townhouses have been built.

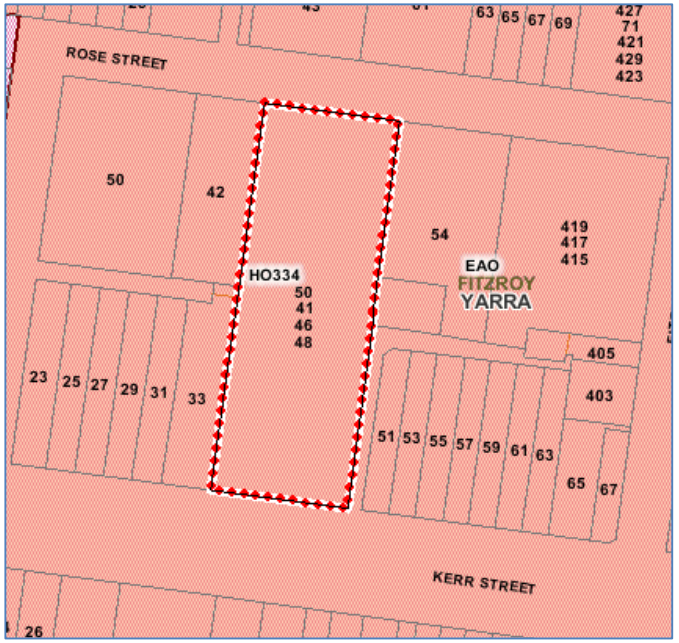
Conclusion:

Technical Error – Change the grading in DOHSA to ‘not contributory’ in HO334. Additionally, edit address to 37-45 Kerr Street, Fitzroy and list the buildings as apartments.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Kerr	Street	35-33	Fitzroy		243515	Contributory	1870-1890
HO334	Kerr	Street	37-39	Fitzroy	Factory/warehouse	243520	Not contributory	Unknown



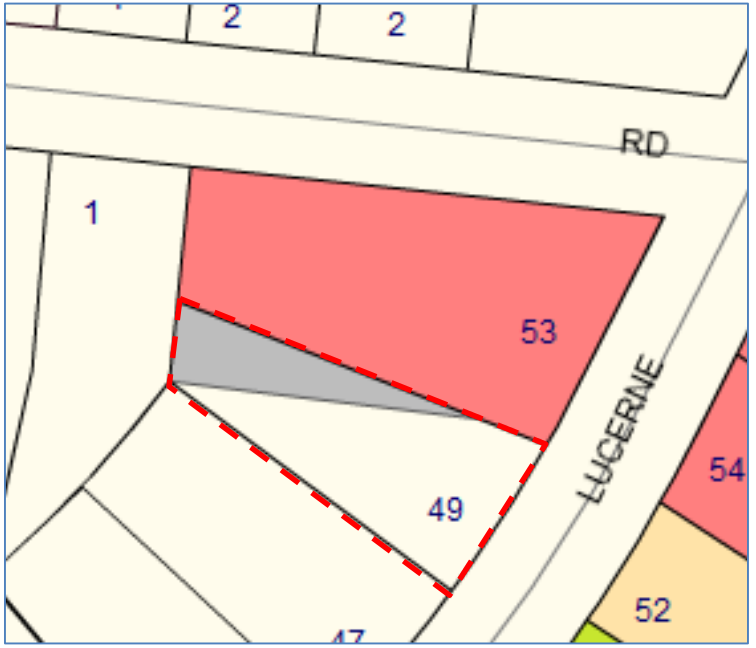


49 - 53 Lucerne Crescent, Alphington

Error	Mapping Error
Heritage Overlay	HO73
General Notes	Heritage Overlay boundary does not align with property boundary and includes part of the adjoining property at 49 Lucerne Crescent. HO boundary includes all of 53 and part of 49 Lucerne Crescent – Should only include number 53
DOHSA	49 Lucerne Crescent not listed in DOHSA 53 Lucerne Crescent listed as 'individually significant'
Planning Maps	Semi-located in HO73
Schedule	53 Lucerne Crescent Alphington (House)
GIS Layer	Section in rear of 49 Lucerne located in HO (adjacent property 'individually significant'')
Amendments	None specifically for 49 Lucerne – Not included
Appearance	Large cottage dwelling 2016

Supporting Evidence Notes:

Given the HO is dedicated to 53 Lucerne Crescent, it can be determined that 49 should not be included in this HO. Additionally, small section at front of 53 Lucerne not included in HO.



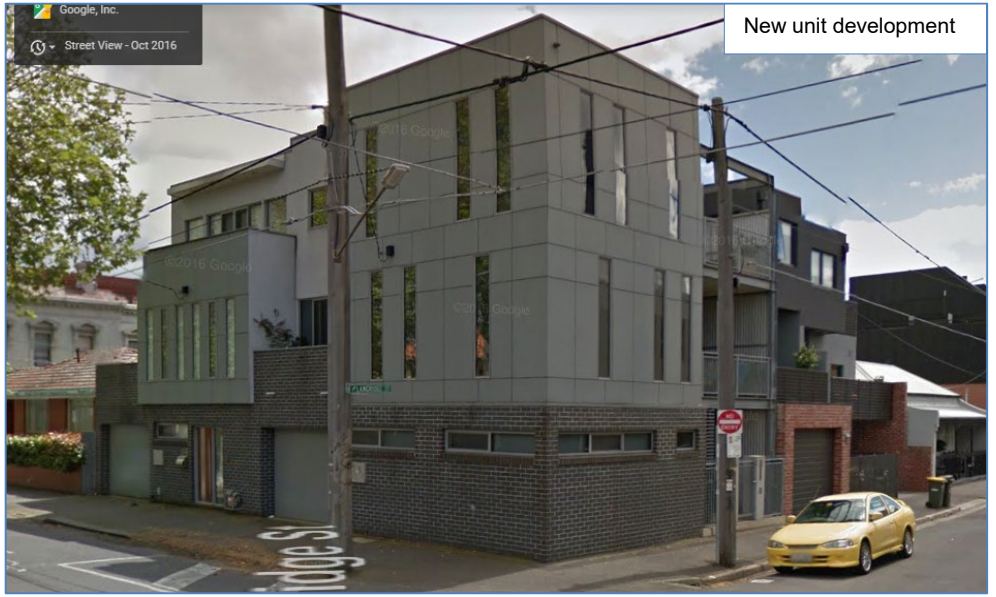
Conclusion:

Mapping Error – Change heritage overlay boundary to match property boundary for 53 Lucerne Crescent, Alphington.

HO73	53 LUCERNE CRESCENT ALPHINGTON House	Yes	No	Yes	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

55 Park Street, Abbotsford

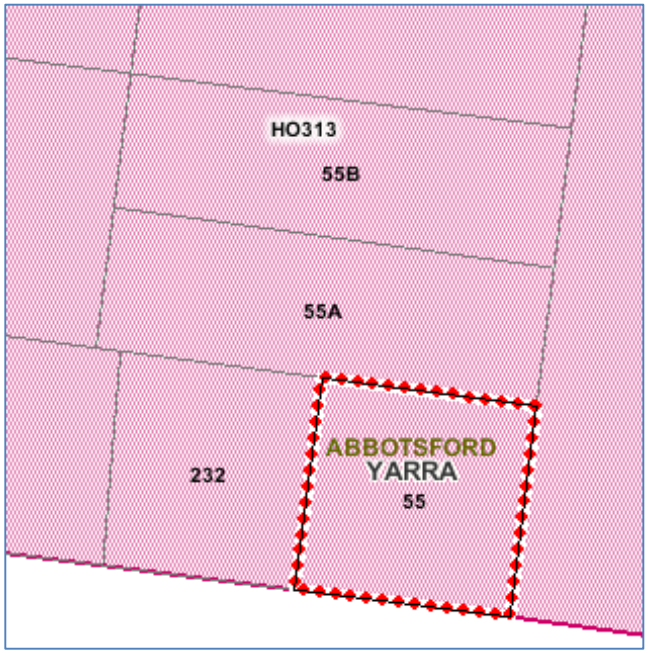
Error	No Grading
Heritage Overlay	HO313
General Notes	New small modern unit development on site
DOHSA	Graded as 'unknown' in DOHSA in HO313
Planning Maps	Located in HO313 in Planning Maps
Schedule	Charles Street Precinct, Abbotsford
GIS Layer	Graded as 'unknown' (grey) and 'not contributory' (green) in GIS in HO313
Amendments	No relevant studies referencing the property
Appearance	New Unit development



New unit development

Supporting Evidence Notes:

Development has occurred on the site and now 'not contributory'.



Conclusion:

Technical Error – Change the grading of 55 Park Street, Abbotsford to 'not contributory' in DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO313	Park	Street	55	Abbotsford		105640	Unknown	1900-1915

85 Cremorne Street, Cremorne

Error	Not in Schedule to 43.01
Heritage Overlay	HO518 & HO246
General Notes	Error in C173 - In DOHSA but not Schedule to 43.01. Was included as individually significant during planning for C173 but not listed in Schedule – Property includes a VHR building
DOHSA	Graded as 'individually significant' in DOHSA in HO246 which refers to 85 (northern) Cremorne Street and HO518 which refers to 85 Cremorne Street and Melbourne Wire Works Factory & Head Office, Former
Planning Maps	Located in HO518 in Planning Maps
Schedule	HO519 85 Cremorne Street is not in Schedule to 43.01 HO246 is list in the Schedule as 55-67 CREMORNE STREET CREMORNE Former Cremorne Street Primary School No. 2084 [Barton TAFE]
GIS Layer	Graded as 'individually significant' in GIS (red)
Amendments/Studies	City of Yarra Review, Allom Lovell and Associates (1998)
Appearance	Significant brick building Oct 2016

Supporting Evidence Notes:

The northern section of the properties (HO518, 85 Cremorne Street, Melbourne Wire Works Factory & Head Office, Former is Graded 'individually significant', but not included in the Schedule. HO246 55-67 Cremorne Street Former Cremorne Street Primary School No. 2084 [Barton TAFE] is on the VHR. The area shown on the GIS as individually significant includes two HOs (HO246 and HO518) and a significant part is located in VHR. The section not in HO is a car park.

Am C173 – did not include HO518 in the Schedule despite being included in the 'Context' study of Heritage areas and identified as 'individually significant'.

Conclusion:

Drafting Error – Add HO518 – 85 Cremorne Street, Cremorne, Melbourne Wire Works Factory & Head Office, Former to the Schedule to 43.01 in the Yarra Planning Scheme.

Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO246	Cremorne	Street	85 (northern)	Richmond	Cremorne Street State School, former	165395	Victorian Heritage Register	1878, 1890
HO518	Cremorne	Street	85-99	Cremorne	Melbourne Wire WorksFactory & Head Office, Former	165395	Individually Significant	1930-1940

Richmond	Coppin Street	234	House	Rec		B
Richmond	Cremorne Street	85	Former Cremorne Street State School No. 2084 [Barton TAFE]	Rec		B
Richmond	Cremorne Street	119	Former Yarra Hotel	Rec		B

86 Richmond Terrace, Richmond

Error	Incorrect Grading
Heritage Overlay	HO332
General Notes	Graded ‘contributory’, - New develop makes is ‘not contributory’
DOHSA	Graded 'contributory' in HO332
Planning Maps	Located in HO332
Schedule	Richmond Hill Precinct
GIS Layer	Graded 'contributory' in HO332 (green)
Amendments	None - demolished
Appearance	Newly developed dwelling (2017)

Supporting Evidence Notes:

‘Contributory’ house, since demolished and rebuilt as new townhouse

Conclusion:

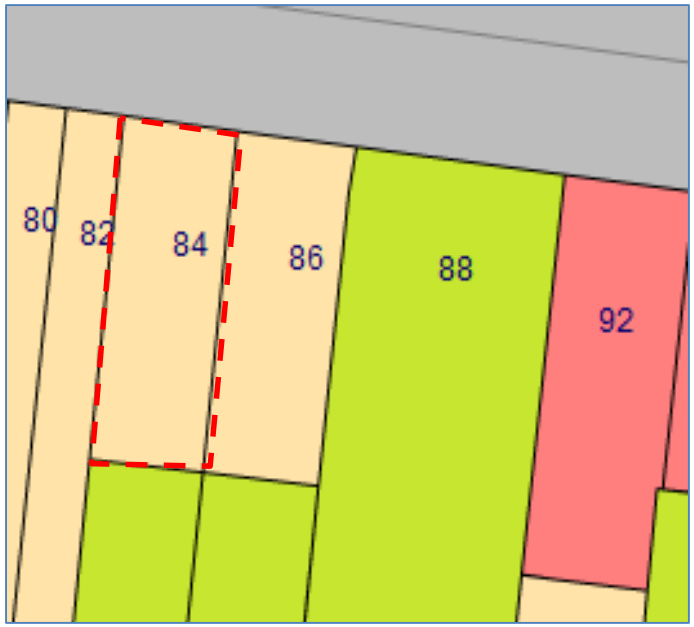
Technical Error – Change grading for 86 Richmond Terrace, Richmond in DOHSA to ‘not contributory’.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property Nu	Heritage Status	Estimated Dat
HO332	Richmond	Terrace	69	Richmond		185690	Not contributory	1990-2000?

