

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

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Refer to:

- Separate hand annotated City of Yarra Planning Scheme Maps (4HO-9HO);
- Appendix 2- attached schedule of identified but unprotected potentially significant places;
- Digital images (176 x 4megapixel) of examples in Appendix 2 schedule, supplied separately on CD
- *MS Access* database of the above schedule, held by the City of Yarra

Background

The following observations on possible future directions in heritage management in the City are made from a brief survey of the City of Yarra, with emphasis on areas outside of heritage overlays. This survey was carried out by Graeme Butler and Susan Hunt heritage advisers to the City of Yarra, late 2003, and early 2004. The results are intended to guide a future comprehensive heritage gaps study of the City of Yarra.

Previous municipal heritage area studies

City of Yarra Heritage Review, Allom Lovell and Associates, 1998.
Richmond Conservation Study, J and T O'Connor and Coleman and Wright Architects, 1985.
Collingwood Conservation Study, Andrew Ward and Associates, 1989.
North Fitzroy Conservation Study, Jacob Lewis Vines Architects, 1978.
South Fitzroy Conservation Study, Jacob Lewis Vines Architects, 1979.
Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis and Associates, 1984.
City of Northcote Urban Conservation Study, Graeme Butler Architect, 1982.

The evolution of the City of Yarra heritage controls and policies has been fragmented and sequential, with each heritage study having limitations of scope and budget that affected the outcomes for each local government area. Similarly the planning scheme and heritage controls have also changed greatly over that time as a reflection of a greater public awareness of heritage assets.

Attached (Appendix 1) is a check list evolved for Heritage Victoria as a measure of what is expected in heritage assessment today. The heritage studies that make up the City of Yarra data generally fall well short of the content of this list.

For example the Northcote Conservation Study 1982, although ambitious in its coverage of different types of heritage places such as cultural landscape and trees, was limited by the \$8000 budget and thus urban areas such as Alphington (east of Grange Rd) were not assessed. As a result we have little representation of the detached housing domain that this area represents.

Most of the City of Yarra heritage places are in attached or row house areas, associated with the inner city: this has shaped the perception of Yarra's heritage, perhaps incorrectly in terms of management and identification.

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As a consequence the former City of Northcote area has yielded many potential options in the gaps survey schedule (see Appendices 2 &3).

A thorough check of all previous studies and recommendations is needed to ensure that all places of individual significance have been protected under the heritage overlay. Citations prepared by Richard Peterson for various Richmond sites should form part of this data base of potential sites. Study errors such as in the North Carlton & Princes Hill citations/listings require checking for missed sites (i.e. corner sites).

City of Yarra Heritage Review 1998

The only comprehensive study of the City (City of Yarra Heritage Review, Allom Lovell and Associates, 1998) was a review only and *worked largely within given heritage overlay areas*, with some recommended additional heritage overlay areas. The review provided for the first time a City wide environmental or thematic history, using the draft form of the Australian Historic Themes. However, there were no recommendations from the Environmental History in terms of specific significance historic themes that might guide further identification. A Statement of Significance for the City highlighting the identified thematic structure should be prepared as a basis for further identification or assessment of historical places.

The review carried out limited if any further heritage place identification.

Existing heritage overlay boundaries

Survey of areas inside and outside of heritage overlay shows that, on the one hand, boundaries are not logical in terms of equivalent place or area type. A particular place or area type is protected in one part of the city and not in another: this is more obvious in the old strip commercial areas such as and Johnston Victoria Streets. Thus a representational heritage protection has evolved rather than a comprehensive one.

On the other hand considerable damage has been done to the edges of some existing heritage overlay such as in Fitzroy and Richmond. There is an urgent need to redefine some of the heritage overlay boundaries more tightly and exclude areas that are obviously no longer representative of the identified heritage values of the precinct. This will also conserve Council resources by not necessitating defence of indefensible sub-precincts.

Perfection of Amendment C43 outcomes will also aid in the more precise control of the existing heritage overlays, one contributory place lists are finalised and the final policies placed in the scheme.

Those areas removed from heritage overlays would be covered by a specific DDO to ensure continuing protection of any identified urban character. This was done recently in the former City of Williamstown without a public outcry.

