



Date: 14 April 2020

Submission on behalf of the Planning Authority
Amendment C245 to the Yarra Planning Scheme

Council's submission: Part A

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INTRODUCTION

1. This submission is made on behalf of Yarra City Council (**Council**).
2. Council is the Planning Authority for Amendment C245 (**Amendment**) to the Yarra Planning Scheme (**Scheme**). Council has prepared and is the proponent of the Amendment.
3. The land affected by the Amendment is included in **Attachment A**.
4. The purpose of the Amendment as set out in the Explanatory Report is:

The amendment updates and corrects a wide range of Heritage Overlay provisions and maps. It implements recent heritage studies and corrects anomalies in the Heritage Overlay and related provisions. It also corrects zone mapping anomalies.

The amendment is in response to the research conducted in a '*Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*'. The study found that there were several theatres or former theatres in the City of Yarra that did not have adequate heritage protection.

The study found 17 of the 38 investigated sites had been demolished. This amendment is required to implement controls to 3 theatre sites to provide heritage protection.

In addition, a heritage study was recently completed to assess heritage protection in areas proposed for new Design and Development Overlays (Amendments C248 and C249). The *Victoria Street and Bridge Road Built Form Review: Heritage Assessments, GJM Heritage (2018)*, recommend further controls and increased protection for 12 properties within Abbotsford and Richmond.

A similar assessment of heritage protection was conducted in Collingwood South for the proposal of a new Design and Development Overlay. The *Collingwood Mixed-Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)* was prepared to inform this Amendment and extend Heritage Overlays to include previously unprotected significant places.

Moreover, separate heritage advice on the Queens Parade, Fitzroy North Heritage Overlay was prepared by John Patrick Landscape Architects Pty. Ltd. (2018) to increase the protection of a proportion of street trees along Queens Parade. This Amendment will correct an apparent anomaly in the mapping HO93 to include these previously unprotected street trees identified in *The City of Yarra Heritage Review Landscape Citation (1998)*.

In addition to implementing the recommendations from these studies, the amendment corrects a range of errors in the Heritage Overlay and zoning anomalies which arose from recent public queries and investigations. Correcting these will ensure better planning outcomes and consistency within the Yarra Planning Scheme.

5. In summary, the Amendment proposes to amend various provisions of the Scheme to correct zone and mapping anomalies, delete redundant controls, replace interim heritage overlays with permanent heritage overlay controls, and apply recommendations from the recent heritage studies identified above.
6. More specifically, the Amendment (as exhibited):
 - 6.1. amends Clause 21.11 'Reference Documents' to include new references documents;
 - 6.2. amends Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' to include the following studies as reference documents:
 - *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*;
 - *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM (2018)*;

- *Collingwood Mixed-Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018);*
 - *Heritage Citation: 18-22 Derby Street, Collingwood, GJM Heritage (2018);*
 - *Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018); and*
 - *Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018).*
- 6.3. amends the Schedule to Clause 43.01 – Heritage Overlay to delete existing heritage overlays, corrects previous formatting errors and applies the Heritage Overlay to the following sites:
- 200-202 Johnston Street, Collingwood – Austral Theatre (former) (HO499);
 - 311-317 Bridge Road, Richmond – Richmond Cinema (former) (HO504);
 - 637-639 Bridge Road, Richmond (HO525);
 - 202-206 Church Street Richmond – Halls Building (HO526);
 - 32 & 34 Thomas Street, Richmond (HO527);
 - 635 Bridge Road, Richmond – Boland's Shop and Residence (HO528);
 - 529-533 Bridge Road, Richmond – Royal Oak Hotel (HO529);
 - 597-599 Bridge Road, Richmond – Whipps Terrace (HO530);
 - 534-534A Bridge Road, Richmond – Flour Mill & Grain Store Complex (Former) (HO531); and
 - 325-333 Bridge Road, Richmond – Richmond Town Hall (HO532);
- 6.4. amends the schedule to Clause 72.04 - Documents Incorporated in this Scheme to:
- include reference to '*City of Yarra Database of Heritage Significant Areas, September 2018*' and remove the reference to '*Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*';
 - amend the existing incorporated document '*Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*', to change the title to '*City of Yarra Database of Heritage Significant Areas, September 2018*';
- 6.5. amends Zone Maps 2, 5, 6, 7, and 8 to the Scheme to correct mapping anomalies on properties that are in two zones and aligns them with property boundaries; and
- 6.6. amends Heritage Overlay Maps 1, 2, 4, 6, 7, 8, and 9 to the Scheme to correct mapping errors.

PANEL DIRECTIONS

7. This submission responds to direction #14 of the Panel Directions issued on 6 April 2020 (**Panel Directions**) directing Council to circulate its 'Part A' submission to all parties by 4:00pm on Tuesday 14 April 2020 and specifies items to be included in its submission.
8. The 'Part A' submission is arranged under the following headings, in accordance with the Panel Directions:
 - 8.1. Background to the Amendment, which includes a chronology of events
 - 8.2. Strategic context and assessment
 - 8.3. Issues identified in submissions, including late submissions
 - 8.4. Response to each submission, including late submissions
 - 8.5. Any suggested changes to the Amendment in response to submissions
 - 8.6. A detailed response to how the Amendment addresses changes to the Heritage Overlay (clause 43.01) introduced by Amendment VC148 regarding the inclusion of statements of significance as incorporated documents (refer clause 43.01-5) and noted in the letter of authorisation from the Department of Environment, Land, Water and Planning (**DELWP**) dated 21 December 2018
 - 8.7. Assessment of the Amendment against:
 - Planning Practice Note 1 – Applying the Heritage Overlay
 - Planning Practice Note 13 – Incorporated and Background Documents
 - 8.8. Assessment of the Amendment against the Ministerial Direction on the Form and Content of Planning Schemes, and whether any changes are required to the documentation to ensure compliance with the Ministerial Direction.
9. Together with this Part A submission, Council circulates the evidence of:
 - 9.1. Anita Brady, Anita Brady Heritage; and
 - 9.2. David Helms, David Helms Heritage Planning.
10. Council's 'Part B' submission will address, as appropriate, a summary of the key issues raised in submissions and Council's response to those issues, as well as Council's response to the matters raised in expert evidence file on behalf of others.
11. Council's 'Part B' submission, will also address the following matters, in accordance with direction #13 of the Panel Directions:
 - 11.1. A summary of the key issues raised in submissions;
 - 11.2. Response to submissions and evidence; and
 - 11.3. Council's final position on the Amendment.

BACKGROUND TO THE AMENDMENT

12. A chronology of events forms **Attachment B** to these submission.
13. The Amendment is derived from a number of separate projects, identified above. An overview of the key features of each project is outlined below.

Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)

14. The Amendment forms part of the ongoing work over recent years to fill gaps in the heritage controls which apply across the municipality. It is further to six previous heritage amendments adopted by Council (C149, C157, C163, C173, C183, and C198) undertaken since 2012.
15. In 2015, Council identified that there were gaps in protection for a number of significant heritage theatres in the City of Yarra, after community concern with a proposed development of the Lyric Theatre (247 Johnston Street, Fitzroy – currently being redeveloped).
16. As a result, Context Pty Ltd was engaged in June 2015 to conduct a study of theatres in the City of Yarra to assess the existing properties and recommend potential controls.
17. The theatres study and review involved two stages. Stage One involved:
 - 17.1. outlining key themes to different type of theatre places;
 - 17.2. identifying 38 known theatre places within the City of Yarra; and
 - 17.3. assessing the significance and histories of identified theatres.
18. Stage Two was informed by Stage One and involved the preparation of a document which included final recommendations for the sites proposed for heritage controls.
19. Context identified 38 places which it considered warranted investigation. Of these 38 places:
 - 19.1. 17 had been demolished;
 - 19.2. 15 did not require further protection (controls were sufficient);
 - 19.3. 3 could no longer be located; and
 - 19.4. 3 theatres were considered to have inadequate protection and insufficient controls for the level of significance, being:
 - 200-202 Johnston Street, Fitzroy - Austral Theatre (former);
 - 365 Swan Street, Richmond - Burnley Theatre (former); and
 - 311-317 Bridge Road, Richmond - Richmond Cinema (former).
20. Further to the Context work, the exhibited Amendment proposes to:
 - 20.1. apply individual Heritage Overlay controls to the former Austral and Richmond Theatres¹, both of which were exhibited to include internal controls; and
 - 20.2. add internal controls to the existing individual Heritage Overlay for the former Burnley Theatre.

¹ Both the Austral and Richmond Theatres are currently subject to precinct-based Heritage Overlays (HO234 – Johnston Street Precinct and HO310 – Bridge Road Precinct, respectively).

Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)

21. In June 2018, Council sought interim heritage planning controls for a number of places in the Victoria Street and Bridge Road activity centres.
22. These initiatives were part of the work occurring across all major activity centres in Yarra. This is in response to community concerns about the extent of development and the need for better planning provisions and heritage protection.
23. GJM Heritage consultants were engaged by Council to prepare the *Victoria Street and Bridge Road Built Form Review: Heritage Assessment*. The assessment recommended further protections and included recommendations for 12 places, being:
 - 23.1. 2 places changed from 'individually significant' to 'not contributory', because they have been redeveloped;
 - 23.2. 1 place removed from the Heritage Overlay mapping to correct an error;
 - 23.3. 1 mapping correction to extend the Heritage Overlay over an entire significant place;
 - 23.4. 6 places were recommended to be transferred from a precinct Heritage Overlay to an individual Heritage Overlay control; and
 - 23.5. 2 places (32 & 34 Thomas Street, Richmond and 202-206 Church Street, Richmond) were proposed for the introduction of new Heritage Overlays. These were requested on an interim basis through Amendment C251.
24. The recommendations of the Victoria Street and Bridge Road assessment also included amending the incorporated document, *Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007)* (which is to be renamed *City of Yarra Database of Heritage Significant Areas, September 2018*) to include the above changes.

Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)

25. The *Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations* report forms part of a suite of analysis that considers the Fitzroy and Collingwood commercial corridors and associated mixed-use pockets as well as the Smith and Brunswick Street commercial corridors (including the Gertrude and Johnston Street commercial strips) and associated mixed-use pockets including the 'Collingwood Mixed Use Pocket'.
26. The 'Collingwood Mixed Use Pocket' was considered outside of the wider study area because of its discrete nature and the high level of development pressure that is impacting on the heritage values of the precinct.
27. The purpose of this assessment was to ensure that the built form framework being developed by Hansen Partnership for the Collingwood Mixed Use Pocket takes proper account of the heritage values of the recognised heritage precincts and individual buildings within the study area, and results in planning controls that reflect fully integrated decision-making.
28. The analysis within the Collingwood Mixed Use Pocket report considers:
 - 28.1. the suitability of the extent of the Heritage Overlay for places and precincts within the Collingwood Mixed Use Pocket;
 - 28.2. the heritage grading of each property within the Heritage Overlay in the *City of Yarra: Review of Heritage Overlay Areas 2007 – Appendix 8, Revised May 2017*;

- 28.3. the currency of the existing Statements of Significance for places and/or precincts to ensure they provide adequate guidance for the management of important heritage features;
 - 28.4. places not currently included on the Victorian Heritage Register (**VHR**) but which may warrant nomination to the VHR; and
 - 28.5. built form parameters necessary to appropriately manage increased mixed-use development within the context of the heritage places and/or precincts.
29. This report recommended further heritage assessment for 18-22 Derby Street, Collingwood and 33-45 Derby Street, Collingwood.

Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

- 30. As a result of the *Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)* further investigation into 18-22 Derby Street, Collingwood was conducted by Anthemion Consultancies.
- 31. These properties are mentioned in the citation for Nos. 10 – 16 Derby Street in the *Collingwood Conservation Study Review, Andrew Ward (May 1995)*. Under “Integrity” it states: “Good. Forms a visual unit with adjoining Nos 18-20”.
- 32. It was recommended that the properties be included in an existing Heritage Overlay precinct (HO102) stating:

Given the common and linked history of Nos. 10 – 16 Derby Street and Nos. 18 – 22 Derby Street, the recognition of the Collingwood Slope as a historic precinct in 1989 and the subsequent recognition in 1995 that Nos. 10 – 16 Derby Street form “a visual unit with adjoining Nos 18-20” it is appropriate to include them in the same precinct i.e. Heritage Overlay Precinct HO 102, the ‘Nos. 10-22 Derby Street Collingwood’ precinct. External paint controls exist presently for HO 102 and they should be extended to all of the properties.

Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

- 33. Also as a result of the *Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)* further investigation into 33-45 Derby Street, Collingwood was conducted by GJM Heritage.
- 34. This heritage report investigated the potential extension of the Victoria Parade Precinct (HO336) to include 33-45 Derby Street, Collingwood. In summary, it was recommended that these properties be included within an extension of HO336.
- 35. It is also noted that 41-45 Derby Street, Collingwood were identified for addition to the Heritage Overlay as an extension to HO336 by G Butler & Associates in the *City of Yarra Heritage Gaps Study (2004)* but this recommendation does not appear to have progressed.
- 36. In any event, it is noted that 39 Derby Street clearly forms part of this group of buildings and it is assumed that the numbering on the G Butler & Associates study (i.e. 41-45 Derby Street) is an error and was intended to include this two-storey shop/terrace.

Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd (2018)

- 37. John Patrick Architects Pty Ltd was commissioned by Council to provide advice regarding an anomaly in the application of Heritage Overlay HO93 of the Scheme.
- 38. The Schedule to Clause 43.01 Heritage Overlay (HO93) of the Scheme indicates that the Heritage Place to which this overlay applies is ‘Queens Parade, between Alexandra Parade and Delbridge Street, Clifton Hill/Fitzroy North, Street Trees’.

39. The *City of Yarra Heritage Review Landscape Citation (1998)* provides a description of the Heritage Place including remnant fabric, both vegetation and man-made. This citation is Appendix C of the John Patrick study. A revised citation is provided within the John Patrick study (pages 21 & 22).
40. As the Panel will observe from the John Patrick study, the current extent of HO93 excludes the northern Elm row of the avenue. Medians dividing the northern service lanes and central traffic lanes and their associated drainage channels are currently also excluded, as is the southern portion of all medians dividing the southern service and central traffic lanes. Also excluded is the Elm portion of the tree avenue within the southern nature strips of Queens Parade (note that between Wellington and Smith Streets London Planes comprise this portion of the avenue).
41. Alteration of the area to which HO93 applies is recommended by the John Patrick study to include all elements which the overlay is intended to encompass, as described above and indicated in part of the area in the current and proposed HO93 is also covered by Heritage Overlay HO330 of the Yarra Planning Scheme near Delbridge Street.

Corrections to zone and heritage overlay anomalies

42. Council maintains a list of heritage and zone anomalies, which arise from public queries or requests for corrections. From time to time, Council progresses an amendment to the Scheme, to ensure that there are no discrepancies between how places are identified in zones, Heritage Overlay schedule, and subsequent maps.
43. The proposed changes align the property boundaries and the zone boundaries to correct situations where individual properties are within two zones. Amendment C245 will incorporate corrections of these anomalies to improve the effectiveness of Scheme.
44. A majority of errors and anomalies included in the Amendment are in the Heritage Overlay. These changes are in accordance with *Practice Note: 01 Applying the Heritage Overlay*.

Resolution to seek authorisation to prepare the Amendment

45. On 18 September 2018, Council resolved (amongst other things):
 - 45.1. note the officer report on the proposed changes to the Heritage Overlay and Zones in the Yarra Planning Scheme;
 - 45.2. note the supporting documents including, the *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*, the *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* and the officer report Heritage Studies: Theatres, Bridge Road, Victoria Street and corrections to heritage and zone anomalies, as the basis for Amendment C245; and
 - 45.3. seek authorisation from the Minister of Planning to prepare Amendment C245 to the Scheme in accordance with section 8A of the *Planning and Environment Act 1987*.
46. On 13 November 2018, Council resolved to:
 - 46.1. Note the officer report seeking additional provisions be added to the amendment request for Amendment C245.
 - 46.2. That Council add the following items to Amendment C245:
 - include 18-22 Derby Street, Collingwood (HO102) and 33-45 Derby Street,
 - Collingwood (HO336) in extensions to existing heritage overlay precincts; and

- change the extent of HO93 to include all of the road reserve and ensure protection for the heritage of significant trees and landscape infrastructure in Queens Parade, between Alexandra Parade and Delbridge Street, North Fitzroy.

46.3. That officers be authorised to modify the amendment documents attached to the C245 Council report, 18 September 2018 by adding those items above.

Other background documents

47. In addition to the heritage studies noted above, which informed the preparation of Amendment C245, an overview of 'other' background documents relevant to this Amendment is provided below.

Yarra High Streets: Statements of Significance, October 2017

48. The *Yarra High Streets Statements of Significance, October 2017* was prepared by GJM Heritage in 2017. It is currently a reference document to the Scheme and contains the relevant heritage studies and citations for 'high streets' for the Swan Street Activity Centre and its surrounds.
49. Amendment C231 (Queens Parade) made changes to this document adding statements of significance relevant to Queens Parade. It also noted that at its recent adoption (17 March 2020) Amendment C231 included the *Yarra High Streets: Statements of Significance* document in the Scheme as an incorporated document under Clause 72.04 – Schedule to Documents Incorporated in this Planning Scheme.²
50. Insofar as Amendment C245 is concerned, it is proposed that the *Yarra High Streets: Statements of Significance* be updated with the addition of references to:
- 50.1. Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018);
- 50.2. Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018); and
- 50.3. Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd. (2017).
51. This document is provided with this Part A submission as **Attachment C**.

PREPARATION OF AMENDMENT C245

Resolution to prepare Amendment

52. As noted above, on 18 September 2018 Council resolved to seek authorisation from the Minister for Planning to prepare the Amendment.
53. On 13 November 2018, Council resolved to include additional places in the Amendment documentation, and if authorisation was received from the Minister for Planning, to exhibit Amendment C245 in accordance with s 19 of the *Planning and Environment Act 1987 (Act)*.

² Authorisation of C231 pre-dated VC148 which requires the inclusion of Statements of Significance as incorporated document. This administrative change was made on adoption to rectify this issue.

Authorisation

54. On 10 December 2018, Council wrote to the Department of Environment, Land, Water and Planning (**DELWP**) requesting Ministerial Authorisation to prepare the Amendment.
55. Ministerial Authorisation was issued by the Minister for Planning on 21 December 2018.

Exhibited Amendment

56. The Amendment was formally exhibited between 18 July and 19 August 2019 in accordance with the Act.
57. Notice of the Amendment was in the form of:
 - 57.1. letters, including notice of preparation and fact sheet, sent to 649 owners and occupiers of affected properties, advising of Council's intent to exhibit Amendment C245;
 - 57.2. letters, including notice of preparation and fact sheet, sent to the Heritage Advisory Committee (**HAC**) and other heritage-related interest groups;
 - 57.3. letters, including notice of preparation and fact sheet, sent to government agencies and prescribed authorities;
 - 57.4. an interactive map, as well as more detailed information about the Amendment online at yarracity.vic.gov.au/amendmentC245;
 - 57.5. notices placed in *The Age* and the Government Gazette;
 - 57.6. full amendment documentation on the DELWP website; and
 - 57.7. hard copies of the amendment documentation at Richmond Town Hall and the Collingwood Town Hall.
58. Council also offered appointments with Council officers to all affected parties. These appointments were held during the exhibition period. These were made at the interested parties' request.
59. The exhibited Amendment documentation comprised the following:
 - 59.1. Notice of the Preparation of an Amendment to a Planning Scheme;
 - 59.2. Authorisation letter;
 - 59.3. Fact sheet;
 - 59.4. Explanatory report;
 - 59.5. Instruction sheet;
 - 59.6. Summary of places affected by the amendment;
 - 59.7. Background Report – Heritage Studies and corrections to heritage and zone anomalies;
 - 59.8. Mapping changes (24 in total);
 - Yarra C245 znMp02, znMp05, znMp06, znMp07, znMp08, 010znMaps06_07_08, 011znMap08, 012znMap02, 013znMap05, 014znMap02, 015znMap06,

- Yarra C245 024d-hoMap02, d-hoMap04, d-hoMap06, d-hoMap07, d-hoMap08, d-hoMap09 Exhibition
- Yarra C245 hoMap01, hoMap02, hoMap04, hoMap06, hoMap07, hoMap08, hoMap09.

59.9. Relevant ordinances (track changes and clean versions):

- Clause 21.11;
- Clause 22.02;
- Schedule to Clause 43.01 (relevant pages only); and
- Schedule to Clause 72.04 (relevant pages only).

59.10. Incorporated Document – ‘Database of Heritage Significant Areas, July 2019’ (track changes and clean versions of relevant pages only)

59.11. Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd (2017)

59.12. Victoria Street and Bridge Road Built Form Review, Heritage Assessment, GJM Heritage (2018)

59.13. Collingwood Mixed Use Pocket Heritage Analysis & Recommendations, GJM Heritage (2018)

59.14. Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

59.15. Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

59.16. Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd (2018)

Submissions

60. In response to the notice of the Amendment, Council received a total of 11 submissions (including late submissions).

61. Of the 11 submissions received:

61.1. three of the submissions were from the owners or proprietors, objecting to the proposed heritage controls for three former theatres set out in the *Thematic Study of Theatres in the City of Yarra* for land at;

- 200 - 202 Johnston Street, Collingwood (Austral Theatre);
- 365-377 Swan Street, Richmond, (the former ‘Burnley Theatre’); and
- 311-317 Bridge Road, Richmond, (the former Richmond Theatre).

61.2. one submission (from the Catholic Church) supported the heritage overlay over the south section of 378A and 378B Nicholson Street, Fitzroy North, and 27 Alexandra Parade, but objected to the current heritage overlay on St. Brigid's Hall and adjoining school building (378C Nicholson Street, Fitzroy North). This submission also raises issues about whether the significant buildings are properly identified;

61.3. one submission from the Collingwood Historical Society (**CHS**):

- supported most of the changes proposed in Amendment;
- did not support the removal of 14 Glasgow Street, Collingwood until further heritage assessment had been done;
- noted that a number of changes were as a result of total demolition of buildings and raised concern that *'when contributory buildings are approved for demolition, the City of Yarra appears to the community to place little value on the heritage status of buildings.'*; and
- noted that the Collingwood College Doll's House was in disrepair and requires attention;

61.4. one late submission from the 3068 Group Inc. (Fitzroy North) indicated the extension of HO93 to protect the landscape in Queens Parade was not sufficient and should be extended;

61.5. three late submissions objected to the Heritage Overlay proposed for 202-206 Church Street, Richmond; and

61.6. two further late submissions received after the Council considered the submissions and referred the Amendment to a Panel were in support of the internal controls on all three theatres and objected to the Council resolution to advise the Panel of the intention to abandon controls to the theatres located at:

- 365-377 Swan Street, Richmond (Burnley Theatre); and
- 311-317 Bridge Road, Richmond (Richmond Theatre).

62. At its meeting on 26 November 2019, Council considered the submissions (all those received by Council by that date) to the Amendment and heard from submitters.

Summary of issues raised in submissions

63. The key issues raised in submissions are broadly summarised below:

63.1. justification for and impact of internal heritage controls;

63.2. heritage significance;

63.3. demolition of buildings; and

63.4. the extent of heritage overlays.

64. The Council officer responses to submissions, as documented in reports to Council meetings, are adopted by Council for the purposes of this submission and the Part B submission, except insofar as the responses to the Richmond and Burnley Theatres are concerned. In relation to those matters, as is noted below, Council has resolved to abandon the proposed application of internal controls to the sites. Council will expand on the issues raised by submitters through the Part B submissions.

Consideration of submissions

65. In August 2019, to assist with consideration of submissions, Council engaged David Helms to provide additional heritage advice on the changes proposed to 378 Nicholson Street, Fitzroy North and 14 Glasgow Street, Collingwood.

66. In response to the issues raised in submissions and following the additional expert heritage advice of Mr Helms, Council officers recommended abandoning the changes proposed to 14 Glasgow Street, Collingwood.