New development

Previous significant dwelling



Collingwood College Dolls House, Collingwood

Error	Victorian Heritage Register - Address Change due to relocation of the Dolls House.
Heritage Overlay	HO114
General Notes	Mapping anomaly due to relocation of the 'Dolls House'.
DOHSA	Listed in DOHSA as HO114 Vere Street, 49-47 (part),Collingwood, Doll's House
Planning Maps	HO114
Schedule	Collingwood College, Cnr McCutcheon Way and Cromwell Street, Collingwood (Doll's House)
GIS Layer	Graded 'individually significant' in GIS in HO114 (red)
Amendments/Studies	VHR Database and City of Yarra Heritage Review, Allom Lovell and Associates (1998)
Appearance	No longer the site of Dolls House - 2017

Supporting Evidence Notes:

The Doll's House building has been relocated to near 130 Islington Street. HO114 applies to the area where building was located - refer to photos. The DOHSA reference to 49-47 Vere Street, Collingwood, should be changed to 'near 130 Islington St, Collingwood'.

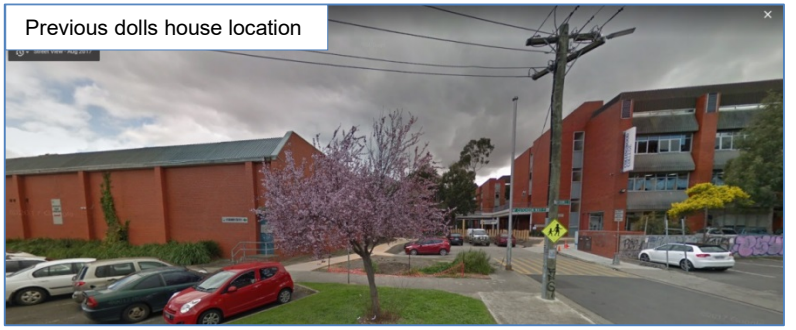
Conclusion:

Technical Error – Change address in DOHSA to 'near 130 Islington Street, Collingwood – Doll's House'. Delete mapping of HO114 from previous location and add HO114 to relocated Doll's House location near 130 Islington Street.

Appendix 8 -

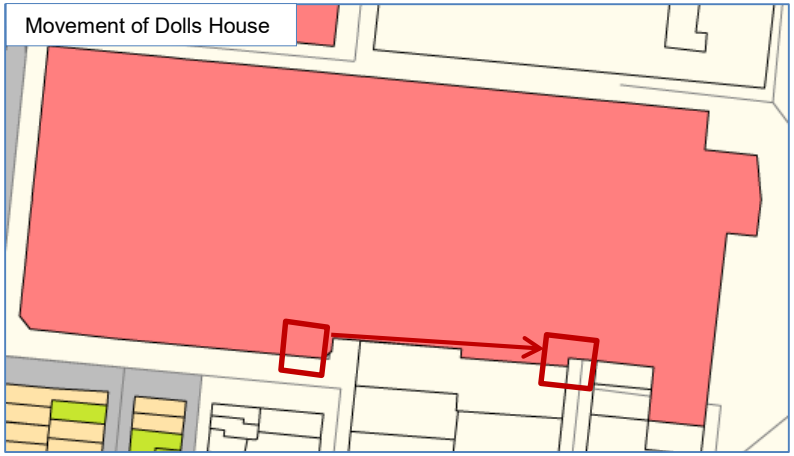
Overla HO114	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HOTH	Vere	Street	49-47 (part)	Collingwood	Doll's House	137890	Victorian Heritage Register	1880-1890

Previous dolls house location



Dolls House

Movement of Dolls House



Park Keepers Cottage, Burnley Park

Error	No Grading
Heritage Overlay	HO299
General Notes	There is a heritage report on this site, currently covered by a HO but it is not specific to the site
DOHSA	The Park Keepers Cottage is not listed in DOHSA. The current reference in DOHSA for HO299 is for 'The Boulevard, Burnley, The Boulevard Parklands, Individually significant, 1838-, 1930s. This is the general reference for a large HO area which includes buildings and park landscapes.
Planning Maps	Located in HO299 in Planning Maps
Schedule	The Boulevard, Richmond (The Boulevard Parklands, the Boulevard, Richmond)
GIS Layer	Not Graded in GIS but located in HO (grey)
Amendments/Studies	City of Yarra Heritage Gaps Study: Review of Central Richmond, Context Pty Ltd (2014) – *Statement of significance*
Appearance	Small cottage located off Bellevue Street in Burnley Park

Supporting Evidence Notes:

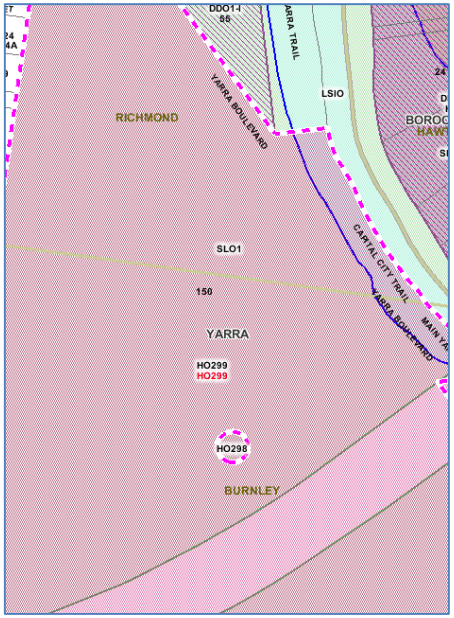
Area covered by HO299 and Context Review found that the site was of 'individual significance'.

Conclusion:

Drafting Error – Change the reference in DOHSA to add an additional separate item for 'Park Keepers Cottage, off Bellevue Street, Burnley Park, Burnley' as 'individually significant' in DOHSA in HO299.

The following places and features are Individually Significant and have their own statement of significance:

- Burnley Horticultural College (HO306, VHR 2052),
- Corroboree or Marker Tree (HO298), and
- Park Keeper's cottage (former) (Individually Significant within HO299).

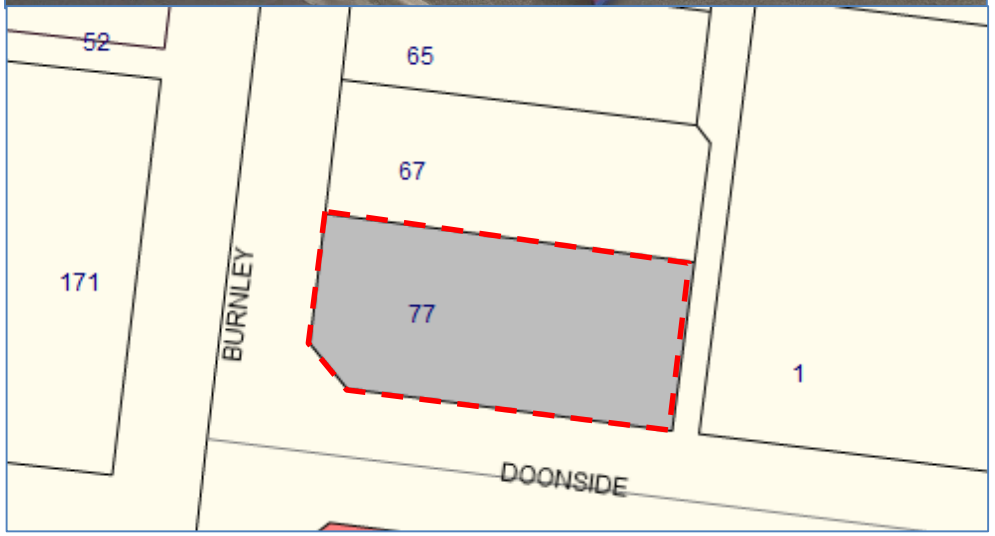


77-79 Burnley Street, Richmond

Error	Interim Expired
Heritage Overlay	HO500
General Notes	Interim control Expiry date: 30/11/2017
DOHSA	Not listed in DOHSA
Planning Maps	Located in HO500 in Planning Maps
Schedule	77-79 Burnley Street, Richmond
GIS Layer	Not graded in GIS but located in individual HO (grey)
Amendments/Studies	Am C215 - extended
Appearance	Large commercial building

Supporting Evidence Notes:

Interim controls have expired but permanent controls on the site were not sought by Council.



Conclusion:

Expired Controls - Remove expired interim controls and remove mapping of HO500 from 77-79 Burnley Street, Richmond.

378 Nicholson Street, North Fitzroy (St Brigid's Roman Catholic Presbytery)

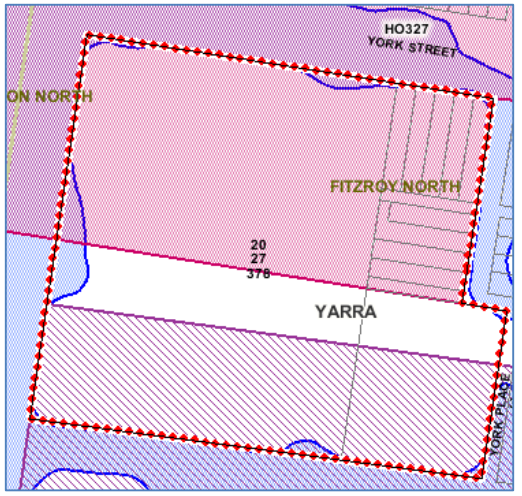
Error	Mapping Error
Heritage Overlay	HO327 North Fitzroy Precinct (applies to the suburb)
General Notes	378A Nicholson & 27 Alexandra Parade, Fitzroy North. HO327 applies only to the northern portion of the property, excluding two places
DOHSA	378A Nicholson Street, St Brigid's Roman Catholic Presbytery, 378B St Brigid's Roman Catholic Church & organ and 378C St Brigid's Roman Catholic School Room are graded as 'individually significant' in DOHSA in HO327.
Planning Maps	HO area applies to northern portion of the church land
Schedule	North Fitzroy Precinct
GIS Layer	Each part of Nicholson graded as 'individually significant' in GIS (red). The extent of the graded area extends south of the HO327 boundary to include all the church property between York, Nicholson Street and Alexandra Parade.
Amendments/Studies	378A in – City of Yarra Heritage Review, Allom Lovell and Associates (1998)
Appearance	Land is occupied by the School, Church and Presbytery which address Nicholson Street, plus additional buildings fronting Alexandra Parade and behind the School adjoining York Street and York Place.

378 Nicholson Street properties

27 Alexandra Parade

Supporting Evidence Notes:

The church property includes three individually significant buildings within a related complex of school, church and presbytery. The boundary and extent of HO327 arbitrarily excludes the Presbytery and cuts through the church building.