Individually significant sites

As part of the above redefinition process, there is an urgent need to recognize places of individual significance inside and outside existing heritage overlay areas (see attached schedule for some of those outside of heritage overlays).

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The control exerted on these places can then be focused on their specific significance: this may mean protection of fabric not visible from the street, interiors (churches) or trees.

If the existing heritage overlay boundaries are adjusted and individually significant places are not then covered by area controls, they need to be recognized individually in the scheme. An example is the 1850s Wesleyan Church 406-8 Fitzroy St that is in a heritage overlay but in an area that is depleted of contributory elements- the argument goes that this part of heritage overlay is degraded so that lasting damage can be done to the church, as just another part of a degraded area. But the church is not just another contributory building but one of the key parts of old Fitzroy, built at the beginning of its suburban development.

Recent heritage

Parallel with this process is the need to identify more recent structures such as publicly recognised architecture, in the form of architectural or building award winners of the last generation (RAIA, MBA, HIV) or those identified in architectural guides such as *Aardvark* or the National Trust of Australia (Vic) register. As well as accounting for social significance values, recognition of this era of place may bring more empathy from current design architects whose lack of recognition of any past architectural excellence is a negative aspect of many planning applications in the City of Yarra.

The existing selection and grading of heritage places reflects the time in which it was carried out, typically when Victorian-era and Edwardian-era places were a high priority within a limited budget. Refer attached pilot survey schedule for some examples generally from outside of existing heritage overlays.

Building typologies

Another facet of this identification is to do with building type. There are many industrial places in the City that fall outside of the focus on Edwardian-era and Victorian-era places seen in the early heritage studies. However the fact remains that large area of the City were once devoted to industry and warehousing: this facet of the development history should not be ignored. The *Northern Suburbs Factory Study* (Vines, Churchwood) has been carried out, including many sites in the City, but never used in any review. The findings of this study should also be assessed along with other potential heritage place sources in building up a database of heritage assets and any recommended actions in the study reviewed.

Management of individually significant places

Management of these places must draw from a revised Statement of Significance prepared for each that should become part of a local Policy content in the planning scheme to ensure protection.

Grading or ranking

Whether the *MCC* A-E building grading and 1-3 streetscape or area grading is used or the *geographic* ranking (local, City, regional, state, national)

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recognition of the significance of individually significant places must have some ranking designation. The two systems are linked and are interchangeable.

Existing identified ranking on the MCC A-E scale was used in the following studies:

- Richmond Conservation Study, 1985
- North Carlton Conservation Study, 1984

Geographic ranking was used in the following.

- North Fitzroy Conservation Study, 1978
- South Fitzroy Conservation Study, 1979
- Northcote Conservation Study, 1983.

Grading of contributory places can also finely tune controls as under the City of Melbourne system where a control hierarchy is linked with the significance of the place or area. This allows more focussed use of Council's planning resources and can relieve the public of unnecessarily blanket controls.

Heritage register recognition

Individually significant places may benefit by registration under Heritage Victoria or the Australian Heritage Commission: each allows access to funding and benefits such as Land tax relief. To my knowledge no comprehensive program has been launched by the City to achieve recognition of its heritage places on external heritage registers.

In 1997:

- 37 places were recommended for inclusion on the Heritage Register.
- 66 places were recommended for the Register of the National Estate.
- 90 places recommended for inclusion on both of the above registers.

Trees/gardens/landscapes

None of the above heritage studies specifically addressed individual trees (as exemplified by the National Trust Significant Tree List). Trees are protected only in selected parks or street tree rows but not all of the parks or trees recommended for protection by the heritage studies have been included in the heritage overlay (i.e. Coate Park).

Another example is the broad cultural landscapes recommended in the Northcote Conservation Study such as Yarra Bend Park. Neither the park nor the trees and sites within it have been protected in the heritage overlay. Linear landscapes such as the Yarra River bank beautification scheme of the Edwardian-era or the similar trackside landscaping done by the Victorian Railways have not been recognized.

Even for the protected parks or gardens, there are no local policies or reference or incorporated documents in the planning scheme (such as Conservation Management Plans) that might guide their management.