Council resolution

67. On 26 November 2019, at its ordinary meeting, Council resolved to:
- 67.1. Receive and note submissions received following the exhibition of Amendment C245;
 - 67.2. Notes the officer response to submissions on Amendment C245 within the report;
 - Places that received no submissions seeking changes; and
 - Places which received submissions seeking changes;
 - 67.3. Request the Minister for Planning appoint an independent Planning Panel to consider Amendment C245 in accordance with Section 23 of the Planning and Environment Act 1987;
 - 67.4. Refer submissions and Amendment C245 to a Panel and adopt a position of support for Amendment C245 and responses to submissions, as set out in this report and the associated attachments, including the intent to abandon the part of Amendment C245 proposing changes to HO109, including 14 Glasgow Street, Collingwood and a change of address for HO109 (from 51 to 61- 75 Langridge Street, Collingwood) so it no longer forms part of the Amendment;
 - 67.5. Advise the Panel that Council intends to abandon the proposal to apply internal alteration controls for the following properties:
 - HO286 - Former Burnley Theatre, 365-377 Swan Street Richmond; and
 - HO504 - Former Richmond Theatre, 311-317 Bridge Road, Richmond;
 - 67.6. Updates the Yarra High Streets: Statements of Significance with the addition of the documents from Amendment C245 set out in this report'
 - 67.7. Write to all submitters to advise of this decision; and
 - 67.8. Officers provide a further report to Council after the Planning Panel report is received about how to proceed with Amendment C245.
68. The items resolved by Council identified in paragraph 67.5 above were included as a result of an alternative motion put forward and carried by Councillors.
69. Council gave notice of the Council's resolution to all submitters by email and advised that if they submitted further in relation to the Amendment or the changes proposed by the resolution, the submissions would be referred directly to the Panel.
70. Council gave notice of the proposed change to 14 Glasgow Street, Collingwood by sending a letter to the owner of the property and advised that if they submitted in relation to the proposed change, the submission would be referred directly to the panel.
71. In regards to the properties that received a submission, a summary of the key differences between the exhibited Amendment and Council's preferred changes proposed in the Council resolution is set out below:

#	Exhibited Amendment	Preferred change proposed by Council resolution 26 November 2019
200-202 Johnston Street, Collingwood	Replace existing heritage overlay with a site-specific heritage overlay that includes internal heritage protection controls.	<i>No substantive changes proposed.</i>
311-317 Bridge Road, Richmond	Replace existing heritage overlay with a site-specific heritage overlay that includes internal heritage protection controls.	No longer seek internal heritage controls. <i>No changes proposed to replacement of existing heritage overlay.</i>
365-377 Swan Street, Richmond	Add internal heritage protection controls to the existing heritage overlay.	No longer seek internal heritage controls.
378 Nicholson Street, Fitzroy North	Extend existing heritage overlay to include entire property.	<i>No substantive changes proposed.</i>
61-75 Langridge Street & 14 Glasgow Street, Collingwood	Remove existing heritage overlay from 14 Glasgow Street and correct the address of 61-75 Langridge Street in the Database of Heritage Significant Areas.	No longer remove the heritage overlay from a section of the property until further heritage investigation has been conducted. No longer correct the address in the Database of Heritage Significant Areas.
202-206 Church Street, Richmond	Remove interim heritage overlay and replace with a site-specific heritage overlay.	<i>No substantive changes proposed.</i>
Queens Parade Street Trees	Extend existing heritage overlay over the trees and road reserve.	<i>No substantive changes proposed.</i>

STRATEGIC ASSESSMENT

72. Finally (for the purposes of Part A of Council's submission), this section provides an overview of the strategic basis for this Amendment, including the relevant State and local policies.
73. It is noted that the Explanatory Report exhibited with the Amendment includes a strategic assessment. That assessment is adopted for the purposes of Council's submission.
74. A response to the strategic issues raised in the submissions to the Amendment, and more particularly, those that questioned the strategic merit of particular aspects of the Amendment, will be addressed in Council's Part B submissions.
75. Council submits that there is clear strategic justification supporting the Amendment and this position will be advanced through Council's Part B submissions along with the expert evidence for Council.

Planning Policy Framework (PPF)

76. It is submitted that the strategic justification for the Amendment is firmly grounded in the PPF. This amendment supports fair, orderly, economic, and sustainable use and development of land. The amendment supports and implements relevant objectives of the State Planning Policy Framework (SPPF), in particular:

76.1. **Clause 9 – Plan Melbourne** and the goals outlined are supported through this amendment by correcting anomalies in order to improve the planning process.

76.2. **Clause 15 – Built Environment and Heritage** aims to create built environments that respond and are appropriate with the neighbourhood and landscape. Clause 15 emphasises the importance of conserving places identified as having heritage significance. This amendment supports this clause by correcting errors and providing better protection of heritage places.

- **Clause 15.03-1 – Heritage Conservation** outlines strategies to protect both built and cultural heritage. This amendment will improve heritage protection in the planning scheme. Relevant strategies include:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of heritage places.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.
- Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

76.3. **Clause 16 – Housing** incorporates strategies which encourage appropriate housing provision for new housing to meet community needs.

- **Clause 16.01-1R Integrated housing - Metropolitan Melbourne** includes a Strategy - Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing. Heritage protection in the City of Yarra is generally consistent with providing housing to meet projected demand in locations which are suitable and have the capacity for increased densities.

The recent draft Housing Strategy 2018 identifies minimal, incremental and high change areas. This amendment will help achieve the right balance between protecting valued heritage and providing housing.

- 76.4. **Clause 17 – Economic Development** the amendment is consistent with overall objectives to strengthen and diversify the local economy. The recent City of Yarra draft Spatial Economic and Employment Strategy (**SEES**) identifies strategies and opportunities for growth which are integrated with objectives such as heritage protection.

Local Planning Policy Framework (including MSS)

77. The Amendment both supports and is consistent with Clauses of the Local Planning Policy Framework. Specifically including:

- 77.1. **Clause 21.03 – Vision**, which notes under ‘Built Form’:

Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised.

- 77.2. **21.04 – Land Use – Accommodation and Housing**, wherein at 21.04-1 it notes:

Yarra will continue to accommodate its share of the housing growth of the inner Melbourne Metropolitan region. However, in order to protect the valued character, and particularly its heritage places, the majority of new development will be accommodated on strategic redevelopment sites. These sites are generally located in, abutting, or close to activity centres, or in locations that offer good access to services and transport.

The Amendment proposes to apply the Heritage Overlay and associated provisions to fill some gaps in heritage protection in residential and mixed-use areas.

- 77.3. **Clause 21.05-1 – Heritage**, including the following objective and strategies:

Objective 14 - To protect and enhance Yarra's heritage places

Strategy 14.1: Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.

Strategy 14.2: Support the restoration of heritage places.

Strategy 14.3: Protect the heritage skyline of heritage precincts.

Strategy 14.6: Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

The Amendment will help to implement these objectives and strategies by correcting anomalies and strengthening the Heritage Overlay and related provisions.

- 77.4. **Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay**, which includes the following relevant objectives:

- To conserve Yarra's natural and cultural heritage;
- To conserve the historic fabric and maintain the integrity of places of cultural heritage significance;
- To retain significant view lines to, and vistas of, heritage places;
- To preserve the scale and pattern of streetscapes in heritage places;
- To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places;
- To ensure the adaptation of heritage places is consistent with the principles of good conservation practice;

- To ensure that additions and new works to a heritage place respect the significance of the place;
- To encourage the retention of 'individually significant' and 'contributory' heritage places; and
- To protect archaeological sites of cultural heritage significance.

The Amendment will correct and adjust the heritage grading relating to sites identified in the Heritage Overlay. A revised incorporated document, '*City of Yarra Database of Heritage Significant Areas, September 2018*,' formerly '*Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*', will improve application of Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay.

- 77.5. **Clause 71.02 (Operation of the Planning Policy Framework)**, which provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change. The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. Further to this, clause 71.02-3 requires Council as the Planning Authority (as well as in the context of considering an application a Responsible Authority) to:

...integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

78. Council submits the Amendment supports these strategies.

Ministerial Directions

79. The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes in section 7(5) of the Act.
80. More particularly, Council submits the proposed ordinance and map changes have been prepared in accordance with the relevant requirements of the Ministerial Direction.
81. The Amendment has also been prepared in accordance with other relevant Ministerial directions:
- 81.1. Ministerial Direction No. 9 – Metropolitan Planning Strategy;
 - 81.2. Ministerial Direction No. 11 – Strategic Assessment of Planning Scheme Amendments; and
 - 81.3. Ministerial Direction No. 15 – The Planning Scheme Amendment Process.

Planning Practice Notes

82. It is noted that Planning Practice Notes 1 (PPN01) and 13 (PPN13) are particularly relevant to this Amendment. In particular:
- 82.1. *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) (**PPN1**) provides guidance about the use of the Heritage Overlay; and
 - 82.2. *Planning Practice Note 13: Incorporated and Background Documents* (September 2019) (**PPN13**) provides guidance on when a document should be incorporated or be a background document to the Scheme.

PPN1 – Applying the Heritage Overlay

83. PPN1 provides guidance in relation to the use of the Heritage Overlay and Statements of Significance. It provides (most relevantly):
 - 83.1. guidance in relation to the drafting of a statement of significance and the heritage overlay schedule;
 - 83.2. that where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is the heritage study documentation and statements of significance) needs to be updated. It notes that a statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme;
 - 83.3. that if the heritage place does not have a statement of significance that has been incorporated, then any changes should be entered into the department's HERMES heritage database; and
 - 83.4. that the Heritage Overlay applies to both the listed heritage item and its associated land (identified as 'curtilages and heritage overlay polygons).
84. Council submits that the Amendment was prepared consistent with PPN1, and particularly having regard to the recommendations of the relevant background reports and the findings of those reports.

PPN13 – Incorporated and Background Documents

85. PPN13 explains the role of external documents in planning schemes and provides guidance on when a document should be incorporated or be a background document.
86. A document must be incorporated if it:
 - 86.1. is essential to the administration or enforcement of the planning scheme, that is, without the document the scheme cannot be properly understood (the Code of Practice for Timber Production is an example);
 - 86.2. is necessary to determine the extent of a planning control, or whether planning permission is required in a particular case, such as the Code of Practice for Telecommunications Facilities in Victoria (without using this document it is not possible to tell whether a permit is required for a telecommunications facility or not);
 - 86.3. is required to be incorporated under an Act, specific planning provision or Ministerial Direction, such as an incorporated plan under the Incorporated Plan Overlay, and the documents listed in the Ministerial Direction on the Form and Content of Planning Schemes;
 - 86.4. will be used to guide the exercise of discretion by the responsible authority (except for a development plan under the Development Plan Overlay, which does not need to be incorporated).
87. The Practice Notes will be addressed further in detail in Council's Part B submission, particularly as they relate to the submissions received in relation to the Amendment.

Amendment VC148

88. VC148 was gazetted on 31 July 2018 and made amendments to the VPPs, including the Heritage Overlay at clause 43.01-5 to include the following requirement:

Statements of Significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017.
- A heritage place included in the schedule to this overlay on an interim basis.

89. As a result, where an amendment proposes to include a new heritage place in the schedule to the Heritage Overlay and the exemptions under clause 43.01-5 are not available, a Statement of Significance will be required to be:

89.1. listed in the schedule to clause 43.01 Heritage Overlay (column 2); and

89.2. included as an Incorporated Document at Clause 72.04.

90. Currently all of Yarra's statements of significance are Reference Documents in the Scheme.

Application of VC148 to Yarra High Streets: Statements of Significance

91. The *Yarra High Streets: Statements of Significance, GJM Heritage (October 2017, updated November 2017)* document was included in the Scheme prior to Amendment VC148. More particularly, the document formed part of Amendment C236 (Interim Planning Controls for Swan Street) which was approved by the Minister for Planning on 22 November 2018. As noted above, Amendment C231 proposes to make an administrative update to the document to include it in the Scheme as an incorporated document.

92. Further to this, Council resolved on 26 November 2019 to update the *Yarra High Streets: Statements of Significance* with the addition of the updated statements of significance from the various heritage studies that are included in Amendment C245. The proposed changes are shown in **Attachment C**.

93. An additional administrative update will be required to identify the *Yarra High Streets: Statement of Significance* as an incorporated document under the relevant sections of the Schedule to the Heritage Overlay, unless Amendment C231 (which also proposes to do this) is approved prior.

Application of VC148 to Amendment C245

94. Amendment C245 was authorised on 21 December 2018, being outside the 3 month exemption period under dot point 1 of clause 43.01.

95. Therefore, where Amendment C245 is proposing to include a new heritage place in the schedule to the Heritage Overlay it will be necessary to meet the requirements brought in by VC148 in relation to Statements of Significance.

96. The table below details the places proposed to be included in the Heritage Overlay schedule as new listings by the exhibited Amendment C245 and the administrative change required to comply with VC148 in respect of that exhibited material:

Place	Exhibited Amendment C245	Administrative change required to exhibited Amendment
Theatres Review Places		
200-202 Johnston Street, Collingwood – Austral Theatre (HO499)	<ul style="list-style-type: none"> Remove from existing HO324 Johnston Street Precinct which applies to the front half of the site. Apply a new HO499 to the whole of the site and include internal controls. Statement of Significance titled “Former Austral Theatre” prepared by Context and included in Theatres Review Report 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
311-317 Bridge Road, Richmond – Richmond Cinema (HO504)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct which applies to the front half of the site. Apply HO504 to the whole of the site and include internal controls. Statement of Significance titled “Burnley Theatre” prepared by Context and included in Theatres Review Report. 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
Built Form Review Places		
637-639 Bridge Road, Richmond (HO525)	<ul style="list-style-type: none"> Apply HO525 to whole of site Statement of Significance titled “Shops and Residences” prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
202-206 Church St, Richmond – Halls Building (HO526)	<ul style="list-style-type: none"> Apply HO526 to whole of site Statement of Significance titled “Hall’s Buildings” prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
32-34 Thomas Street, Richmond (HO527)	<ul style="list-style-type: none"> Apply HO527 to the whole of the site Statement of Significance titled “Pair of Terrace Houses” prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04