Conclusion:

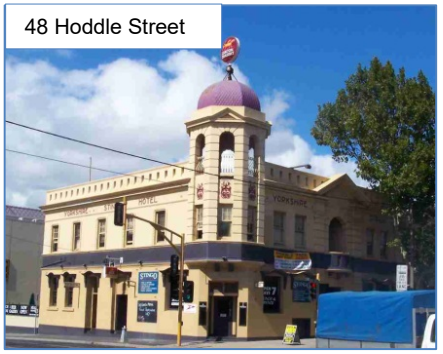
Mapping Error – Change the HO327 boundary to include the entire property of St Brigid's (378 Nicholson Street and 27 Alexandra Parade, Fitzroy) between Alexandra Parade, Nicholson Street, York Street and York Place.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO327	Nicholson	Street	378A	Fitzroy North	St Brigid's Roman Catholic Presbytery	231650	Individually Significant	1880-1890
HO327	Nicholson	Street	378	Fitzroy North	St Brigid's Roman Catholic Church & organ	231650	Individually Significant	1869-1873
HO327	Nicholson	Street	378C	Fitzroy North	St Brigid's Roman Catholic School Room	231650	Individually Significant	1870-1890

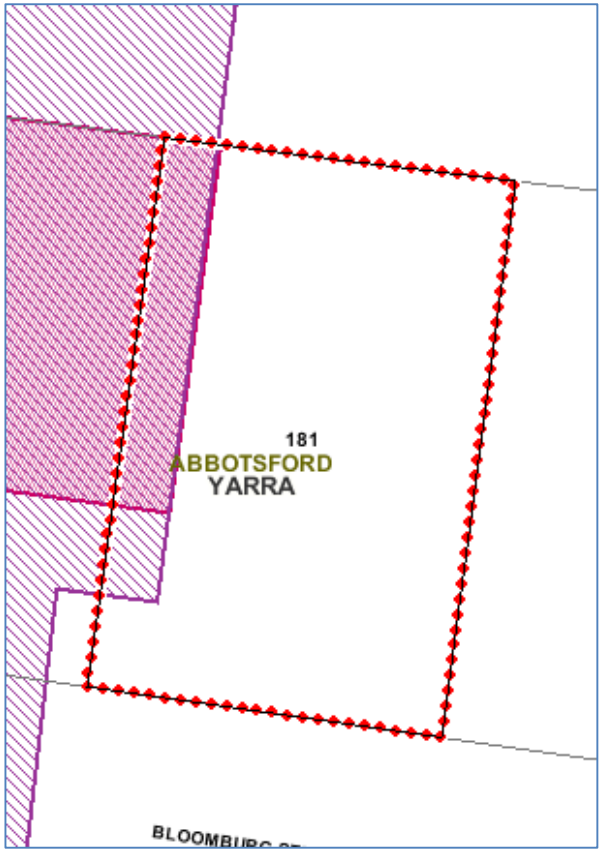
181 Langridge Street, Abbotsford

Error	Mapping Error
Heritage Overlay	HO16 - 48 Hoddle Street, Abbotsford, Yorkshire Stingo Hotel
General Notes	HO16 and DDO2 have been applied to part of 181 Langridge Street. This appears to have been an error. This would trigger a planning permit for a range of works.
DOHSA	Not listed in DOHSA. HO16 is listed as referring to 48 Hoddle Street, Abbotsford, Yorkshire Stingo Hotel
Planning Maps	Small proportion of 181 Langridge located in HO16 in Planning Maps
Schedule	48 Hoddle Street Abbotsford (Yorkshire Stingo Hotel)
GIS Layer	Both 48 Hoddle and 181 Langridge Street are graded 'individually significant' in GIS (red) – Photo attached in GIS file is of adjacent individually significant building
Amendments/Studies	None – Not referenced in any relevant studies
Appearance	Apartments 2017



Supporting Evidence Notes:

This is a minor mapping error which should be corrected to apply to all of 48 Hoddle Street. The HO and GIS mapping should be removed from 181 Langridge Street.



Conclusion:

Mapping Error – Change the extent of mapping of HO16 to remove 181 Langridge Street include all of 48 Hoddle Street – Yorkshire Stingo Hotel.

Appendix 8 -

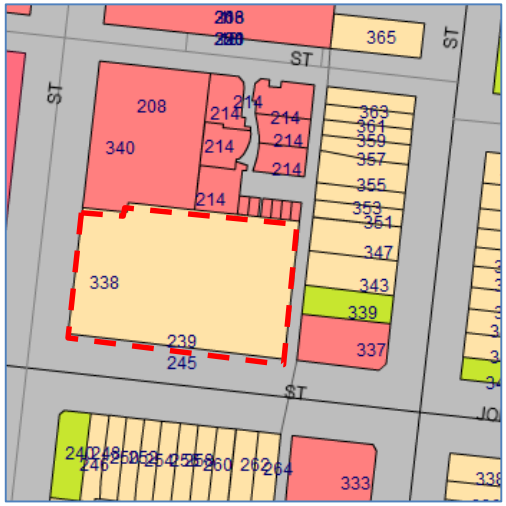
Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO16	Hoddle	Street	48	Abbotsford	Yorkshire Stingo Hotel	104125	Individually significant	1915

239-247 Johnston Street, Fitzroy

Error	No Grading
Heritage Overlay	HO334 - South Fitzroy Precinct
General Notes	Property demolished – Western wall remains due to heritage significance
DOHSA	Graded as 'unknown' in DOHSA in HO334
Planning Maps	Located in HO334 in Planning Maps
Schedule	South Fitzroy Precinct
GIS Layer	Graded as 'unknown' and 'contributory' in GIS (yellow)
Amendments/Studies	Endorsed Heritage and Structural Engineering Report – PLN13/0566
Appearance	Demolished property, 'contributory' section maintained (2018)

Supporting Evidence Notes:

New development, grading needs to be 'not contributory'. Western wall has been retained due to existing heritage.



Conclusion:

Technical Error – Change grading of 239-247 Johnston Street, Fitzroy in DOHSA to 'not contributory'.

Add grading reference of wall as 'individually significant' in DOHSA.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO334	Johnston	Street	239-247	Fitzroy		243475	Unknown	1870-1930?

11 Waverley Street, Richmond

Error	Incorrect Grading
Heritage Overlay	HO332
General Notes	Graded in DOHSA as 'contributory', however, marked as demolished. Has since been rebuilt as new townhouses
DOHSA	Graded as 'contributory' in DOHSA in HO332
Planning Maps	Located in HO332 in Planning Maps
Schedule	Richmond Hill Precinct
GIS Layer	Graded as 'contributory' in HO332 (yellow)
Amendments/Studies	None - Demolished
Appearance	New townhouse/residential building

Supporting Evidence Notes:

Was graded as ‘contributory’ before demolition. Now townhouse/apartment building.

Conclusion:

Technical Error – Change grading of 11 Waverley Street, Richmond in DOHSA to ‘not contributory’.

Appendix 8 -

Overla	Address	Type	Numbe	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO332	Waverley	Street	11	Richmond	Demolished?	187990	Contributory	1850-1870

19 Cambridge Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO327
General Notes	HO boundary cuts through Collingwood English Language School, a former State primary school. The HO area includes most of the significant buildings at the southern part of the land but excludes parts of the northern sections of the school buildings.
DOHSA	'Individually significant' in HO327
Planning Maps	In HO327
Schedule	North Fitzroy Precinct
GIS Layer	Graded 'individually significant' in HO327 – HO cuts through property (red)
Amendments/Studies	City of Yarra Heritage Review, Allom Lovell and Associates (1998)
Appearance	Significant late 19th or early 20th Century State Primary School

Supporting Evidence Notes:

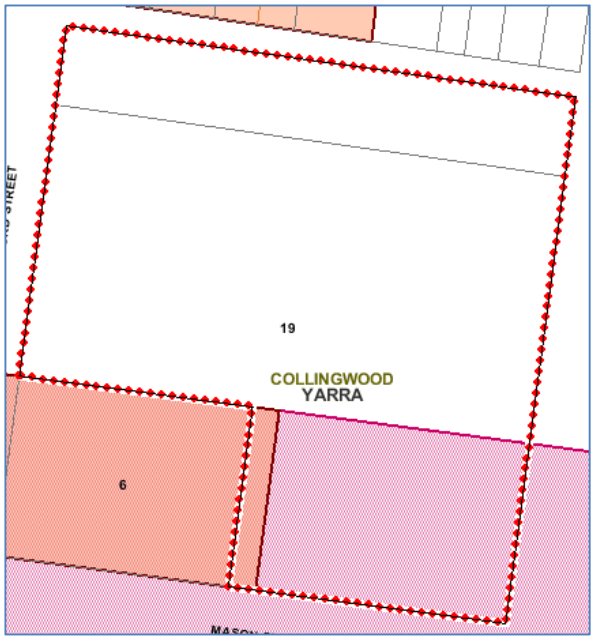
The HO327 boundary excludes most of the school playgrounds and more importantly also excludes parts of the buildings that clearly 'individually significant'.

Conclusion:

Technical Error – Change the extent of HO327 to include all of 19 Cambridge Street, Collingwood bounded by Mason Street, Cambridge Street, Oxford Street and the lane along the northern boundary.

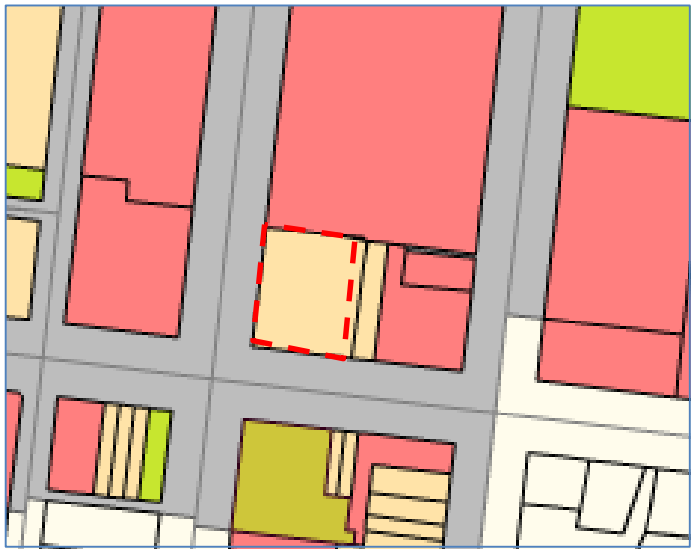
Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO336	Cambridge	Street	19	Collingwood	Cambridge Street State School SS1895, later Cambridge Street Central School	101665	Individually Significant	1877



18 Peel Street, Collingwood

Error	Incorrect Grading
Heritage Overlay	HO129
General Notes	Once heritage property – redeveloped. Now 'not contributory
DOHSA	Not listed
Planning Maps	HO129
Schedule	68-158 Oxford Street, 103-115 Oxford Street, 158-172 Oxford Street, 107-131 Cambridge Street & 7 Stanley Street Collingwood (Part Of Former Foy & Gibson Complex)
GIS Layer	Graded 'contributory' (yellow)
Amendments/Studies	None
Appearance	New development – Aug 2017



Supporting Evidence Notes:

Redevelopment of 'contributory' building. Now 'not contributory'.

Conclusion:

Technical Error – Change grading of 18 Peel Street, Collingwood in DOHSA to 'not contributory'.

120 Cambridge Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO318
General Notes	Heritage Grading applies to all the property but a small part of the land is not located in the HO
DOHSA	'individually significant' in HO318
Planning Maps	HO318 – Small section not in HO
Schedule	Collingwood Slope Precinct
GIS Layer	'Individually significant' in HO318 (red)
Amendments/Studies	City of Collingwood Conservation Study, Andrew Ward & Associates (1998)
Appearance	Significant old building - 2017

Supporting Evidence Notes:

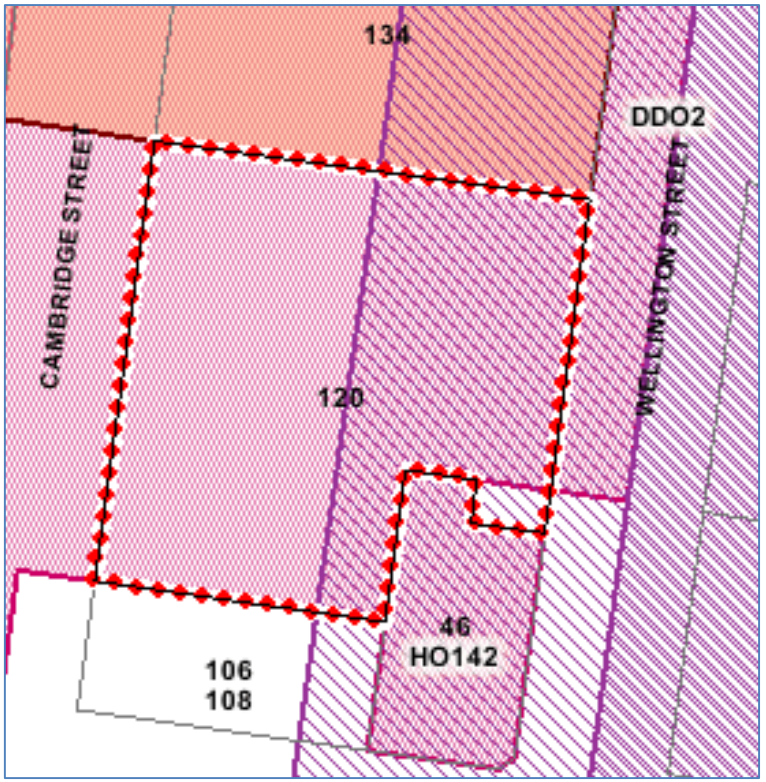
Number 120 is located in HO318 and has a Grading; however, a small section of the property is not in the HO.