Heritage data organization and public access

Existing heritage database

The existing City of Yarra data base lists all A and B rated buildings from the following studies:

- Collingwood Conservation Study; 1989
- Northcote Conservation Study, 1983
- Richmond Conservation Study, 1985
- North Fitzroy Conservation Study, 1978
- South Fitzroy Conservation Study, 1979
- Fitzroy Urban Conservation Review, 1992
- North Carlton Conservation Study, 1984

The database does not include C and D listed buildings.

Suggested data priorities

1. Obtain *MS Access* database from Big Picture Software (Ian Perry) to provide:

- a site address list for start of heritage database (see below) and
- an easier office reference for planners and heritage advisers than the current unnumbered base maps;
- a means to easily update/verify/correct the survey data from application site visits.

2. Convert all heritage reference documents (see CI 22 local policies) to electronic PDF form for statutory and public information purposes (currently being done by the Shire of Mornington Peninsula);

Also extract text for database purposes of place citations (see above).

This will allow:

- Proper statutory reference for the planners and public for heritage policies and data;
- Archival conservation of irreplaceable and legal documents;
- General web reference for the public, allowing utilization of currently hidden report assets; and
- .development of a valuable planning tool for future heritage work.

3. Obtain extract from other non-reference documents such as *Northern Suburbs Factory Study* (Vines, Churchwood), review internally, and if appropriate send to Council for adoption as policy and potential reference in the scheme. Also utilise these in any gap assessment.

4. Using the above database, add current digital images from field survey of heritage overlay areas for:

- proper and more efficient planning management in heritage areas
- allow a record of change to heritage components in the City, as Burra Charter log;
- provide restoration data for new place owners of lost components over time;

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- Verification for Amendment C43 base maps;
- Visual means of prioritising future heritage work;
- more web data for the community

5. Identify individually significant places throughout the existing HOs and provide citations, enter into database (see also 4).

Priorities

The following are suggested priorities, given the recent C43 panel report:

Finalise C43 for re-exhibition, with:

- Corrected and street numbered maps based on the existing CAD City Plans if necessary but eventually integrated into the GIS;
- *MS Access* Database of known contributory and individually significant places, with graded levels of significance keyed to a prioritised control matrix, and potentially based on the MCC model;
- Revised citations or statements of significance with emphasis on succinctly defining what is significant in the existing heritage overlay areas, based on sound comparative analysis;
- revised local policies, eliminating repetition.

Gaps

Commission individual gaps studies to:

- Check and reconcile the recommended actions of all existing heritage studies (referenced and non-referenced) with what is in the planning scheme;
- identify significant trees and landscapes;
- expand the existing identified heritage place list to reflect current heritage practice and community recognition (see Appendix 1)

existing heritage overlays

- Review the existing boundaries, based on revised contributory place mapping;
- Provide statements of significance for individually significance places, inside and outside of existing heritage overlays and exhibit for the planning scheme, with priority on those proposed to be outside any revised area heritage overlays.

APPENDIX 1: HERITAGE VICTORIA REVIEW OF HERITAGE STUDIES PROGRAM PROFORMA

Questionnaire - Consultants

1. Scope

A. What was your understanding of the scope of places of cultural significance?

Did it include?

	Types of Place	Yes	No	Comment
	Agricultural and horticultural sites	V/		
	Broad acre landscapes			
	Buildings:			
	-1914			
	1914-1946			
	1946-1970			
	1970-2003			
	Gardens			
	Industrial sites:			
	-1914			
	1914-1946			
	1946-1970			
	1970-2003			
	Infrastructure: bridges tunnels and dams			
	Landscape features (Fences, hedges etc)			
	Maritime or Coastal places			
	Military sites and WW sites			
	Mining and timber working sites			
	Monuments			
	Parks			
	Park features			
	Places important to defined groups or cultures			
	Post contact aboriginal places			
	Public Art			
	Ruins			
	Site of an historical event			
	Sites of Archaeological Potential			
	Spiritual and religious places other than churches or meeting rooms			
	Street, street features, laneways			
	Trees			
	OTHER (not stated above)			