Place	Exhibited Amendment C245	Administrative change required to exhibited Amendment
635 Bridge Road, Richmond (HO528)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct Apply HO528 to the whole of the site Statement of Significance titled "James Boland's Shop and Residence" prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
529-533 Bridge Road Richmond (HO529)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct Apply HO529 to the whole of the site Statement of Significance titled "Royal Oak Hotel" prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
597-599 Bridge Road, Richmond (HO530)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct Apply HO530 to the whole of the site Statement of Significance titled "Whipp's Terrace" prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
534-534A Bridge Road, Richmond (HO531)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct Apply HO531 to whole of site Statement of Significance titled "Flour Hill & Grain Store Complex (Former), 534-534A Bridge Road, Richmond" prepared by Context in 2014 and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018)</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04
325-333 Bridge Road, Richmond (HO532)	<ul style="list-style-type: none"> Remove from existing HO310 Bridge Road Precinct Apply HO532 to whole of site Statement of Significance titled "City Hall, Richmond Municipal Offices & Former Court House (Richmond Town Hall)" prepared by GJM Heritage and included in the <i>Victoria Street and Bridge Road Built Form Review: Heritage Assessment</i> 	<ul style="list-style-type: none"> List Statement of Significance in Column 2 of the schedule to clause 43.01 Heritage Overlay Include Statement of Significance as an incorporated document at clause 72.04

CONCLUSION

97. This completes the Part A submissions for the Council.

.....
Briana Eastaugh
Special Counsel
Maddocks, Lawyers for Yarra City Council

Together with -
Officers of Yarra City Council

14 April 2020

List of Attachments:

- **Attachment A** – Land Affected by Amendment C245
- **Attachment B** – Chronology of Events
- **Attachment C** – Yarra High Streets: Statements of Significance, October 2017 updated March 2020

ATTACHMENT A – LAND AFFECTED BY AMENDMENT C245

Address		Action Required
Changes identified in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)		
1	200-202 Johnston Street, Collingwood	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
2	311-317 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
3	365-377 Swan Street, Richmond	Add internal heritage protection controls to the existing heritage overlay
Changes identified in the Victoria Street & Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)		
4	77 Bridge Road, Richmond	Grade as 'not contributory' to the heritage of the area
5	33 Judd Street, Richmond	Grade as 'not contributory' to the heritage of the area
6	655 Victoria Street, Abbotsford	Extend heritage overlay to include the entire property
7	21-23 Lithgow Street, Abbotsford	Remove property from the Database of Heritage Significant Areas
8	637-639 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
9	202-206 Church Street Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
10	32-34 Thomas Street, Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
11	635 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
12	529-533 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
13	597-599 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
14	534-534A Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
15	325-333 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
Changes identified in Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM (2018)		
16	18-22 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
17	33-45 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
Yarra Planning Scheme Anomalies		
18	Queens Parade Trees	Extend existing heritage overlay over the trees and road reserve
19	120 Campbell Street, Collingwood	Grade as 'not contributory' to the heritage of the area
20	1-3 & 5-9 Gordon Street, Cremorne	Include existing heritage overlay in the Yarra Planning Scheme
21	131 Miller Street, Fitzroy North	Grade as 'contributory' to the heritage of the area
22	14 Risley Street, Richmond	Include existing heritage overlay in the Yarra Planning Scheme
23	155 Westgarth Street & 158 Cecil Street, Fitzroy	Extend existing heritage overlay over the entire properties

24	160 Gold Street, 1 & 1A South Terrace, Clifton Hill	Grade as 'not contributory' to the heritage of the area
25	20 Grattan Place, Richmond	Remove property from the Database of Heritage Significant Areas
26	20 Jessie Street, Cremorne	Remove the heritage overlay from the property
27	236A Lennox Street, Richmond	Remove property from the Database of Heritage Significant Areas
28	24-30 Waterloo, 83-91 Rokeby & 23-29 Robert, Collingwood	Grade as 'not contributory' to the heritage of the area
29	25 Little George Street, Fitzroy	Remove property from the Database of Heritage Significant Areas
30	26 Bromham Place, Richmond	Include existing heritage overlay in the Yarra Planning Scheme
31	15-27 Barrow Place, Burnley	Grade as 'not contributory' to the heritage of the area
32	32 Hodgson Street, Fitzroy	Remove property from the Database of Heritage Significant Areas
33	38-42 York Street, North Fitzroy	Remove property from the Database of Heritage Significant Areas
34	4 Eddy Court, Abbotsford	Grade as 'not contributory' to the heritage of the area
35	415-419 Fitzroy Street, Fitzroy	Correct address in the Database of Heritage Significant Areas from 62 Rose Street, Fitzroy to 415-419 Fitzroy Street, Fitzroy
36	37-45 Kerr Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
37	49-53 Lucerne Crescent, Alphington	Extend existing heritage overlay to cover 53 Lucerne Crescent and remove existing heritage overlay from 49 Lucerne Crescent
38	55 Park Street, Abbotsford	Grade as 'not contributory' to the heritage of the area
39	85 Cremorne Street, Cremorne	Include existing heritage overlay in the Yarra Planning Scheme
40	86 Richmond Terrace, Richmond	Grade as 'not contributory' to the heritage of the area
41	Collingwood College Dolls House, Collingwood	Correct address in the Database of Heritage Significant Areas and correct mapping of existing heritage overlay
42	Park Keepers Cottage, Burnley Park	Grade as 'individually significant' to the heritage over the area
43	77-79 Burnley Street, Richmond	Remove expired interim heritage controls to the site
44	378 Nicholson Street, Fitzroy North (St Brigid's Roman Catholic Presbytery)	Extend existing heritage overlay to include entire property
45	181 Langridge Street, Abbotsford	Remove the heritage overlay from the property
46	239-247 Johnston Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
47	11 Waverley Street, Richmond	Grade as 'not contributory' to the heritage of the area
48	19 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
49	18 Peel Street, Collingwood	Grade as 'not contributory' to the heritage of the area
50	120 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
51	61-63 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property
52	37 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property

53	31 Bell Street, Richmond & 204 Coppin Street, Richmond	Extend existing heritage overlay to include entire property of 204 Coppin Street and correct the zone mapping for both properties
54	133 Keele Street, Collingwood	Grade as 'not contributory' to the heritage of the area
55	4-6 Derby Street, Collingwood	Grade as 'not contributory' to the heritage of the area
56	7 Langridge Street, Collingwood	Grade as 'not contributory' to the heritage of the area
57	11 Gleadell Street, Richmond	Correct address to 11 Gleadell Street, Richmond in the Database of Heritage Significant Areas
58	6 Stawell Street, Richmond	Remove expired interim heritage overlay and extend existing heritage overlay to cover the entire property
59	113-115 & 113A-115A Bridge Road, Richmond	Grade 113 as 'contributory' to the heritage of the area
60	61-75 Langridge Street & 14 Glasgow Street, Collingwood	Remove existing heritage overlay from 14 Glasgow Street and correct address of 61-75 Langridge Street in the Database of Heritage Significant Areas
61	261-263 Highett Street, Richmond	Change mapping to existing extend heritage overlays and zone to include entire properties as Neighbourhood Residential Zone
62	22 Best Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
63	522-530 Napier Street, Fitzroy North	Change mapping to include entire property in Mixed Use Zone
64	314-316 Bridge Road, Richmond	Change mapping to include entire property in Commercial 1 Zone
65	4-6 Waltham Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
66	95-103 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
67	7 Tait Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
68	197 Lennox Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
69	22 Falconer Street, Fitzroy North	Change mapping to include entire property in General Residential Zone
70	24 Falconer Street, Fitzroy North	Change mapping to include entire property in Public Use Zone
71	84 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
72	34-44 Cromwell Street, Collingwood	Change mapping to include entire property in Commercial 2 Zone

ATTACHMENT B – CHRONOLOGY OF EVENTS

Date	Event / Description
2015	Council identified that there were gaps in protection for a number of significant heritage theatres in the City of Yarra, after community concern with a proposed development to the significant Lyric Theatre (Johnston Street, Fitzroy).
June 2015	Council engaged Context Pty Ltd to conduct the <i>Thematic Study of Theatres in the City of Yarra</i> to assess the existing properties and recommend potential controls to theatres in the municipality.
26 September 2017	<i>Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd (2017)</i> completed.
October 2017	<i>Yarra High Streets: Statement of Significance (October 2017)</i> completed.
June 2018	<i>Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)</i> completed.
2 June 2018	<i>Collingwood Mixed Use Pocket Heritage Analysis & Recommendations, GJM Heritage (2018)</i> completed.
13 June 2018	<i>Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)</i> completed.
14 June 2018	<i>Victoria Street and ridge Road Built Form Review Heritage Assessment, GJM Heritage (2018)</i> completed.
19 June 2018	Council resolved to seek interim heritage planning controls for a number of places in the Victoria Street and Bridge Road Activity Centres.
18 September 2018	Council resolves to request the Minister of Planning to authorise Amendment C245.
7 November 2018	<i>Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018)</i> completed.
13 November 2018	Council resolves to request additional items be included in Amendment C245.
10 December 2018	Council writes to the Department of Environment, Land, Water and Planning requesting Ministerial Authorisation to prepare Amendment C245.
21 December 2018	Ministerial Authorisation issued by the Minister for Planning for Amendment C245.
14 June 2019	Pre-set Panel Hearing dates for Amendment C245 are set.
12 July 2019	Notice of Preparation of Amendment C245 mailed to owners and occupiers of the affected land.
17 July 2019	Notice of Preparation of Amendment C245 published in The Age Newspaper.
18 July 2019	Notice of Preparation of Amendment C245 published in the Victoria Government Gazette.

Date	Event / Description
18 July 2019 – 19 August 2019	Amendment C245 is formally exhibited.
August 2019	Council engages David Helms to provide additional expert heritage advice on 378 Nicholson Street, Fitzroy North and 14 Glasgow Street, Collingwood.
4 October 2019	<i>Amendment C245 heritage advice – St. Brigid's Catholic Church complex, David Helms Heritage Planning (2019) and Amendment C245 heritage advice – 14 Glasgow Street, Collingwood, David Helms Heritage Planning (2019) completed.</i>
26 November 2019	Council considers 9 submissions (received by Council at that time) to the Amendment and hears from submitters.
29 November 2019	Council formally requests the Minister for Planning formally appoint an independent Planning Panel to consider submissions to Amendment C245.
4 December 2019	The Minister for Planning formally appoints a one person Panel to hear and considers submissions.
9 December 2019	Planning Panels Victoria notifies submitters of the appointment of the independent Planning Panel and Direction Hearing dates.
23 December 2019	Council gives notice of the Council resolution to submitters.
30 January 2020	Council gives notice of the change of position to 14 Glasgow Street, Collingwood to the owner of the property.
5 February 2020	Submission 10 received and referred to an independent Planning Panel.
7 February 2020	Submission 11 received and referred to an independent Planning Panel.
12 February 2020	Directions Hearing is held for Amendment C245.
25 February 2020	Additional Directions hearing is held for Amendment C245.
28 February 2020	Directions Letter from Planning Panels Victoria circulated.
14 April 2020	Expert witness evidence and submissions circulated.
14 April 2020	Council's Part A Submission circulated.
22 April 2020	Panel Hearing to commence.

**ATTACHMENT C – YARRA HIGH STREET: STATEMENTS OF
SIGNIFICANCE, OCTOBER 2017 UPDATED MARCH 2020**

Yarra High Streets: Statements of Significance

October 2017 (March 2020)

This incorporated document contains the Statement of Significance for all Heritage Precincts and Individually Significant Places (where a Statement of Significance has been prepared) within:

- *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor, John & Coleman, Roslyn et al. (1985)*
- *City of Yarra Heritage Review, Allom Lovell & Associates (1998)*
- *City of Yarra Heritage Review, Allom Lovell & Associates and John Patrick Landscape Architects Pty Ltd (1998)*
- *City of Yarra Heritage Gaps Study, Anthemion Consultancies (2012)*
- *Heritage Gap Study, Review of Central Richmond, Context Pty Ltd (2014)*
- *City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates (2007, 2013)*
- *Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd (2017)*
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)*
- *Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd (2018)*

This document is an incorporated document in the Yarra Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

YARRA PLANNING SCHEME

Ordered by Heritage Overlay number

Precinct no.	Precinct name	Page
HO310	Bridge Road Precinct, Richmond	5
HO408	Victoria Street Precinct, Richmond	8
HO444	Victoria Street West Precinct, Richmond	10

Precinct number VHR number	Name	Address	Page
HO53	Former Savings Bank	231 Victoria Street, Abbotsford	13
HO54	Former National Bank of Australasia	261 Victoria Street, Abbotsford	14
HO55	Shops	275-277 Victoria Street, Abbotsford	15
HO56	Shops	295 Victoria Street, Abbotsford	16
HO57	Shops	297-301 Victoria Street, Abbotsford	17
HO58	Shops	371-377 Victoria Street, Abbotsford	18
HO59	Former East Collingwood Hotel	385 Victoria Street, Abbotsford	19
HO60	Shops	459-465 Victoria Street, Abbots	20
HO61	Shops	511 Victoria Street, Abbotsford	21
HO62	Terminus Hotel, Former Bricklayers Arms Hotel	605 Victoria Street, Abbotsford	22
HO63	Former Crusader Plate Building	651 Victoria Street, Abbotsford	23
HO64	Former Handley & Tilley Building	653-657 Victoria Street, Abbotsford	24
HO65	Former Alma Woolworks Complex	661-663 Victoria Street, Abbotsford	25
HO93	Street Trees	Queens Parade, Between Alexandra Parade & Delbridge Street, Clifton Hill/North Fitzroy	26
HO230	Richmond Police Station	319-323 Bridge Road, Richmond	27

This document is an incorporated document in the Yarra Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

YARRA PLANNING SCHEME

HO259 VHR H1149	Pelaco Sign	21-31 Goodwood Street, Richmond	28
HO260 VHR H1610	Former Gas Inspector's Residences	7 Gleadell Street, Richmond	29
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YARRA PLANNING SCHEME

HO310	Grynberg Drapers Shop and Office	99-101 Bridge Road, Richmond
HO310	Shops & residences	108-112 Bridge Road, Richmond
HO310	Wustermann's Buildings, Shop & residence	138-144 Bridge Road, Richmond
HO310	London Baby Carriage Manufacturers Pty. Ltd. Factory and show room	153-161 Bridge Road, Richmond
HO310	Former Melbourne Savings Bank	184 Bridge Road, Richmond
HO310	Shop & Residence	199-205 Bridge Road, Richmond
HO310	National Bank of Australasia, former	231 Bridge Road, Richmond
HO310	Former Commonwealth Savings Bank of Australia and residence	267 Bridge Road, Richmond
HO310	Theobalds Building	294 Bridge Road, Richmond
HO310	Shops & residences	381-389 Bridge Road, Richmond

PRECINCTS

Heritage Place	Bridge Road Precinct, Richmond	PS ref no:	HO310
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

North side of Bridge Road, Richmond from Punt Road to east of Church Street (nos. 1- 433, with some specific exclusions)
South side of Bridge Road, Richmond from Punt Road to east of Burnley Street (nos. 2-534) West side of Church Street, south of Bridge Road (nos. 252-256) Waltham Street (nos. 1A & 2A).