Conclusion:

Mapping Error – Change the extent of HO318 to include all 120 Cambridge Street, Collingwood in the overlay.

Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO318	Cambridge	Street	120	Collingwood	Warehouse, former	101795	Individually Significant	1900-1915



61-63 Oxford Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO125
General Notes	HO doesn't cover the entire site – Car park at rear isn't included
DOHSA	Graded 'individually significant' in HO125
Planning Maps	HO125 – Boundary cuts through site
Schedule	57-63 Oxford Street Collingwood
GIS Layer	Graded 'individually significant', but HO125 cuts through the middle. (red)
Amendments/Studies	City of Collingwood Conservation Study, Andrew Ward and Associates (1995)
Appearance	Significant Terrace house - 2017

Supporting Evidence Notes:

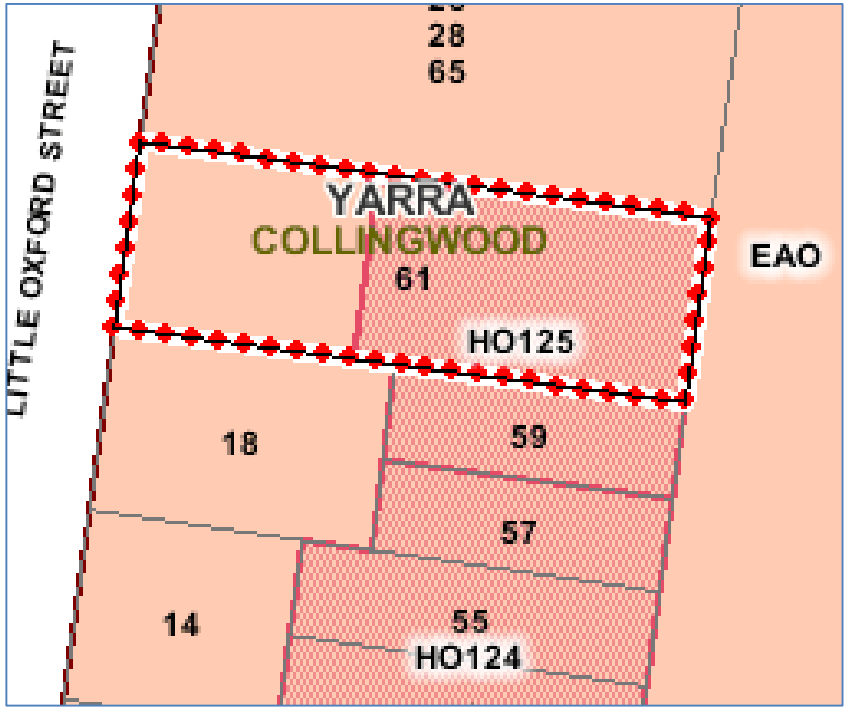
Single property, only one half is in the HO.

Conclusion:

Mapping Error – Change the extent of HO215 to include all of 61-63 Oxford Street, Collingwood in the overlay.

Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO125	Oxford	Street	61	Collingwood	Terrace, part	101445	Individually significant	1873-8



37 Oxford Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO121
General Notes	HO doesn't cover the entire site
DOHSA	Graded 'individually significant'
Planning Maps	HO121 – Cuts through the middle
Schedule	37 Oxford Street, Collingwood
GIS Layer	Graded 'individually significant'. HO121 cuts through the middle
Amendments/Studies	City of Collingwood Conservation Study, Andrew Ward and Associates (1995) – A and B
Appearance	Significant brick terrace – Aug 2017 (difficult to see)

Supporting Evidence Notes:

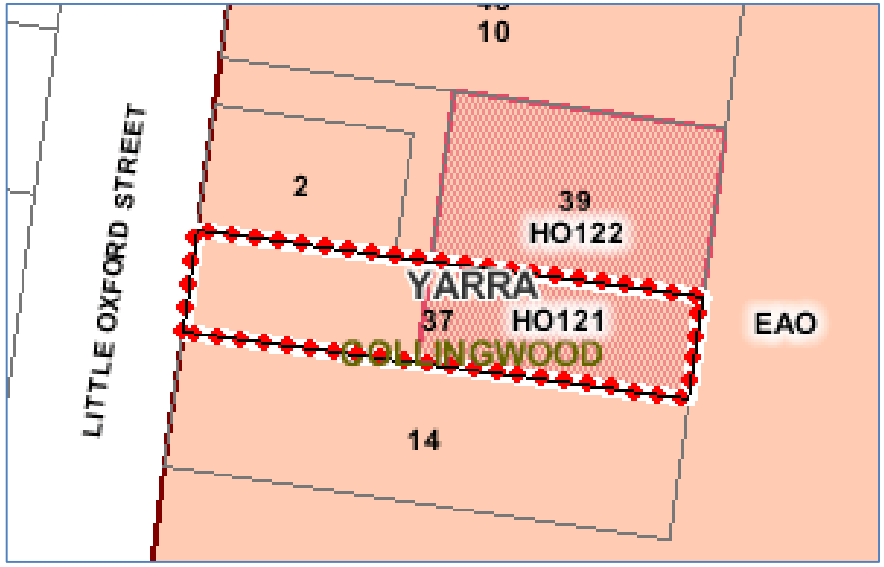
Land ownership shows that it is one property.

Conclusion:

Historic Mapping Error – Change the extent of HO121 to all of 37 Oxford Street, Collingwood in the overlay.

Appendix 8 -

Overla	Address	Type	Numb	Suburb	Property Type	Property No	Heritage Status	Estimated Dat
HO121	Oxford	Street	37	Collingwood	House	101485	Individually significant	1869



31 Bell Street & 204 Coppin Street, Richmond

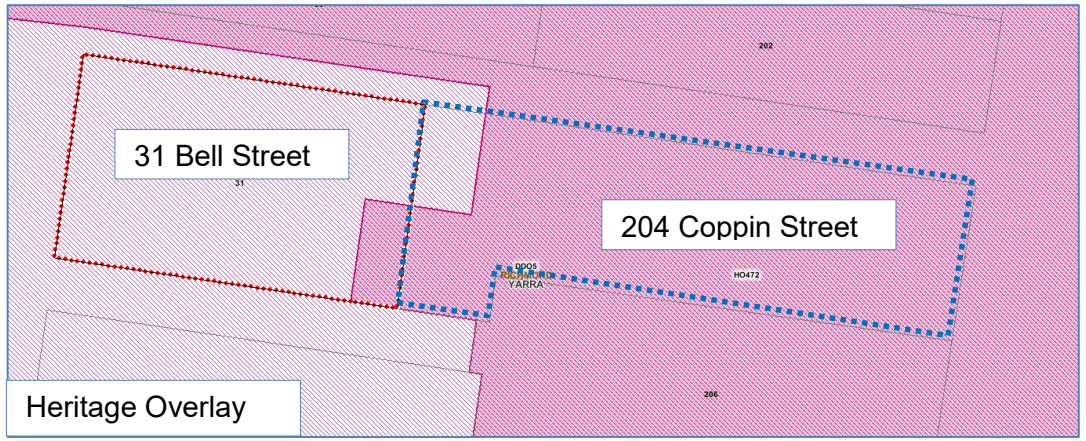
Error	Mapping Error
Heritage Overlay	HO472
General Notes	HO and zone curtilage do not match property boundaries
DOHSA	Graded 'individually significant'
Planning Maps	HO472 – Does not match title boundary
Schedule	Bell Street, Precinct
GIS Layer	Graded 'individually significant' HO doesn't match property boundaries (red and grey)
Amendments/Studies	City of Yarra Heritage Gap Study: Review of Central Richmond, Context (2014)
Appearance	Significant 3 storey building

Supporting Evidence Notes:

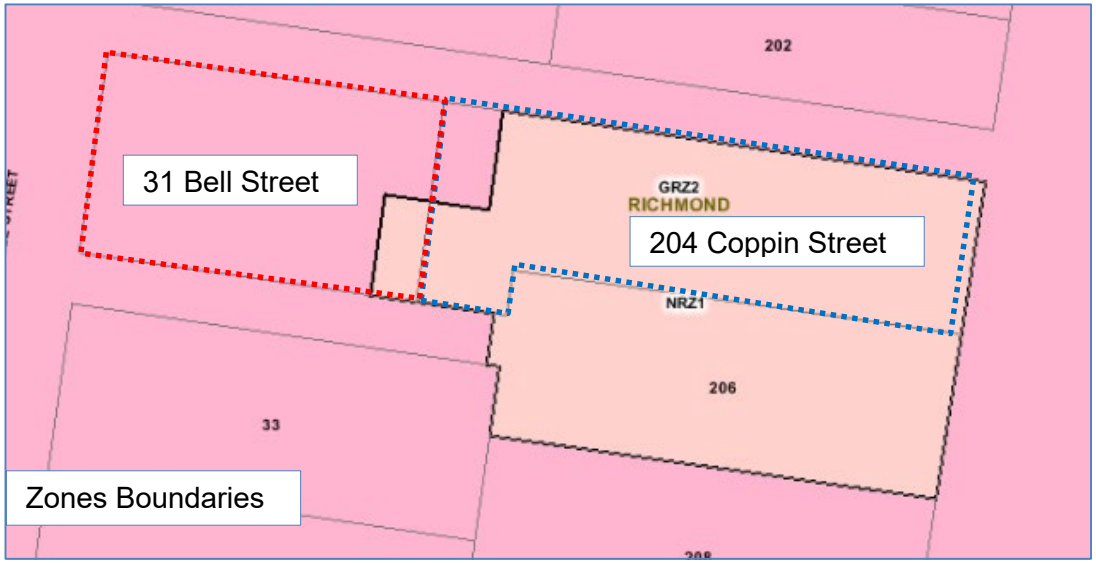
HO472 does not match the title boundaries. Mapping error of HO matched mapping error of zones,

Conclusion:

Historic Mapping Error – Change the extent of HO472 to remove 31 Bell Street, Richmond from the overlay and to include all of 204 Coppin Street, Richmond. & Change the zone of 204 Coppin to include entire property in NRZ1 and change the zone of 31 Bell Street to include entire property in GRZ.



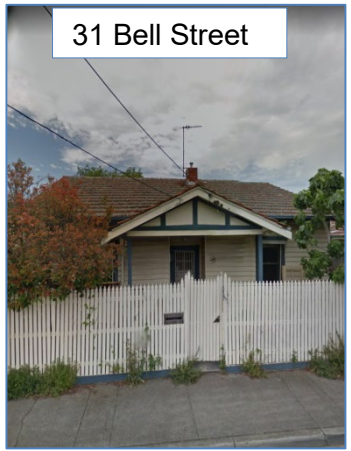
Heritage Overlay

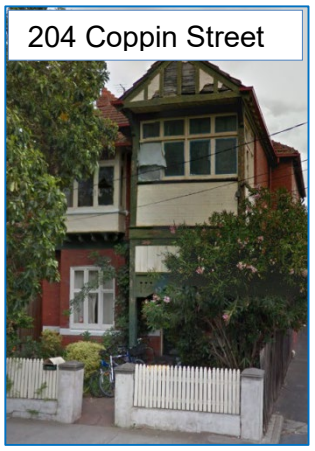


Zones Boundaries

Appendix 8:
City of Yarra Heritage Database

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Statu	Estimated Dat
HO472	Coppin	Street	204	Richmond	House	198390	Individually Significant	1913


31 Bell Street


204 Coppin Street

133 Keele Street, Collingwood

Error	Incorrect Grading
Heritage Overlay	HO321
General Notes	Property is located in HO321 and was graded ‘contributory’ – Since been demolished after approval
DOHSA	Graded ‘contributory’
Planning Maps	Located in Ho321
Schedule	Gold Street Precinct, Collingwood
GIS Layer	Graded ‘contributory’ (yellow)
Amendments/Studies	None - demolished
Appearance	New development constructed/under construction

Supporting Evidence Notes:

Property has previously been graded ‘contributory’, but has since been demolished.