History

Bridge Road was designated as a road reserve in Hoddle's Crown survey of 1837. It became a principal thoroughfare from Melbourne to the eastern suburbs when a bridge over the Yarra River was constructed at its eastern end in 1855. Retail and service trades first concentrated at the west end near Hoddle Street, and by the 1860s there was a proliferation of shops and businesses, including butchers, drapers, shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. Amongst the early hotels were The Vine, 254 Bridge Road and Morans Spread Eagle, 372 Bridge Road. From its inception, Bridge Road was intended to be the civic centre of the district with the town hall, courthouse and post office complex and police station constructed in 1869-71. In the 1870s Bridge Road, east of Church Street, was widened and named Campbell Parade and the civic centre soon became the site for other public buildings, including a market, skating rink, bowling green and baths. During the prosperous 1870s and 1880s boom period many earlier buildings along Bridge Road were replaced with rows of one and two-storey commercial buildings with residences to the first floor or to the rear. Much of the present streetscape reflects this period, with notable buildings including Stanford Block, 314-328 Bridge Road; commercial premises at 289-307 Bridge Road; Bleasby Buildings, 398-404 Bridge Road and Allans Buildings, 384-392 Bridge Road. Development was encouraged by the opening of the first cable tram line in Melbourne in 1885, which ran along the length of Bridge Road from Bourke Street to the Hawthorn Bridge. This was replaced with an electrified tram service in 1916. Commercial development along Bridge Road virtually ceased for a decade during the 1890s depression and recommenced with the construction of substantial and distinctive buildings, such as Wustermann's Buildings, 138-144 Bridge Road (1901) and Theobald's Buildings, 294-296 Bridge Road (1909). This added an Edwardian presence to the existing Victorian character of the precinct. A small number of Interwar buildings added to the streetscape character, including the Royal Oak Hotel, 529-533 Bridge Road (1923), the former Commonwealth Savings Bank of Australia, 267 Bridge Road (1939) and the distinctively remodelled Richmond Town Hall (1934-36).

Since World War II, much of the nineteenth century streetscape of the eastern end of Bridge Road has been eroded, however the predominantly Victorian and Edwardian commercial character of the central and western portions has been largely retained, even with the growth of the Epworth Hospital Complex in the north-western portion of the precinct and larger apartment developments in the area immediately east of the Epworth Complex.

Description

The main development period of the Bridge Road Precinct is from the 1870s/1880s to the 1920s and the streetscape dates largely from this period. A small number of buildings from both earlier and later periods make a contribution to the precinct. A number of individually significant Victorian, Edwardian and Interwar buildings are contained within the precinct. The dominant building form is attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some one and three-storey shops interspersed. Elements that contribute to the significance of the place include (but are not limited to):

- A variety of simple and highly decorative façade parapets, with pitched roofs behind
- No front or side setbacks
- Face red brick (including polychrome) or rendered walls

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- Rendered window frames, sills and hoods to upper storeys
- Rendered ornament and incised decoration to upper storeys
- Brickwork with corbelled capping courses
- Some original post-supported street verandahs
- Strong horizontal lines formed by parapets, cornices, string courses
- Repetitive upper floor fenestration patterns
- Consistent two-storey scale with some one and three-storey buildings
- Shop fronts with display windows, timber or tiled plinths, and entry recesses
- Some red brick storage or stable buildings at the rear or side lanes
- Splayed corners to buildings at intersections
- Corrugated iron and slate roof cladding
- Bluestone pitched road paving, crossings, stone kerbs and channels and asphalt paved footpaths
- Some intact rear wings and outbuildings.

How is it significant?

Bridge Road, Richmond is of historical, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The Bridge Road Precinct is a major 'High Street' in the City of Yarra and has functioned continuously as one of Richmond's two key commercial centres since the 1840s. It retains a substantial collection of intact commercial buildings, predominantly from the Victorian and Edwardian periods, including shops and associated residences, hotels and other commercial and civic buildings. Together these buildings demonstrate the development of this major 'High Street', particularly from the 1870s/80s and from c1900 to the 1920s when substantial growth in the street occurred. These buildings are illustrative of the enduring role the street has played in the economic and social life of Richmond since the establishment of the suburb [Criterion A].

The substantially intact streetscape of the Bridge Road Precinct clearly demonstrates the principal characteristics of a major turn of the century 'High Street' in the City of Yarra. Typical characteristics, including predominantly two-storey Victorian and Edwardian wall heights, parapeted rendered or red brick facades with repetitive upper floor fenestration, and ground floor shopfronts, are displayed in the original forms, fabric and detailing of many of the buildings. The Bridge Road Precinct contains groups of buildings that retain intact typical rear wings and outbuildings, these include, amongst others, commercial premises at 289-307 Bridge Road and Stanford Block (314-328 Bridge Road). The streetscape on the south side of Bridge Road between Punt Road and Burnley Street are particularly notable for their highly intact and consistent architectural form and expression [Criterion D].

The Bridge Road Precinct contains a number of individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former Melbourne Savings Bank (182-184 Bridge Road); Wustermann's Building (138-144 Bridge Road); commercial premises at 289-307 Bridge Road; Theobalds Building (294-296 Bridge Road); Stanford Block (314-328 Bridge Road); Allans Buildings (384-392 Bridge Road) and Bleasby Buildings (398-404 Bridge Road), as well as hotels such as The Vine (254 Bridge Road) and Morans Spread Eagle (372 Bridge Road). The clock tower of the Richmond Town Hall is of particular prominence and is a local landmark. Richly detailed facades throughout the precinct,

including parapet ornamentation, balustrading and pediments, incised and applied decoration and polychromatic brickwork, make an aesthetic contribution to the overall character of the precinct [Criterion E].

Heritage Place	Victoria Street Precinct, Richmond	PS ref no:	HO408
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond. The precinct is linear in nature, following the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear. The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s. Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The graded properties of the precinct share many characteristics, including rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences above the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

Elements that contribute to the significance of the place include (but are not limited to):

- Predominantly two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls
- Rendered window frames, sills and hoods to upper stories
- Rendered detailing and ornament to upper stories, including parapets, pediments, cornices and pilaster strips
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

The Victoria Street Precinct is of local historical and aesthetic/architectural significance.

Why is it significant?

The Victoria Street Precinct is of local historical significance. The street forms the boundary between Richmond and Abbotsford, and was originally known as Simpson's Road. It began to develop a commercial and retail character in the mid-nineteenth century, a pattern which was consolidated by the 1880s when there was a significant increase in the number of businesses. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to waves of migrant groups moving to the area, including people from South East Asia who from the 1970s

to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne. The Victoria Street Precinct is also of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct. In addition, the precinct demonstrates some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

Heritage Place	Victoria Street West Precinct, Abbotsford	PS ref no:	HO444
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Source: *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford, plus the former bank on the corner of Hoddle Street, were all constructed before 1885. The shops form a cohesive group variously with distinctive features which identify them in sub-groups. Elements that contribute to the significance of the place include (but are not limited to):

- Two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls (nos. 249-251 unpainted bichromatic brickwork)
- Rendered or face brick window frames, sills and hoods to upper stories
- Rendered or brick detailing to upper stories, including parapets, pediments, cornices and stringcourses
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns
- Corner building with principal facades to both streets.

Nos. 245, 247, 249 and 251 Victoria Street

Nos. 245, 247, 249 and 251 Victoria Street, Abbotsford are constructed from bi-chromatic brickwork and date from 1875/76. They are double-storey, constructed of red face brick and with cream brick detailing around the windows and cream brick string courses at window head (sash) height and at sill height on the upper level façades and east elevation of No. 251. Their appearance is highly unusual and possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or contains exposed brickwork which may have been set and corbelled to take render which appears to have never been applied. At the ground floor level, the structural brickwork which has been rendered remains between the shopfronts. On No. 251 the bluestone plinth remains visible even though overpainted. This shop also retains the visible cornice above the ground floor level. Evidence of some original lower parapet mouldings also remains on the other shops above the non-original canopies. All of the shopfronts have stallboards which are original in style if not in fabric and it is assumed that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. From this aspect the rear chimneys, with elaborate bichromatic corbelled caps, are a dominant and unusual feature. The brickwork remains exposed face brick and windows are variously intact.

Nos. 239 – 243 Victoria Street

These shops, constructed 1885-86, form a more conventional group of three Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel. Each façade has a pair of window openings, originally containing six-paned, timber-framed, double-hung sash windows set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. The original sashes appear to remain at No. 239. Between the upper and ground floor levels is another moulded cornice with each shop being separated by a moulded corbel decorated with a boss and some have moulded

consoles below. At the ground floor level, the structural brickwork which is rendered, remains between the shopfronts and all of the shopfronts have stallboards which are original in style if not in fabric. It appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork remains exposed face brick and windows are variously intact as are face brick chimneys with moulded rendered caps. The roofs are gabled and have timber-framing and are clad in corrugated steel. The attributed association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

No. 237 Victoria Street

This shop has a wider frontage than the others in the group and is of a conventional Italianate or Classical design for its era (1882). The upper level has a flat parapet which may have originally incorporated further embellishment, a moulded cornice terminated at each end by a moulded corbel with a console beneath. The equally-spaced window openings along the upper façade have no moulded detailing and simply have slightly arched heads and no sills. Each opening contains a timber-framed, double-hung sash window which appears to be original. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts. The lower cornice is deep and moulded and is terminated at either end by a moulded corbel with a console below. The shopfront has a stallboard which is original in style if not in fabric and it appears that the door is at least in its original plane, if not original position. The rear of the shop appears to be highly intact. The brickwork remains exposed face brick and windows are variously intact. The roof appears to be a skillion with timberframing and is clad in corrugated steel.

Nos. 233 and 235 Victoria Street

This pair of shops, constructed 1885, forms a more conventional group of two Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel, embellished with a boss. Each façade has a pair of window openings, containing what appears to be an original timberframed, double hung sash window set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. Between the upper and ground floor levels is another moulded cornice which extends over both façades and which is terminated at either end by a moulded corbel decorated with a boss (patera) and with a moulded console below. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts and the render is exposed. Both shopfronts have stallboards which are original in style if not in fabric and it appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork of No. 233 remains exposed face brick and a window is intact. The roofs are hipped and have timber-framing and are clad in corrugated steel. The highly probable association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

How is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic/architectural significance.

Why is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic significance. The northern stretch of Victoria Street between Hoddle and Ferguson Streets is recorded in the first Collingwood Rate Book of 1864, as containing three brick houses. The first shops may have appeared in 1872 but certainly by 1875, during a period of suburban growth, three properties each containing a brick house and shop are listed in addition to a brick cottage. By 1885 the remainder of the block had been fully developed with shops and a bank. As such the buildings as a group document the development of this part of Victoria Street which is a continuum of the commercial development which occurred on both sides further to the east. It typifies a local or neighbourhood retail strip, essentially providing goods and services for local residents, in contradistinction to the destination high streets, such as Smith and Brunswick Streets. It was at this period that the nature of the premises and services offered changed forever from being small manufacturing to retailing. From this time the shops increasingly came to serve the local community and, now most recently, people from South-East Asia and those who appreciate this culture. The shops are highly intact to their structures and are variously distinctive, even unique, aesthetically. Six of them typify the types of shops constructed in the Italianate or Classical style which were the predominant nineteenth century style in commercial areas. They are either the first

buildings constructed on these originally vacant sites or are the first shops which replaced earlier dwellings and a workshop(s). In a restrained manner, the façades contain characteristic materials, detailing and decorative mouldings and elements of Boom style architecture. Nos. 245, 247, 249 and 251 Victoria Street, constructed from bi-chromatic brickwork, form a distinctive group which has a highly unusual appearance and which is possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or may be exposed brickwork which was originally set and corbelled to take render which appears to have never been applied.

The examples of the work of notable and prolific architect George Wharton's shed further light on his practice and oeuvre which is known today mostly through other and perhaps more grand building types and designs which do not accurately represent the wider range of buildings emanating from his, and similar nineteenth century architects' practices. The range of their work is often beyond what has survived or been positively identified.

INDIVIDUALLY SIGNIFICANT PLACES

Heritage Place Former Savings Bank 231 Victoria Street, Abbotsford	PS ref no: HO53
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former State Savings Bank at 231 Victoria Street, Abbotsford is of local architectural significance and historical interest. The building is a good example of the Italianate palazzo style, typical of bank premises in the late 19th century. The building is a notable element in the streetscape, occupying a prominent corner site at the intersection of Hoddle and Victoria Streets. The building's association with architect George Wharton, who designed other buildings for the Melbourne Savings Bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames, hoods, pilasters, engaged columns and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns at ground and first floor
- Corner building with two symmetrical, articulated, principal facades
- Emphasis on corner and façade extremities with concentration of decorative elements.

Heritage Place Former National Bank 261 Victoria Street, Abbotsford	PS ref no: HO54
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former National Bank of Australasia at 261 Victoria Street, Abbotsford, is of local architectural significance and local historical interest. The building is a good example of the restrained use of the Italianate palazzo style, typical of bank premises in the late 19th century. The building's association with Albert Purchas, architect of the Melbourne General Cemetery (from 1852), and of the Richmond South branch of the bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No side setback and minimal front setback
- Rendered walls
- Rendered façade detailing including window frames, sills and pedimented hoods, balustrading, columns and piers, name plates, vermiculated quoining and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with symmetrical, articulated, front façade and secondary façade to side street
- Emphasis on central bay of front facade with concentration of decorative elements and raised pediment at parapet
- Cast iron picket fence to front facade.

Heritage Place Shops 275-277 Victoria Street, Abbotsford	PS ref no: HO55
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Lambeth Buildings at 275-277 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example of a 19th century double storey shop and residence, which makes an important contribution to the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing and ornament including window frames and sills, masks, finials and pediment with name plate
- Strong horizontal lines formed by parapet line, cornices and string courses
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with principal facades to both streets
- Shopfront with display windows, plinth and entry recess (no 277)
- Smaller scale facades at rear (Park Street) with similar detailing to main building.

Heritage Place Shops 295 Victoria Street, Abbotsford	PS ref no: HO56
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shop and residence at 295 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example, other than the shopfront, of a doublestorey 19th century shop and residence, and contributes to the character of the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Strong horizontal lines formed by parapet line and cornices
- Repetitive fenestration patterns at first floor level
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place Shops 297-301 Victoria Street, Abbotsford	PS ref no: HO57
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 297-301 Victoria Street, Abbotsford, are of local architectural significance. They are particularly ornate examples of the Italianate style with unusual first floor fenestration, diminished somewhat by the painting of most of the brickwork, and a rare intact shopfront at no. 297. The shops are important heritage elements in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls, overpainted (except for 301 Victoria Street)
- Rendered façade detailing including window frames, sills and pilasters
- Horizontal lines formed by parapet line and cornices
- Strong vertical lines formed by pilaster strips on main facade
- Repetitive fenestration patterns at first floor level, including unusual tripartite windows at first floor level and semi-circular arch-headed windows at ground floor (retained at 299 only)
- Continuation of fenestration patterns to Charles Street with simplified detail
- Corner building with articulated front and part side façade
- Splayed corner to building.

Heritage Place Shops 371-377 Victoria Street, Abbotsford	PS ref no: HO58
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 371-377 Victoria Street, Abbotsford, are of local architectural significance. Although the shopfronts have been altered, the first floor facades—an unusual composition of polychromatic brick and unpainted render elements—remain substantially intact, and are an important heritage element in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Polychromatic brick walls
- Rendered façade detailing including window sills and hoods, cornices and plainly detailed parapet (unpainted)
- Strong horizontal lines formed by parapet and cornices
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Principal front façade to Victoria Street and secondary façade to side street.

Heritage Place Former Collingwood East Hotel 385 Victoria Street, Abbotsford	PS ref no: HO59
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is of local architectural significance. Architecturally, the building has unusually detailed facades, and remains remarkably intact. The building is a good example of the Italianate style applied to a commercial building, and it is an important heritage element in the Victoria Street streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing including window sills and hoods, masks and banded and vermiculated rustication
- Strong horizontal lines formed by parapet line, cornices and banded rustication
- Repetitive upper floor fenestration patterns
- Repetitive lower floor arch-headed pattern of window and door openings
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place	Shops 459-465 Victoria Street, Abbotsford	PS ref no: HO60
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 459-465 Victoria Street, Abbotsford, are of local architectural significance. Relatively intact, they are unusual examples of richly decorated Edwardian double-storey shops.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls with brown brick and render contrasts (nos 459 & 465 overpainted), including decorative corner pediment
- Strong horizontal lines formed by parapet, cornice and stringcourses
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Corner building with principal front facade
- Splayed corner to building.

Heritage Place Shop 511 Victoria Street, Abbotsford	PS ref no: HO61
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The corner shop at 511 Victoria Street, Abbotsford, is of local architectural significance. The building is an unusually austere mid-Victorian retail building which contrasts with the more richly decorated facades of more contemporary shop architecture. The shopfront is a very rare surviving example of a Victorian shopfront.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face brick walls
- Strong horizontal lines formed by parapet and cornice
- Repetitive upper floor fenestration patterns.

Heritage Place	Terminus Hotel, former Bricklayers Arms Hotel 605 Victoria Street, Abbotsford	PS ref no: HO62
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Brickmakers Arms Hotel is of local architectural and historical significance. Although the original 19th century building has been altered, it is a rare surviving building associated with the brickmaking industry in Abbotsford, which once occupied all the land along both sides of Flockhart Street, but which had relocated to the eastern and northern suburbs by the 1880s. A hotel has occupied this site continuously since 1866. The present building displays typical features of the Moderne style such as steel-framed windows, curved corner, and horizontal facade treatment, notable for its tiling. The building is substantially intact to the extent of the inter-War refurbishment, and being prominently sited at the eastern end of Victoria Street it is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, stringcourses, window openings and tiled dado
- Moderne detailing including projecting curved canopy, applied decoration and tiled dado
- Irregular pattern of fenestration including multi-paned and double-hung windows
- Corner building with principal and secondary facades and curved corner.

Heritage Place	Former Crusader Plate Building 651 Victoria Street, Abbotsford	PS ref no: HO63
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Crusader Plate building, at 651 Victoria Street, Abbotsford, is of local architectural significance. Whilst the adjacent Handley's building (No. 653-657), upon which the Crusader Plate building is styled, is a far more confident expression of the Moderne idiom, the Crusader Plate building is nonetheless an interesting and unusual Moderne composition. It is a particularly sympathetic extension to the Handley's complex. The significance of the building has been reduced by the alterations to the glazing and vehicle entrance. The Skipping Girl Vinegar sign is of local historical and social significance. The original sign was Melbourne's first animated neon sign, and the reconstruction remains a local landmark and a Melbourne cultural icon.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with sawtooth roof behind
- No front setback
- Face brick facade, including graded brick colours towards the top of the façade
- Repetitive fenestration patterns to front and side facades.

Heritage Place	Former Handley & Tilley Building 653-657 Victoria Street, Abbotsford	PS ref no: HO64
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Handley & Tilley Building, 653-657 Victoria Street, is of local architectural significance. The building is an extraordinarily confident expression of the Moderne idiom and an important example of the style applied to a large industrial building. The distinctive polychromatic brickwork is of note. With the adjoining former Crusader Plate building at No. 651, the building is a striking landmark in the Victoria Street streetscape. The appearance of the building has been marred by the 1990s alterations.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with generally flat roof behind
- Various minimal front setbacks
- Face brick facades, including graded brick colours towards the top of the facade
- Strong horizontal lines formed by parapets, strips of fenestration and spandrels
- Strong vertical lines formed by central tower element and associated detailing
- Repetitive fenestration patterns
- Moderne detailing including curved walls, projecting canopy and tops of piers.

Heritage Place	Former Alma Woolworks Complex 661-663 Victoria Street, Abbotsford	PS ref no: HO65
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Alma Wool Works is of considerable local historical and architectural significance. The former residence derives its significance from its association with Peter Nettleton, Collingwood's best known fellmonger. It is a remnant of the longest surviving fellmongery complex within Collingwood, established during the early phase of industrial activity in the suburb. The house demonstrates the practice of proprietors of industrial establishments living on their premises, in contrast to the preference of later Victorian industrialists to reside in the more fashionable residential suburbs of Melbourne. Largely intact, the former residence is also a rare surviving example of an early bluestone cottage.

The former woolshed is the major surviving building of the original Nettleton's Works, later to become James Schofield Pty Ltd and later again the Alma Woolsourcing Co Pty Ltd. It is the key building in Collingwood's, and possibly Melbourne's, largest surviving woolsourcing complex. Architecturally, the unusual arcade to the river is of particular note. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood. Its location on the river illustrates the role of the Yarra as a sewer for Melbourne's animal processing factories in the 19th century.

Elements that contribute to the significance of the place include (but are not limited to):

- Low hipped roof forms
- Rectilinear forms.

<p>Heritage Place</p> <p>Street Trees</p> <p>Queens Parade, Between Alexandra Parade & Delbridge Street Clifton Hill/North Fitzroy</p>	<p>PS ref no: HO93</p>
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates and John Patrick Landscape Architects Pty Ltd (1998)

Updated: *Heritage Citation: Queens Parade, Fitzroy North*, John Patrick Landscape Architects Pty Ltd (2018)

What is significant?

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. The trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally. The uncut basalt rock median borders are locally significant as a relatively intact prominent and decorative feature. Basalt curbing comprised of large honed basalt blocks and drainage channels of multiple rows of basalt pitchers are of contributory significance to the avenue.

Heritage Place	Richmond Police Station [former] 319-323 Bridge Road Richmond	PS ref no: HO230
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Source: This site was removed from the Government Building Register on 21 May 1998 and placed in the Yarra Planning Scheme. The Statement below was provided to the City of Yarra by Heritage Victoria (25 May 1998).

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Richmond Police Station was built in 1878 as part of a civic strip comprising of the Town Hall, Court House and Post Office. The Lock-Up located at the rear is thought to have been erected in the 1860s and was moved to this site in 1872-3. Richmond Police Station is important because of the role it played in the colourful history of the community of Richmond. Police authority and local government were highly involved in the struggles of union development, industry and the political battles between the ALP working class and the conservative middle class of Richmond. The prominence of the building is representative of the high profile of police authority, in conjunction with local government in Richmond during the late nineteenth and early twentieth centuries. Of architectural importance is the intact government complex including the police lock-up. Architectural details include polychrome brickwork, arched windows and stone work in the lock-up. A better and more intact example of this building type and style exists at Carlton (1878) and has been transferred to the Victorian Heritage Register. The Richmond Police Station does not warrant inclusion on the Victorian Heritage Register as it is not of State significance and a more intact example of its type has been transferred to the Victorian Heritage Register. It is however of local significance. The Richmond Police Station has been removed from the Government Buildings Register and included in the Heritage Overlay of the relevant Planning Scheme.

Elements that contribute to the significance of the place include (but are not limited to):

- Two storey, free-standing, symmetrical building repetitive arch-headed fenestration patterns at both levels
- Front and side setbacks
- Face red brick walls with contrasting cream and red brick detailing to openings, string courses, chimneys and entrance porch
- Bluestone base
- Exposed hipped slate roof with consoled eaves
- Horizontal lines formed by eaves, sills, stringcourses
- Central focal point (entry)
- Bluestone lock-up with slate roof at the rear of the building.

YARRA PLANNING SCHEME

Heritage Place	Pelaco Sign	PS ref no: HO259
	21-31 Goodwood Street, Richmond	

Refer to Victorian Heritage Database for Statement of Significance – VHR H1149

YARRA PLANNING SCHEME

Heritage Place	Former Gas Inspector's Residence	PS ref no:	HO260
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Refer to Victorian Heritage Database for Statement of Significance – VHR H1610

Heritage Place	Former Burnley Theatre 365 Bridge Road, Richmond	PS ref no: HO286
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Source: *City of Yarra Heritage Review* Allom Lovell & Associates (1998)
 Updated: *Swan Street Built Form Heritage Review*, GJM Heritage (2017)
 Updated: *Thematic Study of Theatres in the City of Yarra*, Context Pty. Ltd. (2017)

The former Burnley Theatre is of local social and architectural significance. Until its closure in 1958, the theatre was popular with the residents of Richmond as a social gathering place. The Swan Street facade, although not of individual architectural importance, contributes to the streetscape and is a notable local landmark.