Conclusion:

Technical Error – Change the grading of 133 Keele Street, Colingwood in DOHSA to ‘not contributory’.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed February 2018

Overla	Address	Type	Numb	Suburb	Property Type	Proper	Heritage Status	Estimated Dat
HO321	Keele	Street	133	Collingwood		125205	Contributory	1870-1890

4-6 Derby Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO101
General Notes	Car park has been included in HO for over another property
DOHSA	Not listed
Planning Maps	HO101 extends past property boundaries of 8 Derby Street into the car park
Schedule	8 Derby Street, Collingwood
GIS Layer	HO101 covers site
Amendments/Studies	No relevant studies reference this property
Appearance	Small vacant car park

Supporting Evidence Notes:

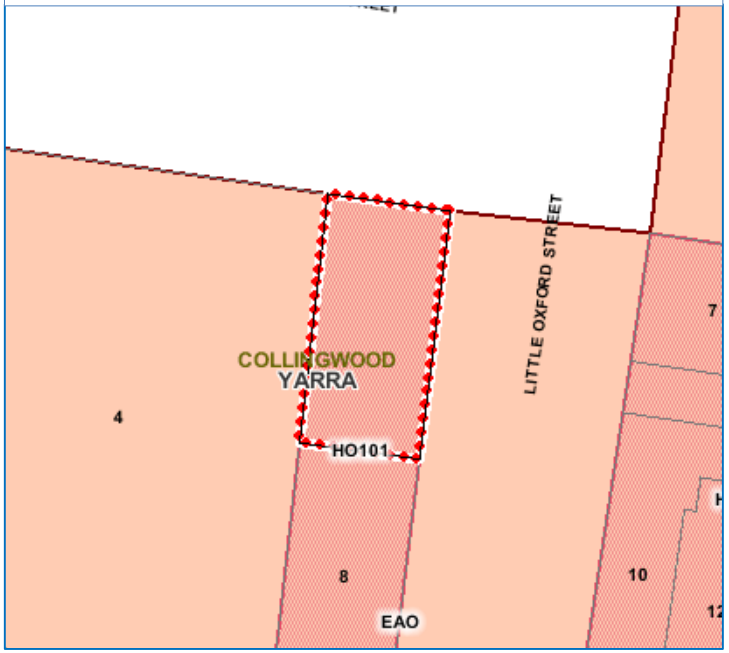
Site is a car park for a property not included in the Heritage Overlay. However, located at the rear of HO101 (8 Derby Street, Collingwood), which is graded 'individually significant' in HO101.

Property and Administration Officer found that the property is under ownership of 4-6 Derby Street, Collingwood.

Conclusion:

Technical Error – Add reference to 4-6 Derby Street, Collingwood (land at the SW corner of Little Oxford Street and Langridge Street) as 'not contributory' in DOHSA in HO101 .

Car park at rear of 8 Derby Street



7 Langridge Street, Collingwood

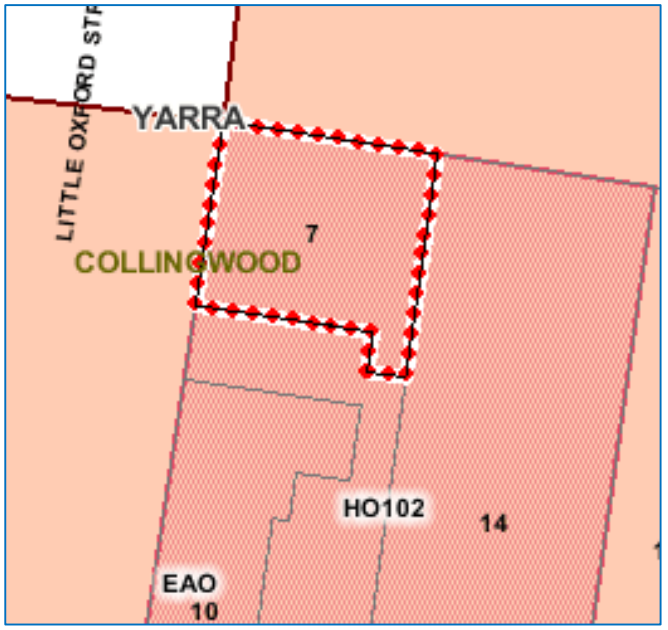
Error	Mapping Error
Heritage Overlay	HO102 10-16 Derby Street Collingwood - Terrace
General Notes	Property has been subdivided from significant buildings in an individual HO. Has since been redeveloped.
DOHSA	Not listed
Planning Maps	Included in HO102
Schedule	10-16 Derby Street Collingwood
GIS Layer	Included in HO102
Amendments/Studies	No relevant studies reference this property
Appearance	New development at rear of 'individually significant' terraces (2017)

Supporting Evidence Notes:

Property has been subdivided from the 'individually significant' buildings in HO102 and redeveloped. It should no longer be graded 'individually significant' It is still part of the context for the HO for 10-16 Derby Street, Collingwood and it should remain.

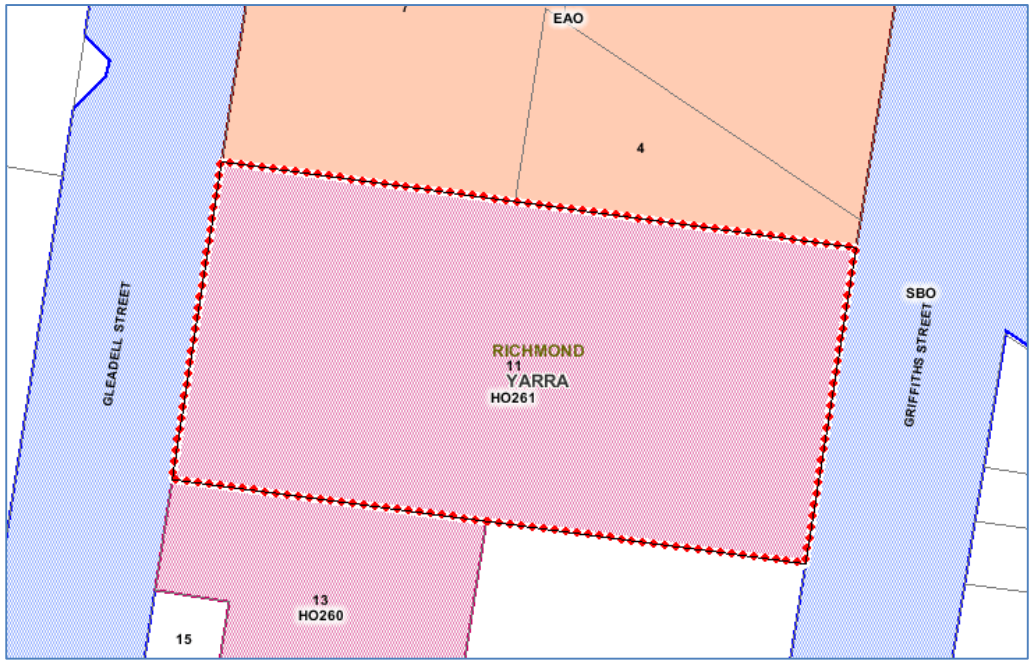
Conclusion:

Mapping Error – Add reference to 7 Langridge Street, Collingwood as 'not contributory' in DOHSA.



11 Gleadell Street, Richmond

Error	No Grading
Heritage Overlay	HO261
General Notes	Incorrect address in DOHSA. Should be 11 Gleadell Street, Richmond.
DOHSA	Graded 'individually significant' as 3 Gleadell Street, Richmond.
Planning Maps	Located in HO261 as 11 Gleadell
Schedule	3 Gleadell Street, Richmond – Richmond Baths
GIS Layer	Individually significant – Listed as 11 Gleadell
Amendments/Studies	N/A – Address change
Appearance	Individually significant Richmond Baths (Present)



Supporting Evidence Notes:

Technical or drafting error has incorrectly applied the wrong addressed the Richmond Baths. Should be 11 Gleadell not 3 Gleadell. Change DOHSA and Schedule to 43.01 to rectify.

Richmond Baths

Conclusion:

Technical Error – Change address in DOHSA and Schedule to 43.01 in Yarra Planning Scheme from 3 Gleadell Street to 11 Gleadell Street, Richmond (HO261).

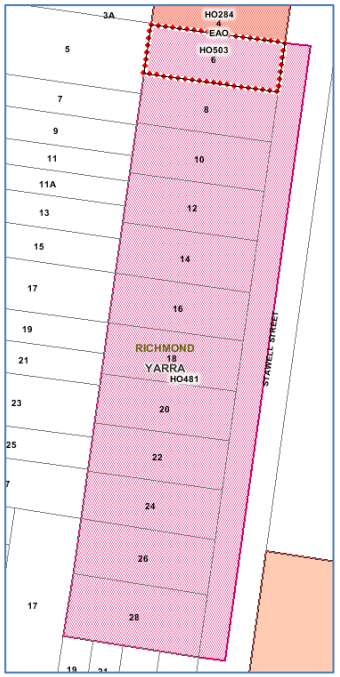
City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed May 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO261	Gleadell	Street	3	Richmond	Richmond Baths	193615	Individually significant	1897, 1936

6 Stawell Street, Richmond

Error	Mapping Error
Heritage Overlay	HO481 and HO503
General Notes	Planning Maps mapped wrong, expired interim. Needs to be part of precinct.
DOHSA	Graded 'contributory' in HO481
Planning Maps	Located in HO503
Schedule	6 Stawell Street, Richmond
GIS Layer	Graded 'contributory' – not in HO
Amendments/Studies	Am C207 – Interim control over the property
Appearance	Old cottage – same as row of 'contributory' cottages adjacent

6 Stawell Street



Supporting Evidence Notes:

First in a row of contributory cottages is in the wrong HO. HO503 is an individually significant overlay for 2 James Street, Abbotsford. From an interim HO now expired. Property needs to now be included in the precinct HO481.

8-28 Stawell Street

Conclusion:

Mapping Error – Remove the expired interim HO503 and extend HO481 to include 6 Stawell Street, Richmond.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed May 2018:

Overl	Addres	Typ	Numbe	Suburb	Property Type	Property N	Heritage Statu	Estimated Da
HO481 - Stawell Street Precinct								
HO481	Stawell	Street	6	Richmond	House	171240	Contributory	1910
HO481	Stawell	Street	8	Richmond	House	171245	Contributory	1910
HO481	Stawell	Street	10	Richmond	House	171250	Not contributory	1930-2000
HO481	Stawell	Street	12	Richmond	House	171255	Contributory	1910
HO481	Stawell	Street	14	Richmond	House	171260	Contributory	1910
HO481	Stawell	Street	16	Richmond	House	171265	Contributory	1910
HO481	Stawell	Street	18	Richmond	House	171270	Contributory	1910
HO481	Stawell	Street	20	Richmond	House	171275	Contributory	1910
HO481	Stawell	Street	22	Richmond	House	171280	Contributory	1910
HO481	Stawell	Street	24	Richmond	House	171285	Contributory	1910
HO481	Stawell	Street	26	Richmond	House	171290	Contributory	1915
HO481	Stawell	Street	28	Richmond	House	171295	Contributory	1915-1920

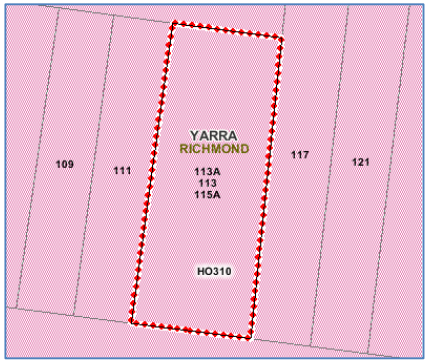
113-115 & 113A-115A Bridge Road, Richmond

Error	Incorrect Grading
Heritage Overlay	HO310
General Notes	Incorrect grading of new extension
DOHSA	Graded as ‘contributory’
Planning Maps	Located in HO310
Schedule	Bridge Road Precinct
GIS Layer	Graded both ‘contributory’ and ‘not contributory’
Amendments/Studies	Heritage Advice – Bridge Road heritage properties, GJM (2018)
Appearance	Modern development at rear of original shopfronts (2016)

Supporting Evidence Notes:

113 is a ‘contributory’ shop front, whilst 115 is a replicated shop front that is ‘not contributory.