Additional contributory elements:

- Capacious building with wide symmetrical façade to Swan Street
- Strong horizontal lines define levels
- Front façade has pattern of windows and engaged columns with wider central bay
- Located on a corner with undecorated side façade to Edinburgh Street
- Large gabled hall behind front façade.

What is significant?

The former Burnley Theatre at 365 Swan Street Richmond, including its interior, built in 1928 and designed by Bohringer, Taylor & Johnson architects is significant.

How is it significant?

The Burnley Theatre is of local historic and aesthetic significance to the City of Yarra. It also has rarity value as a picture palace.

Why is it significant?

The former Burnley Theatre at 365 Swan Street Richmond is historically significant as one of several suburban picture palaces in the City of Yarra. Picture palaces were immensely popular in the interwar period as places of entertainment. The picture palace and purpose-built theatres built from about 1914 provided entertainment for the working classes where live theatre had traditionally and previously catered for the middle and upper classes. The Burnley Theatre is historically significant for its association with Union Theatres Ltd., the forerunner of the present Greater Union Organisation. (Criterion A)

The former Burnley Theatre is one of only six picture palaces surviving in the City of Yarra and one of four with surviving interiors. Others include the San Remo Ballroom (former Jubilee Theatre), Austral Theatre and the Richmond Cinema. Of the four, the Burnley Theatre has the most intact interior. (Criterion B)

The Burnley Theatre is a fine example of a picture palace and is an interwar cinema with high architectural quality. The theatre is also significant for its design by the prominent architectural firm Bohringer, Taylor & Johnson who specialised in theatre and cinema design in the interwar period. It demonstrates particular characteristics of the picture palace associated with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling reflecting in a sense of the place being a 'cathedral for entertainment' — as a special part of the community sense of place at the time when entertainment was a luxury. (Criterion D)

The former Burnley Theatre is aesthetically significant for its exterior form and articulated Neo-classical frontage to Swan Street featuring pairs of engaged Tuscan columns, entablature and parapet and sequence of sash windows with decorative rendered 'fanlights'. Another attribute of aesthetic significance is the way this part of the building expresses the lounge area of the cinema. The Burnley Theatre is of aesthetic significance for its highly intact interior featuring the foyers and lobbies, auditorium, gallery, proscenium and balconies. Attributes also include the decorative plasterwork to walls and ceilings, and the ornate and subtle colours of an early, if not original colour scheme. (Criterion E)

Heritage Place House 316 Victoria Street, Richmond	PS ref no: HO289
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The house at 316 Victoria Street, Richmond, is of local architectural significance. It is the only house of its type —a double-fronted double-storey terrace—in Victoria Street. It is a good and substantially intact example an Italianate style terrace, with particularly fine detailing. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes
- Render detailing including parapet balustrading and cornice (overpainted)
- Strong horizontal lines formed by parapet, cornices, stringcourse and balconies
- Side wing walls with simple decorative detailing
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing, gate, posts and bluestone base.

Heritage Place	Byrne's Arcade Terrace 318-326 Victoria Street, Richmond	PS ref no:	HO290
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Byrne's Arcade Terrace is of local architectural significance. Whilst there are a number of 19th century double-storey shops with residences above in Victoria Street, Byrne's Arcade Terrace is the only residential terrace, and a typical and reasonably intact example. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes (not all original)
- Render detailing including dentilled cornice, central pediment, rosettes, masks and urns (overpainted)
- Strong horizontal lines formed by parapet, cornices and balconies
- Strong vertical pilaster lines clearly defining individual residences
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing and gates, and bluestone bases, to the majority of properties.

Heritage Place	Former Simpson's Glove Factory 488-496 Victoria Street, Richmond	PS ref no:	HO291
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Simpsons Glove Factory is of local architectural significance and local historical interest. The building has been used as a factory since its construction in 1920 until relatively recently. Architecturally, it is a typical example of the stripped Classical Revival style applied to a utilitarian building. The building is prominently sited at the eastern end of Victoria Street, and is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Red brick walls with dark brick contrasts
- Plain rendered façade detailing including parapet, consoles, window lintels and sills and curved entrance hood
- Strong vertical pilaster lines
- Repetitive fenestration patterns
- Symmetrical front façade.

<p>Heritage Place</p> <p>The Boulevard The Boulevard Parklands, Burnley (and part Richmond)</p>	<p>PS ref no: HO299</p>
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Source: *Heritage Gap Study, review of Central Richmond*, Context Pty Ltd (2014)

What is significant?

Richmond Park, Burnley Park, and Yarra Boulevard are significant. The significant features are:

- The remnant indigenous vegetation throughout the park, mostly River Red Gums (*Eucalyptus camaldensis*).
- The mature trees, planted before 1945. They include Cedars (*Cedrus sp.*), Conifers (*Cupressus sp.*), Dutch Elms (*Ulmus x hollandica*), Oaks (*Quercus. sp.*), various palms including Canary Island (*Phoenix canariensis*), Washingtonias (*Washingtonia filifera* and *Washingtonia robusta*) and Chinese Windmill (*Trachycarpus fortunei*), Pines (*Pinus sp.*), and Sugar Gums (*Eucalyptus cladocalyx*). Of particular note are the mature elms in the north section of the park and adjacent to Yarra Boulevard that appear to be remnants of the Dutch Elm avenue originally established c.1870s, the mature Sugar Gums in the Circus Site, Golf Course and Kevin Barlett Reserve, and the group of palms at the east corner of Swan Street and Park Grove.
- The hard landscaping associated with the construction of Yarra Boulevard including lava rock garden bed edging, random rock retaining walls, low walls/fences, planters and steps, generally located along the sides of Yarra Boulevard and in various locations throughout the park.
- The layout of paths in area to the north of Burnley Ovals, which date from prior to 1945.

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).

The following trees and features are Not Contributory:

- The railways and roadways (with the exception of Yarra Boulevard),
- Buildings constructed after 1945,
- Trees and soft and hard landscaping established after 1945,
- Modern park furniture including seating, bbqs and the like, and
- Modern fencing.

How is it significant?

Richmond Park, Burnley Park, and Yarra Boulevard are of local historic and aesthetic significance to the City of Yarra.

Why is it significant?

It is historically significant as one of the oldest reserves in Victoria and demonstrates how large areas of land were set aside for parkland as part of the first surveys of Melbourne. The surviving nineteenth century fabric including the buildings and plantings associated with the Horticultural Society gardens, the remnants of the Dutch Elm Avenue, mature Sugar Gums and

the park keeper's cottage are of particular significance as evidence of the development of the park during the nineteenth century. (Criterion A)

It is significant as an example of the large informal reserves created during the nineteenth century park, that contain sections of naturalistic landscapes with remnant indigenous vegetation combined with introduced plantings and hard landscape elements. (Criterion D)

It is historically and socially significant as the oldest park within Richmond and as a place of passive and active recreation that has been in continuous use for over 150 years. (Criterion A & G)

Yarra Boulevard is historically significant as an example of the major public works projects undertaken to provide unemployment relief during the Great Depression. It is an example of the roads constructed along 'scenic' routes during the interwar period and is associated with the increasing use of private motor cars for sightseeing and leisure. (Criteria A & D)

Aesthetically, it is significant for its semi-naturalistic and highly picturesque landscape, which combines remnant indigenous trees with semi-formal plantings of exotic species. Yarra Boulevard is notable as a fine example of an interwar public landscape with a distinctive character created by the rock walls and garden edging, and mature exotic trees and shrubs. (Criterion E)

YARRA PLANNING SCHEME

Heritage Place	Skipping Girl Neon Sign	PS ref no: HO353
	651-653 Victoria Street, Abbotsford	

Refer to Victorian Heritage Database for Statement of Significance – VHR H2083

Heritage Place	Quint Café (former Duke of Albany Hotel) 323-325 Victoria Street, Abbotsford	PS ref no:	HO416
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Source: *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*, Lovell Chen (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, was constructed in the nineteenth century with façade alterations undertaken in the early 1930s. It has a series of hipped roof forms clad in corrugated galvanised steel, and a collection of chimneys. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings and a flagpole anchored in two of the mouldings. At first floor level there are steel-framed windows with fanlights and horizontally proportioned panes to both the south and east elevations. The first floor corner is also set with steel-framed horizontally-proportioned windows that are faceted to fit the curve of the corner, and doors at either end of the corner window opening to a curved cantilevered balcony with steel tube balustrade. The ground floor has been altered externally.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, applied raised strips and window openings
- Moderne detailing including curved corner with staggered parapet and flagpole
- Corner building with principal facades to both streets.

How is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years. The former hotel is also of local aesthetic/architectural significance, and is distinguished by the Streamlined Moderne remodeling of the early 1930s. The date of the early 1930s also places this particular stylistic makeover as a comparatively early example. Although altered in part, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner; and the curved cantilevered balcony with steel tube balustrade.

Heritage Place Austral Theatres (Former) 200-202 Johnston Street, Collingwood	PS ref no: HO499
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Source: *Thematic Study of Theaters in the City of Yarra*, Context Pty. Ltd (2017)

What is significant?

The former Austral Theatre at 202 Johnston Street Collingwood including the interior foyer and auditorium is significant.

How is it significant?

The former Austral theatre is historically and aesthetically significant to the City of Yarra. It has rarity value as a 'picture palace'.

Why is it significant?

The former Austral Theatre at 200-202 Johnston Street is historically significant as one of several suburban picture palaces in the City of Yarra. Picture palaces were immensely popular in the interwar period as places of entertainment. The picture palace and purpose built theatres built from about 1914 provided entertainment for the working classes where live theatre had traditionally and previously catered for the middle and upper classes. The Austral theatre is historically significant for its association with Robert McLeish who operated five venues across Melbourne including the fashionable Rivoli in Camberwell. (Criterion A)

The former Austral Theatre is one of only six picture palaces surviving in the City of Yarra and one of four with surviving interiors. Others include the San Remo Ballroom (former Jubilee Theatre), Burnley Theatre and the Richmond Cinema. (Criterion B)

The former Austral Theatre is historically significant as it demonstrates particular characteristics of the picture palace associated with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling reflecting in a sense of the place being a 'cathedral for entertainment' — as a special part of the community sense of place at the time when entertainment was a luxury. (Criterion D)

The former Austral theatre is aesthetically significant for its stripped back Greek revival style demonstrated by the articulated cement rendered façade with applied mouldings and stepped parapet. The interior is significant for the layout including the foyer with stairs to the gallery (circle), toilets, and the main auditorium space. The foyer, swag-bellied balustrade, auditorium ceiling, walls and the proscenium are aesthetically significant for their ornate plaster detailing incorporating a variety of classical motifs including columns, figures and festoons. The history and use of the building a picture palace is best demonstrated by the interior volume, form and interior decorative elements. (Criterion E)

Heritage Place	Richmond Cinema (Former) 311-317 Bridge Road, Richmond	PS ref no: HO504
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Source: *Thematic Study of Theaters in the City of Yarra*, Context Pty. Ltd (2017)

What is significant?

The former Richmond (Hoyts) Cinema built as an ice skating rink c.1900 and converted to a cinema in 1917, situated at 311-317 Bridge Road Richmond and including the interior auditorium is significant.

How is it significant?

The former Richmond Cinema is historically and aesthetically significant to the City of Yarra. It has rarity value as a former ice skating rink and a 'picture palace'.

Why is it significant?

The former Richmond (Hoyts) theatre is historically significant as one of several suburban picture palaces in the City of Yarra. Picture palaces were immensely popular in the interwar period as places of entertainment. The Richmond Cinema is historically significant as a converted former ice skating rink. The picture palace and purpose-built theatres built from about 1914 provided entertainment for the working classes where live theatre had traditionally and previously catered for the middle and upper classes. Amongst other places in Yarra, it is historically significant for its role in the popularisation of political messages on anti-conscription by Dr Daniel Mannix, Catholic Archbishop (1913-1936) during World War 1. (Criterion A)

The Richmond Cinema (formerly Hoyts) demonstrates particular characteristics of the picture palace associated with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling, reflecting in a sense of the place being a 'cathedral for entertainment' — as a special part of the community sense of place at the time when entertainment was a luxury. (Criterion D)

The former Richmond Cinema is aesthetically significant for its interior, specifically the main auditorium space and the decorative mezzanine level balcony supported on slender circular steel columns. The auditorium space and metal latticed ceiling, associated with the use as a skating rink, and with decorative plaster panels in a geometric design to the edges of the vaulted ceiling, are aesthetically significant. The history and use of the building as a skating rink and a picture palace is best demonstrated by the interior volume, form and ceiling decoration. (Criterion E)

Heritage Place	Shop & Residences 637-639 Bridge Road, Richmond	PS ref no: HO525
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond built by 1892.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including pilaster strips, elaborate window aediculae, parapetscrolls and urns
- Horizontal lines formed by parapet line, cornice and string course
- Repetitive upper floor fenestration patterns.

How is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s and early 1890s [Criterion A].

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are a fine, intact and representative example of a Victorian shop and residence. They display typical features of the Victorian architectural style popular in the 1880s and early 1890s in Richmond and across Melbourne more broadly, including an elaborate parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place Hall's Building 202-206 Church Street, Richmond	PS ref no: HO526
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Hall's Buildings, 202-206 Church Street, Richmond built in 1886.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including window frames and keystones, pilaster strips, consoles, decorative pediments including nameplate and festoons
- Incised decoration to keystones
- Horizontal lines formed by parapet line, cornice and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s (Criterion A).

Hall's Buildings, 202-206 Church Street, Richmond is a fine, intact and representative example of a row of Victorian shops and residences. It displays typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered façade and ground floor shopfronts (Criterion D).

Heritage Place Pair of Terrace Houses 32 & 34 Thomas Street, Richmond	PS ref no: HO527
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond, built c1894.

Elements that contribute to the significance of the place include (but are not limited to):

- The houses' original external form, materials and detailing
- The houses' high level of integrity to its original design
- Two-storey unparapeted form
- Front verandahs and balconies with decorative cast iron
- Face brick walls (overpainted) with cement render detailing
- Hipped roof form
- Rectangular window openings
- Pair of attached buildings with dividing wing walls with decorative detailing
- Iron palisade fence on a bluestone plinth to 34 Thomas Street.
- Later alterations and additions to the rear of the terraces are not significant. The brick wall to the front boundary of 32 Thomas Street is not significant.

How is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are fine and representative examples of terrace housing from the Victorian period. They display typical features of the Victorian Italianate architectural style popular in the 1880s boom period in Richmond and across Melbourne more broadly, including a two-storey form with front verandahs and balconies, dividing wing walls, rendered decorative elements and decorative cast iron (Criterion D).

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are well-considered and carefully detailed examples of Victorian Italianate terrace housing. The pair of brick terraces, with repetitive decorative elements across the facades, presents a picturesque composition of this architectural style (Criterion E).

Heritage Place	James Boland's Shop and Residence 635 Bridge Road, Richmond	PS ref no: HO528
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

James Boland's Shop and Residence, a two-storey commercial premises at 635 Bridge Road, Richmond built in 1867.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered window frames and hoods to upper storey
- Rendered façade detailing including pilaster strips, consoles and central pediment with nameplate
- Horizontal lines formed by parapet line and cornice
- Repetitive upper floor fenestration patterns
- Gabled roof form.

How is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yara [Criterion A].

James Boland's Shop and Residence at 635 Bridge Road, Richmond is a fine, intact and representative example of an early Victorian shop and residence. It displays typical features of the early Victorian architectural style popular in the late 1860s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place Royal Oak Hotel 529-533 Bridge Road, Richmond	PS ref no: HO529
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond, built in 1923 to designs by architect Harry R Johnson.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Horizontal lines formed by parapet, cornice and rows of windows
- Repetitive upper floor fenestration patterns
- Splayed corner with tower and articulated facades to both streets
- Balconies and recessed entrances
- Hipped roof forms with tiled roof cladding (including tower).

Later alterations and additions, including the single-storey building to the east, are not significant.

How is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of significance as a suburban hotel constructed at a prominent corner in Richmond. A hotel of this name has operated continuously on this site from the late 1860s (Criterion A).

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is an intact and representative example of an Interwar hotel. It displays typical features of an unadorned Stripped Classical style, popular in the 1920s in Richmond and across Melbourne more broadly, including plain parapetted facades and simplified classical elements, and Art Deco influenced details (Criterion D).

Heritage Place Whipp's Terrace 597-599 Bridge Road, Richmond	PS ref no: HO530
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Whipp's Terrace, a two-storey commercial premises at 597-599 Bridge Road, Richmond built in 1873.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames consoles and urns
- Strong horizontal lines formed by parapet line, cornices and string course
- Repetitive fenestration patterns at first floor level
- Symmetrical front façade
- Hipped roof form clad with slate, patterned with green scalloped rows.

How is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra in the Victorian period (Criterion A).

Whipp's Terrace at 597-599 Bridge Road, Richmond is a fine, intact and representative example of a Victorian shop and residence. The terrace displays typical features of the Victorian architectural style popular in the 1870s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts (Criterion D).

Heritage Place Flour Mill & Grain Store Complex (former) 518-524, 534 & 534A Bridge Road, Richmond	PS ref no: HO531
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Source: *Heritage Gap Study, Review of Central Richmond*, Context Pty Ltd (2014)

What is significant?

The former Flour Mill & Grain Store complex, to the extent of the fabric dating from c.1870 to c.1951 associated with the use as a flour mill (including the c.1951 alterations and additions designed by architect, Frederick Moresby), at 534 & 534A Bridge Road, and the silo structure constructed c.1941 situated on part of 518-24 Bridge Road in Richmond is significant. It comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room'. To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store'. Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations and additions made, and new buildings constructed after the use by the building as a flour mill ceased (1955 onwards) are not significant.

How is it significant?

The former Flour Mill & Grain Store complex at 518-24, 534 & 534A Bridge Road, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s. (Criterion A)

The former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s. The significance of the complex is enhanced by its rarity values, as surviving example of a nineteenth century flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford. (Criteria B & D)

The reinforced concrete silo is significant as a landmark within the local area. (Criterion E)

Heritage Place	City Hall, Richmond Municipal Offices & former Court House (Richmond Town Hall) 325-333 Bridge Road, Richmond	PS ref no: HO532
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

City Hall at 325-333 Bridge Road, Richmond, built in 1869-71 to designs by architect Charles Vickers, and additions and alterations in 1934-36 to designs by Harry R Johnson.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original and 1934-36 external form, materials and detailing
- Highly intact internal detailing of the Ticket Office in the foyer and the Main Hall, reflecting both phases of development.
- The building's high level of integrity to its 1934-36 form.

Any alterations and additions made after 1936 are not significant.

How is it significant?

City Hall at 325-333 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

City Hall at 325-333 Bridge Road, Richmond is of historical significance as the centre of local government services in Richmond since 1869. Both the original 1869 building and the symbolic and monumental refacing of the building in 1934 to coincide with the centenary of Victoria, represent the civic aspirations of the local government (Criterion A).

City Hall at 325-333 Bridge Road, Richmond is a distinctive, intact and representative example of a municipal town hall building. It displays typical features of two major stages of construction - the east and west facades show the original Victorian Italianate style, including rows of simple round-headed brick arched openings, bracketed eaves and bichromatic brickwork and the front façade and tower show the severe and monumental Moderne style, including a variety of both Egyptian-influenced elements and Art Deco motifs (Criterion D).

The imposing rendered main façade of City Hall at 325-333 Bridge Road, Richmond, with prominent clock tower and front porticoes, presents a landmark form to Bridge Road and surrounding areas. Egyptian-influenced elements and Art Deco motifs add to the visual qualities of the exterior of the place. The Ticket Office in the foyer and the Main Hall retain decorative elements that clearly reflect both important phases of development of the place (Criterion E).

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

Within HO310

Grynberg Drapers Shop and Office – 99-101 Bridge Road, Richmond

Heritage Place Grynberg Drapers Shop and Office 99-101 Bridge Road, Richmond	PS ref no: Within HO310
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Source: *City of Yarra Review of Heritage Overlay Areas*, Graeme Butler & Associates (2007, 2013)

What is significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond was created in 1941 for Thelma Paterson and has other historical associations with persons such as Louis Grynberg, draper. The place has a good integrity to its creation date.

Fabric from the creation date at the Grynberg's drapers shop and office is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond, is architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The Grynberg's drapers shop and office block is significant as a streamlined Moderne style two storey brick commercial building, given a strong horizontal emphasis with the use of horizontal brick banding to walls and parapet cappings at the upper level and horizontally proportioned window openings with metal framed windows. Horizontal elements are balanced visually by a projecting bay at the western end of the façade which incorporates a vertical slot of glass blocks and a scalloped parapet treatment, and a circular window at the eastern end of the façade. The ground floor's original or early shopfronts have been altered.

Shops & residences – 108-112 Bridge Road, Richmond

Heritage Place Shops & residences 108-112 Bridge Road, Richmond	PS ref no: Within HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

This boom style commercial building exhibits a now rare example of an original building facade with shopfronts. The building is an important contributor to the Bridge Road commercial precinct.

Wustermann's Buildings, Shop & residence – 138-144 Bridge Road, Richmond

<p>Heritage Place</p> <p>Wustermann's Buildings, Shop & residence</p> <p>138-144 Bridge Road, Richmond</p>	<p>PS ref no: Within HO310</p>
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

An elaborate terrace of Edwardian shops forming part of the important Bridge Road commercial precinct.

London Baby Carriage Manufacturers Pty Ltd. Factory and show room – 153-161 Bridge Road Richmond

Heritage Place London Baby Carriage Manufacturers Pty Ltd. Factory and show room 153-161 Bridge Road Richmond	PS ref no: Within HO310
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Source: *City of Yarra Review of Heritage Overlay Areas*, Graeme Butler & Associates (2007, 2013)

What is significant?

The London Baby Carriage Manufacturers Pty Ltd. factory and show room at 153-161 Bridge Road, Richmond was created in 1941 for Hilda and Ruby Wrixon and has other historical associations with the London Baby Carriage Pty Ltd. The place has a fair integrity to its creation date (tiles/bricks painted). Fabric from the creation date at the London Baby Carriage Manufacturers Pty Ltd. Factory and show room is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room at 153-161 Bridge Road, Richmond is historically and architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room is significant as a distinctive Moderne style factory on a corner site. 'This streamlined Moderne style painted and rendered brick building is ... given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and expansive, horizontally proportioned window openings... The central projecting entry bay to the building is highlighted by a stepped-up section of parapet a curved cantilevered horizontal awning, and is surmounted by a flagpole.' (Wight 2001)

Former Melbourne Savings Bank – 184 Bridge Road, Richmond

Heritage Place Former Melbourne Savings Bank 184 Bridge Road, Richmond	PS ref no: Within HO310
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond built in 1889 to designs by architects Wight & Lucas.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Elaborate rendered façade detailing including heavily decorated and clustered pilasters, pedimented aediculae, balustrading, stylized classical motifs
- Horizontal lines formed by parapet line, cornices, broad pediment and banded rustication
- Vertical lines formed by bold pilasters
- The steeply-pitched hipped roof form.

Later alterations and additions to the rear and shopfront are not significant.

How is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s (Criterion A).

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is a distinctive, intact and representative example of a Victorian bank building. It displays typical features of the exuberant Victorian Boom Classical style popular in the 1880s in Richmond and across Melbourne more broadly, including an array of classical details which are applied in a liberal Mannerist style. (Criterion D).

Shops & residences – 199-205 Bridge Road, Richmond

Heritage Place Shops & residences 199-205 Bridge Road, Richmond	PS ref no: Within HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

These transitional style commercial buildings are an important component of the Bridge Road commercial precinct.

National Bank of Australasia, former - 231 Bridge Road, Richmond

<p>Heritage Place</p> <p>National Bank of Australasia, former 231 Bridge Road, Richmond</p>	<p>PS ref no: Within HO310</p>
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

The Richmond branch of the Bank of Australasia is a significant suburban commission of the prominent nineteenth century architect, Lloyd Tayler. The building maintains a high degree of integrity, and is an important element in the Bridge Road commercial precinct.

Former Commonwealth Savings Bank of Australia and residence - 267 Bridge Road, Richmond

Heritage Place	Former Commonwealth Savings Bank of Australia and residence 267 Bridge Road, Richmond	PS ref no:	Within HO310
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond built in 1939.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Simple detailing including rendered bands and ruled lines
- Geometric decorative steel grilles
- Window openings with glass brick infill
- Vertical emphasis of front façade formed by pilasters and tall side openings
- Hipped roof form.

Later alterations, and additions to the rear, are not significant.

How is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is illustrative of the policy of expansion of banks into the suburbs in the late 1930s and early 1940s and was one of a number constructed in major commercial thoroughfares at this time in suburban Melbourne (Criterion A).

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is a fine, intact and representative example of a Moderne building. It displays typical features of the Moderne architectural style popular in the late 1930s in Richmond and across Melbourne more broadly, including a strong vertical emphasis with secondary horizontal elements and fine decorative steel grilles of geometric pattern (Criterion D).

Theobalds Buildings – 294-296 Bridge Road, Richmond

Heritage Place	Theobalds Buildings – 294-296 Bridge Road, Richmond	PS ref no:	HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

An outstanding pair of Edwardian shops, intact above verandah level.

381-389 Bridge Road, Richmond

Heritage Place	381-389 Bridge Road, Richmond	PS ref no:	Within HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

These late Victorian commercial buildings with their original timber shopfronts are a prominent feature of the Bridge Road commercial precinct.