Additionally, the developed rears 113A and 115A need to be graded ‘not contributory’.



Conclusion:

Technical Error – Change grading of 113A-115A Bridge Road, Richmond in DOHSA to ‘not contributory’.

Change grading of 113 Bridge Road, Richmond to ‘contributory’.

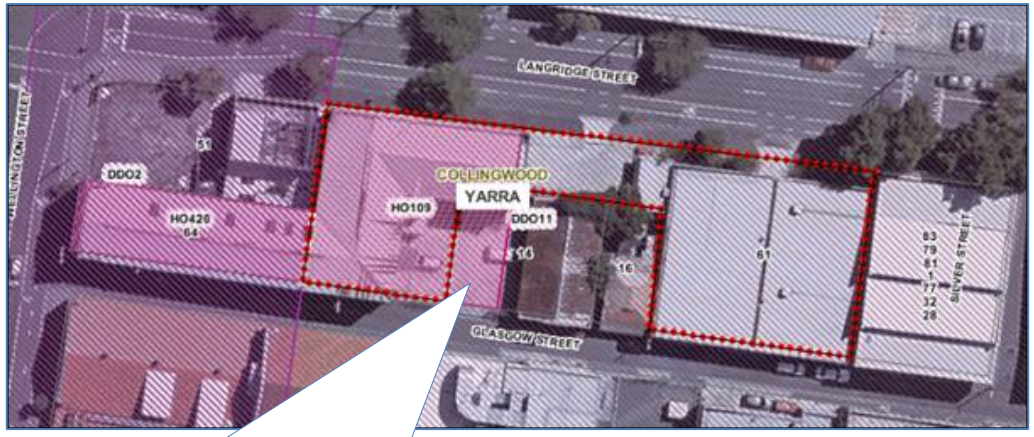
Add 4 separate listings of 113, 113A, 115 and 115A Bridge Road, Richmond in DOHSA.

City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed May 2018:

Overl	Addres	Type	Numbe	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO310	Bridge	Road	113-115	Richmond	Unit	181225	Not contributory	1990-2000
HO310	Bridge	Road	113A	Richmond	Shops & residences	285095	Contributory	1870-1890?
HO310	Bridge	Road	115A	Richmond	Shops & residences	285100	Contributory	1870-1890?

51 & 61-75 Langridge Street, 65 Wellington Street & 14 Glasgow Street, Collingwood

Error	Mapping Error
Heritage Overlay	HO109
General Notes	Address is no longer correct and section of adjacent property is included in the site specific overlay
DOHSA	'Individually Significant' and not graded
Planning Maps	HO109
Schedule	55 Langridge Street, Collingwood (Peatt Boot Factory)
GIS Layer	'Individually Significant'
Amendments/Studies	City of Yarra Heritage Review, Allom Lovell and Associates (1998) Volume 2 Part II.
Appearance	Large significant factory – Current



Section of site specific Heritage Overlay mapped onto adjacent property of 14 Glasgow Street, Collingwood

Supporting Evidence Notes:

The property is located in HO109 which is a site specific heritage overlay. The adjacent property now owns the car park that is between the buildings, which is included in the heritage overlay. It is proposed to re-align the HO109 boundary to follow the property boundary and exclude land at 14 Glasgow Street.
The properties at 14 and 16 Glasgow Street will be separately investigated for their heritage significance.

Conclusion:

Mapping Error – Change the extent of HO109 to remove section of 14 Glasgow Street, Collingwood from the heritage overlay.
Change the address of 55 Langridge Street, Collingwood to 61-67 Langridge Street Collingwood, in DOHSA.

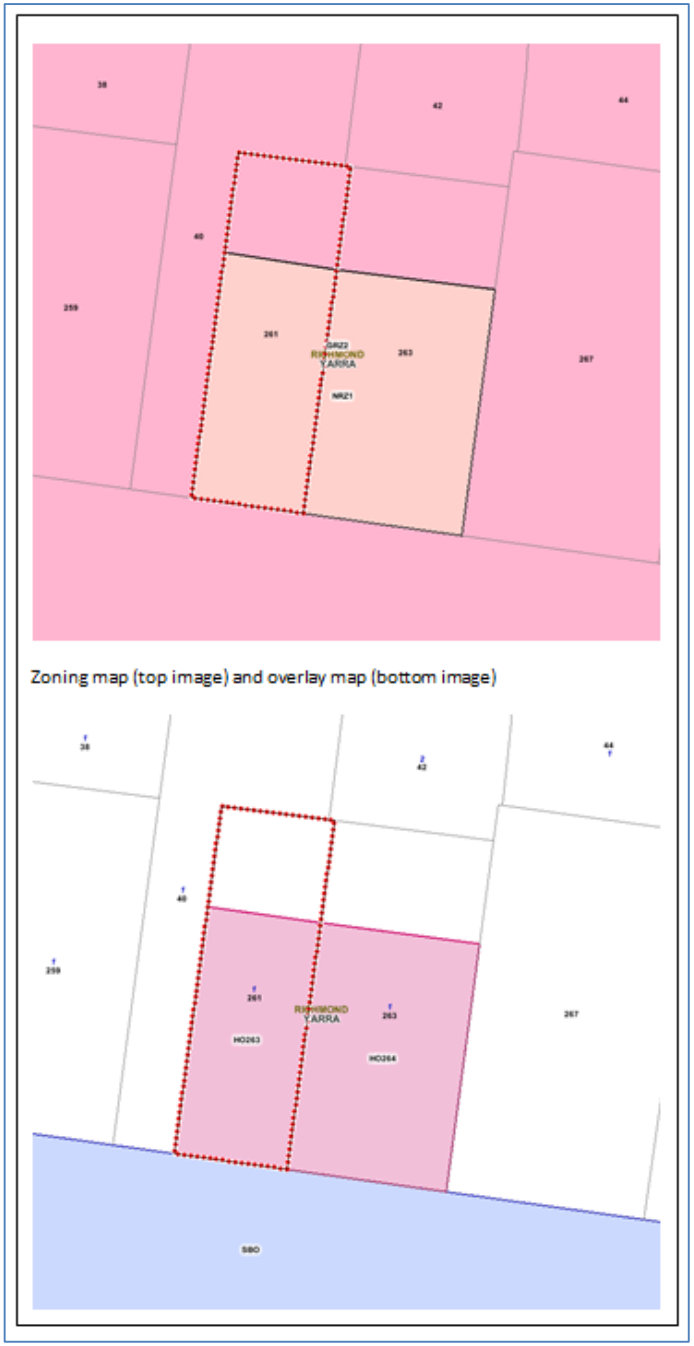
City of Yarra Heritage Review, Graeme Butler & Associates (2007)
Appendix 8 - Reviewed July 2018:

Overl	Address	Type	Number	Suburb	Property Type	Property N	Heritage Status	Estimated Dat
HO109	Langridge	Street	55	Collingwood	William Peatt Boot Factory, former	100940	Individually significant	1906

Heritage significant place – 61 Langridge Street, Collingwood

261-263 Highett Street, Richmond

Error	Mapping Error
General Notes	Rear of properties on Highett Street are zoned GRZ2 whilst the fronts are zoned NRZ
Zones and Heritage Overlay	GRZ2 and NRZ HO263 and HO264
Current Use	Both properties are being used as residential dwellings. Neither has been subdivided
DOHSA	Individually Significant
Further Information	Zone matches extent of heritage overlay but does not align with the property boundaries. The properties were first identified in the Heritage Review (1998) by Allom Lovell and the citations address the significance of the buildings but don't explain the mapping. A rezoning to align with the boundaries would remove higher development potential of the rear of the site, affecting the property owners.



Zoning map (top image) and overlay map (bottom image)

Conclusion:

Mapping Error - Change the mapping to rezone rear of properties from GRZ to NRZ and match the property boundaries.

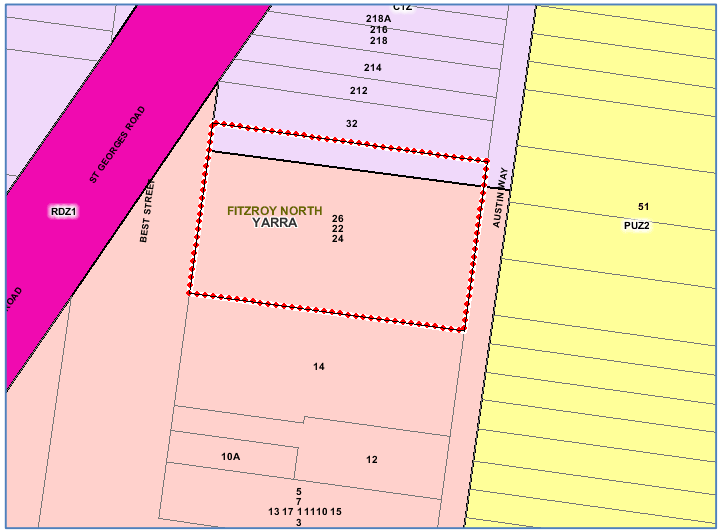
Change the extent of HO263 and HO264 to cover the entire section of 261 Highett Street and 263 Highett Street respectively.

22 Best Street, Fitzroy

Error	Mapping Error
General Notes	Northern portion in C1Z, but bulk of site is in NRZ
Zones	C1Z and NRZ
Current Use	Residential
Further Information	Include all of site in NRZ as it is already developed. A change to the zone along one edge of the site will not affect the development potential of the land.

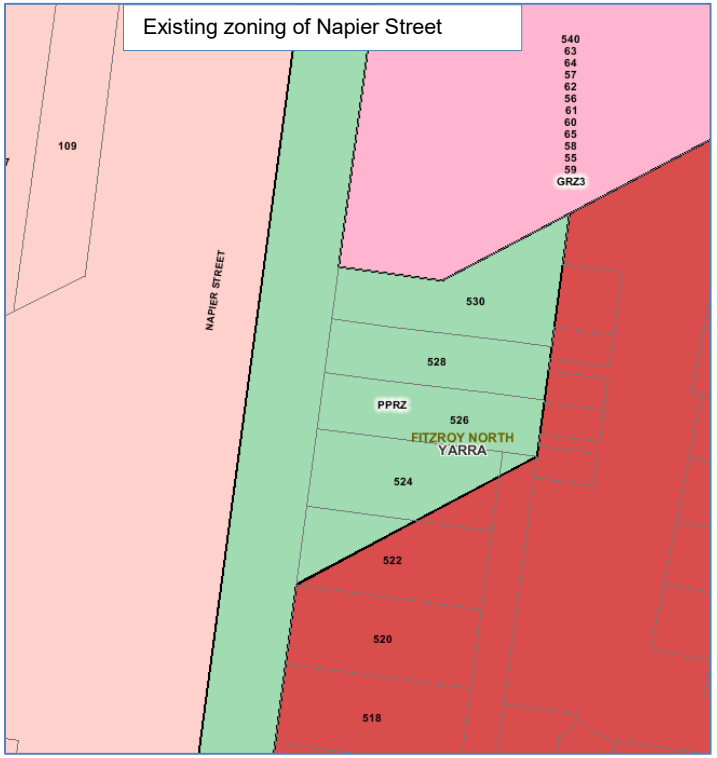
Conclusion:

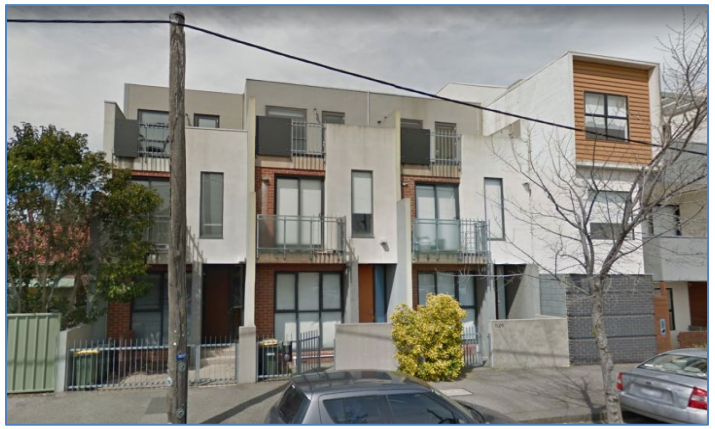
Historic mapping error – Change the zone of the north portion of the property from C1Z to NRZ and match the property boundary.



522-530 Napier Street, Fitzroy North

Error	Mapping Error
General Notes	522-524 Napier Street is partly in PPRZ and MUZ; 526-530 are all in PPRZ. Part of the Napier Street road reserve is in PPRZ as well
Zones	PPRZ and MUZ
Current Use	Residential
Further Information	Clearly an anomaly. There are town houses constructed on the site which were constructed relatively recently. The PPRZ should not apply to private land and a road. There is no intention for the land to become parkland.





Conclusion:

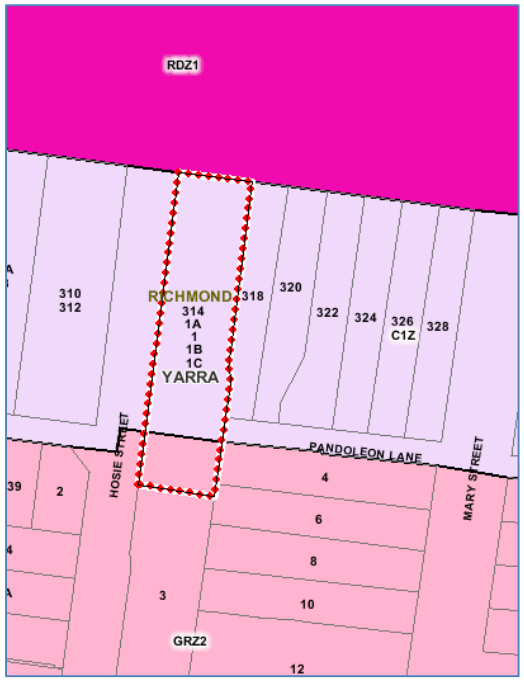
Mapping Error – Change the mapping to rezone residential properties and adjacent road from PPRZ to MUZ and GRZ3 to match property boundaries.

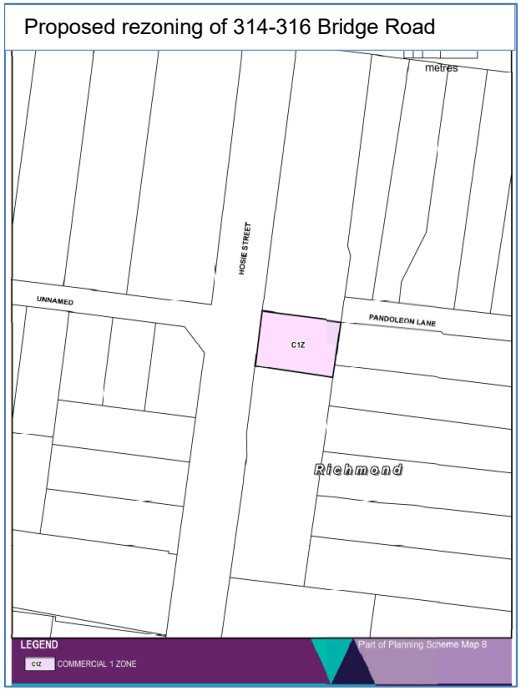
314-316 Bridge Road, Richmond

Error	Mapping Error
General Notes	Southern portion of the property is GRZ while the front is C1Z
Zones	GRZ and C1Z
Current Use	Townhouses constructed to the rear of café on corner of Bridge and Hosie (currently St James café). The last townhouse in the row is in the GRZ but the rest of townhouses in the row are zoned C1Z
Further Information	Current use/height allowed in either zone. Land at 3 Hosier Street is a single storey building and is used as a City of Yarra senior citizens' centre

Conclusion:

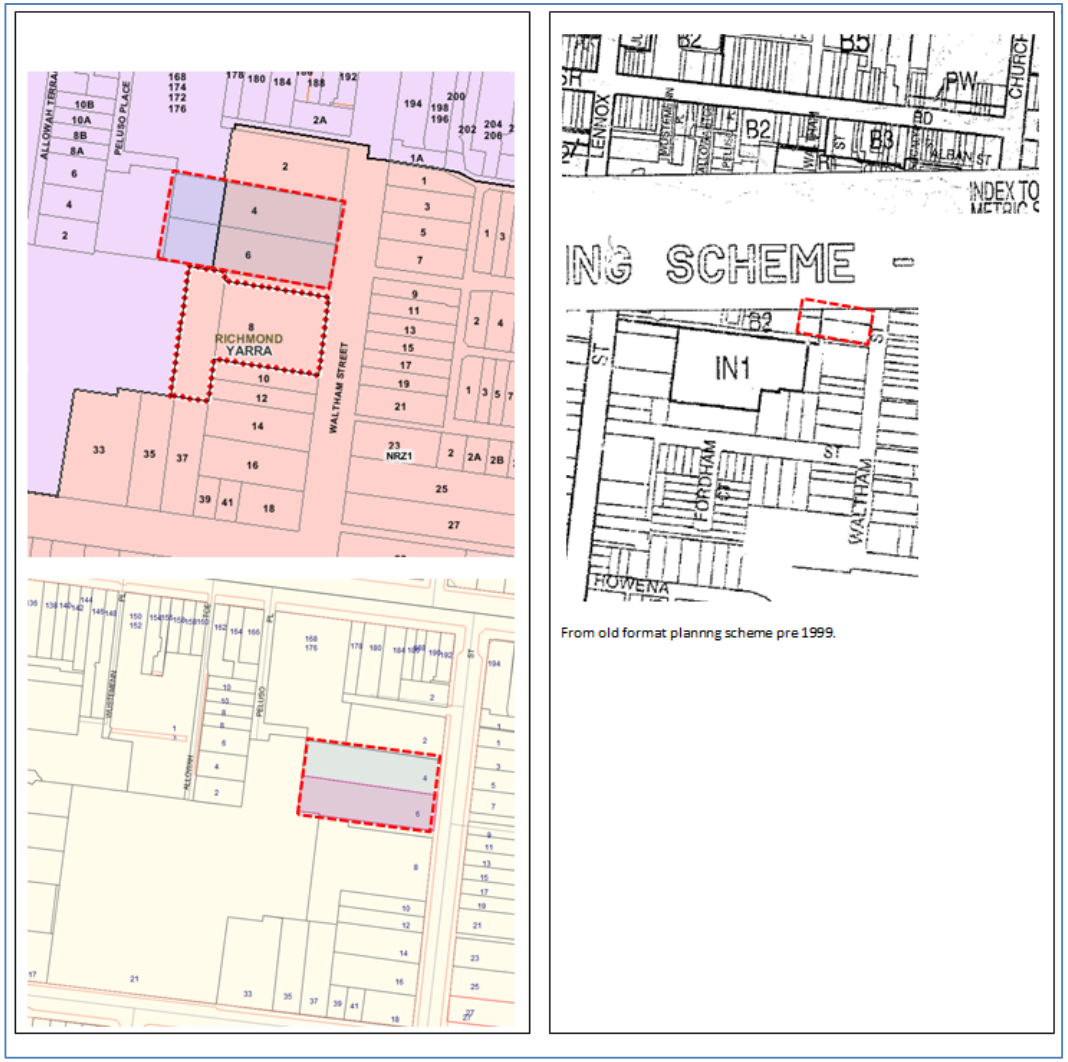
Mapping Error - Change the mapping to rezone rear portion from GRZ to C1Z and match property boundaries.





4-6 Waltham Street, Richmond

Error	Mapping Error
General Notes	Both properties have C1Z at the rear.
Zones	C1Z and NRZ1
Current Use	Both used as dwellings.
Further Information	The land has had the same zone since the new format planning scheme in 1999. Land at the rear in the C1Z could potentially be consolidated with other land in the C1Z to the west with access from Peluso Place and used for commercial purposes.

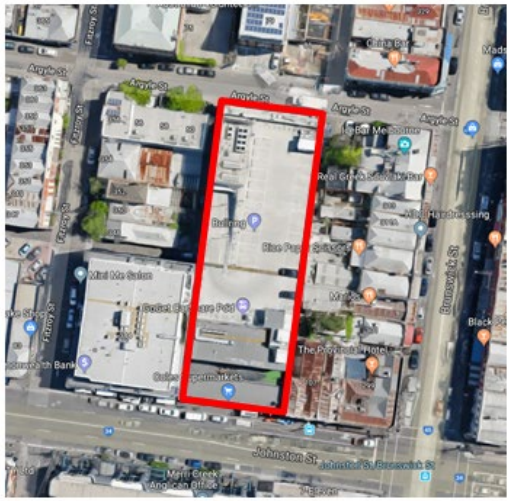


Conclusion:

Mapping Error – Change the zone at the rear of 4-6 Waltham Street, Richmond from C1Z to NRZ1 to match the property boundaries.

95-103 Johnston Street, Fitzroy

Error	Mapping Error
General Notes	Front of property in the C1Z and the rear third is in the MUZ.
Zones	C1Z and MUZ
Current Use	Coles Supermarket and car park
Further Information	Land on Johnston Street is currently used by Coles as a supermarket. Land at the rear is the Coles car park. All the land is in the same commercial use. There is a row of dwellings immediately abutting the site to the west on Fitzroy Street and Argyle Street which back on to the site. It is normal practice for the zone boundary to follow the property boundary.



Aerial photo

Townhouses 56-60 Argyle Street to the immediate west of the rear of the site

Conclusion:

Mapping Error - Change the zone for rear of the property from MUZ to C1Z align with the property boundary

7 Tait Street, Fitzroy North

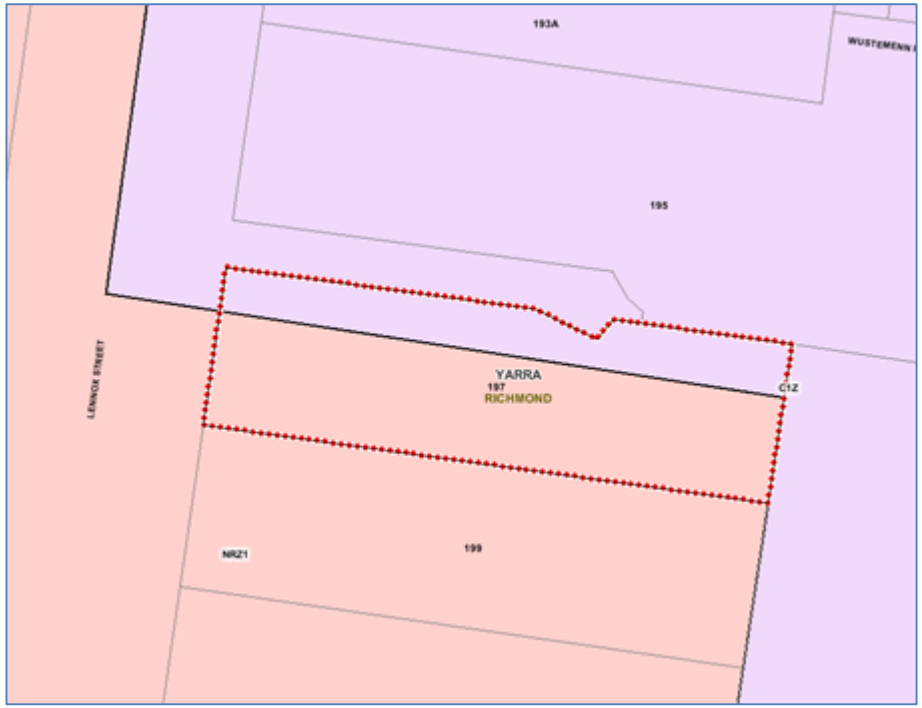
Error	Mapping Error
General Notes	This property is included in multiple zones. It is occupied by a dwelling. A large part of the land is in a Public Park and Recreation Zone (PPRZ). 7 Tait Street adjoins a section of the Inner Circle linear park. The PPRZ has been inadvertently applied to private land. There is no intention to acquire the land as parkland.
Zones	NRZ and PPRZ
Current Use	Residential
Further Information	Land on eastern portion of residential property is incorrectly zoned as PPRZ, as is the adjacent parkland.

Conclusion:

Mapping Error – Change the zone of the eastern portion of property from PPRZ to NRZ to align with the property boundary

197 Lennox Street, Richmond

Error	Mapping Error
General Notes	The North side of the property is zoned C1Z while the majority is zoned NRZ
Zones	CIZ and NRZ
Current Use	Apartments/Residential
Further Information	The portion that is zoned Commercial 1 aligns with the car park/pathway along the apartments. Existing strata subdivision makes redevelopment of the site less likely but not impossible. Appears to be a mapping error. The zoning should have matched the irregular shaped title boundary but does not.

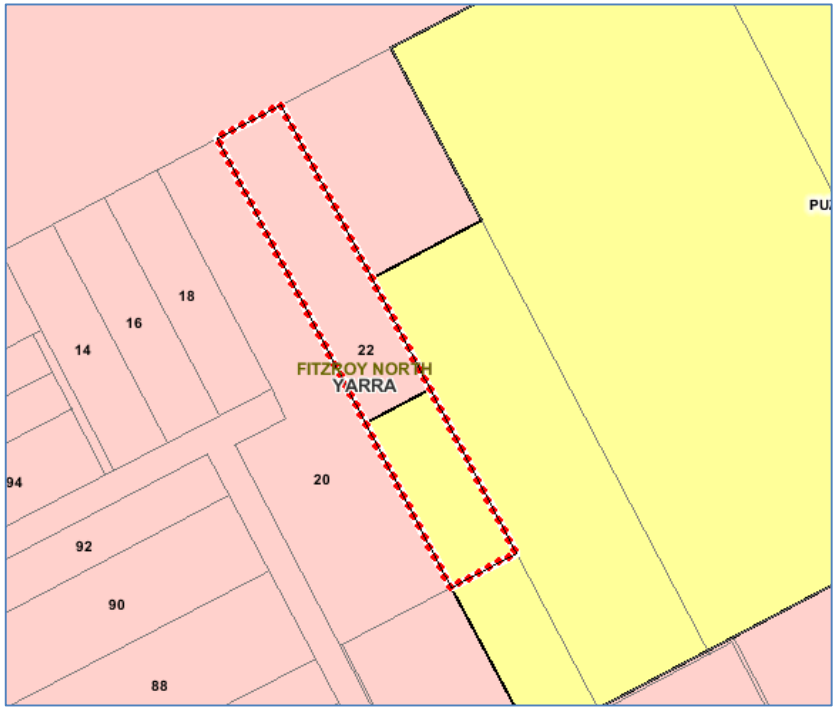


Conclusion:

Mapping Error – Change the zone of the north section of the property to NRZ to align with the property boundary.

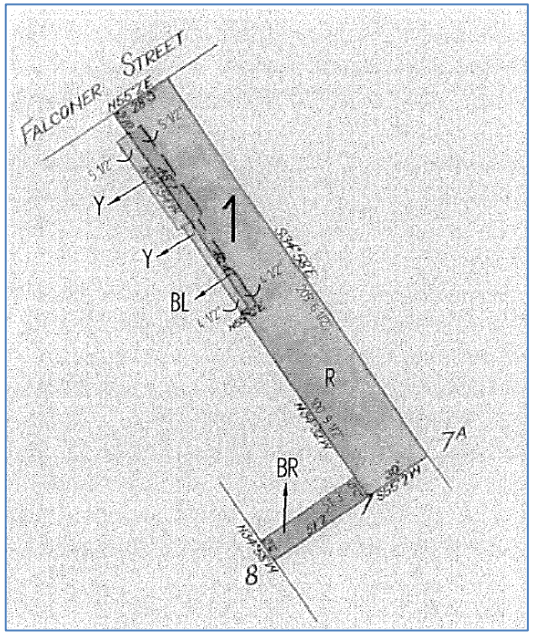
22 Falconer Street, Fitzroy North

Error	Mapping Error
General Notes	Public Use Zone at the rear of the site.
Zones	GRZ and PUZ
Current Use	Residential (dwelling)
Further Information	Public Use 2 – Education. Site backs on to Fitzroy High School and shares part of the zoning with the high school. Confirmed that PUZ land forms part of the title. Land data shows the property boundary includes the portion of PUZ at the rear. Title search reveals land at 22 Falconer is all in one lot. Fitzroy High School is at 24 Falconer Street (next door).



Conclusion:

Mapping Error – Change the zone at the rear of property to GRZ to align with the property boundary.



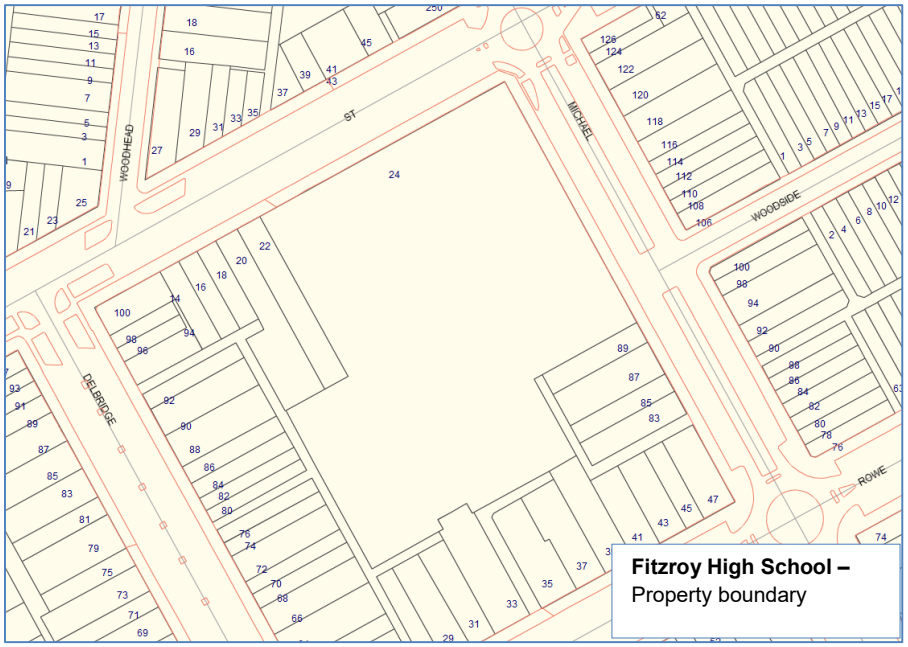
Title Plan – 22 Falconer Street, Fitzroy North

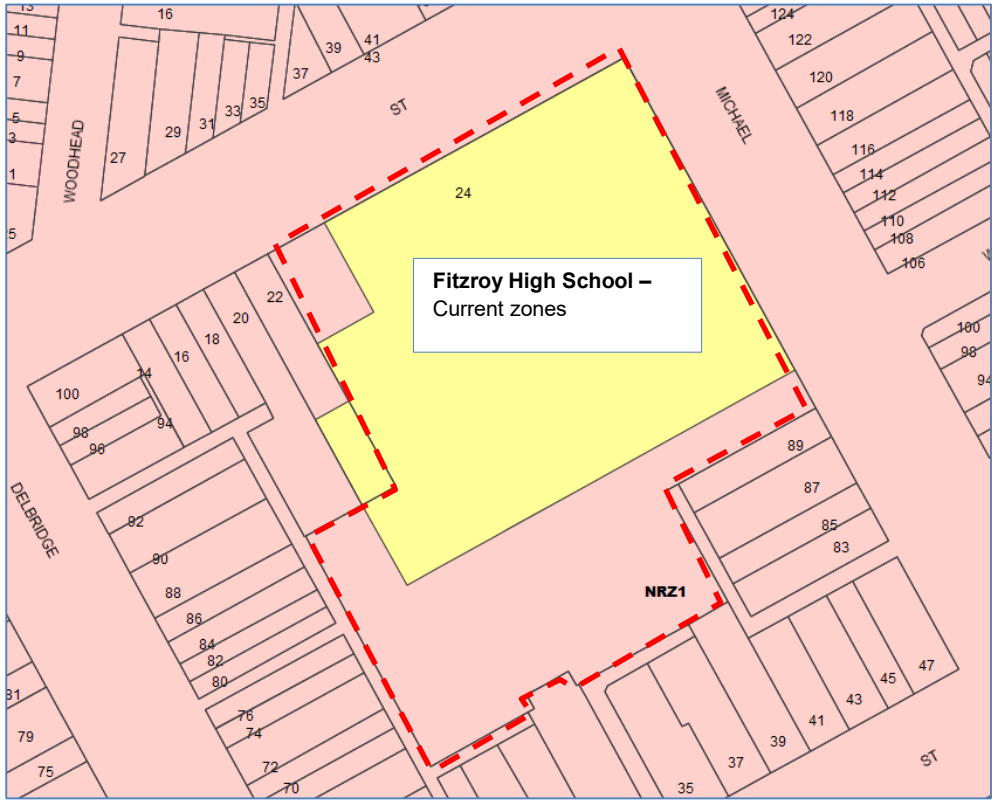
24 Falconer Street, Fitzroy North

Error	Mapping Error
General Notes	Public Use Zone 2 is for education purposes. The zone is incorrectly mapped.
Zones	PUZ and NRZ
Current Use	Fitzroy High School
Further Information	The PUZ2 should match the property boundary. The current zone reflects the old format planning scheme zone (see 22 Falconer Street above).

Conclusion:

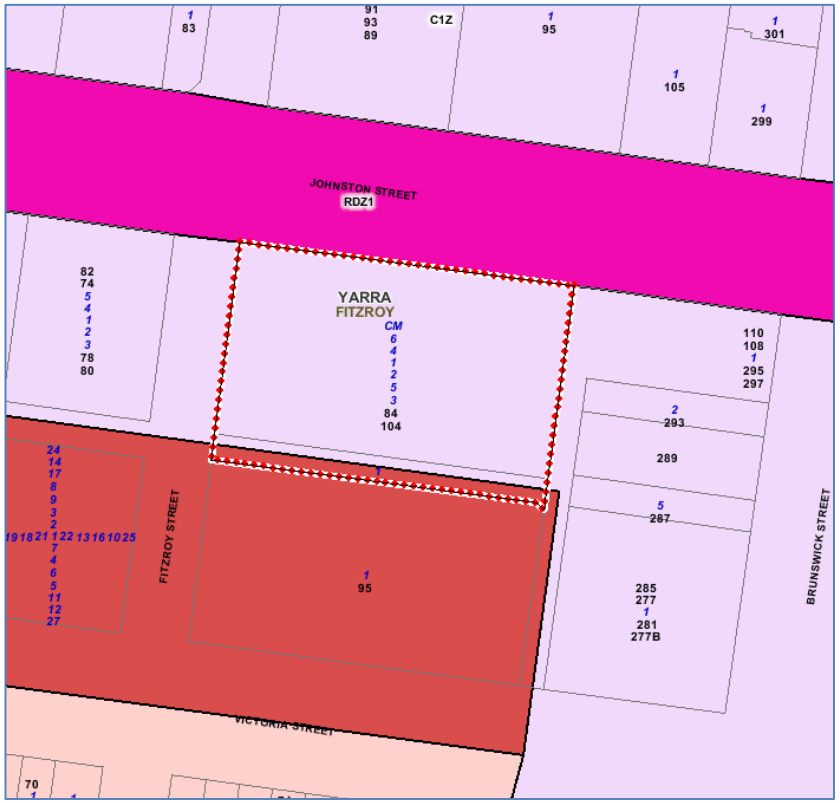
Mapping Error – Change the zone to include the entire property of Fitzroy High School in the PUZ.





84 Johnston Street, Fitzroy

Error	Mapping Error
General Notes	Front of property in the C1Z and a narrow sliver of land to the rear in the MUZ.
Zones	MUZ and C1Z
Current Use	Commercial
Further Information	Land is currently subdivided and in commercial use. The extent of land in the MUZ is very limited – half of the width of the laneway at the rear. The laneway is on the same lot as the commercial building; it is not a public laneway. The image from GIS illustrates that the laneway is included within the property boundary.



Conclusion:

Mapping Error – Change the zone at south (rear) of property to C1Z to match the property boundary.

34-44 Cromwell Street, Richmond

Error	Mapping Error
General Notes	Land largely in C2Z except for a corner of C1Z.
Zones	C1Z and C2Z
Current Use	Commercial
Further Information	A previous PUZ anomaly was previously corrected but put into the wrong zone – C1Z not C2Z.

Conclusion:

Mapping Error – Change the zone of the property to C2Z to match the property boundary.

Small section not included in the C2Z.