APPENDIX 2 SCOPING GAPS SURVEY SCHEDULE, 2004**Notes to accompany annotated field maps (planning scheme map base) for indicative scope of heritage gaps review 2004****General**

- The schedule provides a basis for heritage place identification in the City outside of the existing heritage overlays, as well as observed mapping errors or shortfalls in the existing heritage overlay schedule under cl 43 of the scheme
- Maps used are A3 size copies of City of Yarra planning scheme HO maps 2, 3, 4, 6, 7, 8, 9
- Areas not yet surveyed for scoping are 1HO, and 5HO;
- Includes sites from City of Yarra Structure Plan surveys (Victoria St, Victoria St East)
- All heritage bridges including foot bridges, over the Yarra River and Merri Creek, require review in terms of municipal boundary check- half or all implied in PS Cities of Yarra, Darebin or Boroondara etc.
- All silos need review (see Vines & Churchwood industrial survey)
- All bluestone road reserve material – kerb, channel, lane, cross over- to be included in inventory across Yarra – to consider overall HO for all bluestone –not just in HOs.
- Check mapped HO boundaries for coincidence with street alignments
- Tree controls – need to assess for heritage and aesthetic or landmark values (size)
- Survey results in the “scoping” survey are not comprehensive but indicative of potential gaps and magnitude of any comprehensive gaps study.

ADDRESS			NAME	date	description
Abbotsford Street	57-59, 61-63	Abbotsford	Duplexes	1930-1940c	distinctive design see also existing Heritage Overlay Clarke St
Abinger St	1	Richmond	W James & Co factory, former	1934-1990s	distinctive factory conversion,
Abinger St	16-18 etc	Richmond	Maltster complex, former	1870-1990s-	Nonda Katselidos silo conversion, distinctive low rise Victorian-era polychrome structures, large complex at and down Lyndhurst St
Abinger St	23-25, 38-40	Richmond	Groups		examples, some 2 storey Edwardian-era should be in heritage overlay map?
Adams Street	east side	Alphington	Glasshouse	1880-1890c	rear Yarralea St property
Adams Street	west side	Alphington	First Alphington Scout Hall	1910-1920c	
Alphington Street	1	Alphington	Rudder Grange pleasure garden site	1910s-	fountain, trees, remnants at Yarra edge- currently being redeveloped with

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ADDRESS		NAME	date	description	
				master plan	
Alphington Street	2	Alphington	Sturzaker house	1980s	Thought G Gunn derived design, faced river
Alphington Street	23	Alphington	Carter house	1990s	D Carter design
Alphington Street	all	Alphington	Plane avenue	1920-1930c	consider for heritage overlay or character area
Appleton St	37	Richmond	Factory complex	1910-1925c	corner site
Baker St	17-	Richmond			row house groups, Victorian-era, rear HO290
Baker St	53-55	Richmond		1900-1910c	Edwardian-era pair, distinctive, weatherboard
Baker St	56-64c	Richmond	Somerset Terrace	1880-1890c	long polychrome row Victorian-era
Balmain St	17	Cremorne	Substation, SEC, MCC former	1920-1930c	Not numbered on GIS
Balmain St	21	Cremorne	Offices	2000-2010	Recent distinctive building, NE cnr Dover
Balmain St	27	Cremorne	Early commercial building	1860-1870c	corner site - historical background required
Balmain St	69	Cremorne	Hotel/commercial building	1860-1870c	should be heritage overlay - historical background required - shopfronts
Balmain St	77-83	Cremorne	House group	1870-1890c	altered
Balmain St	90	Cremorne	Workshop	1900-1930c	historical background required, corner site; altered inter-war
Barkly St		Richmond	SEC complex	1930-1940c	Moderne cream brick wing
Beissel St		Richmond	Factory	1890-1900c	corrugated iron clad stable, loft - east of Lord St
Beissel St	25	Richmond	Factory, former		loft
Bell St	east	Richmond		1880-1890c	small Victorian-era cottages, east side; some on west gabled, bend in street- distinctive character with small frontages, to Benson St
Bennett St	parts	Richmond	House groups	1900-1910c	Edwardian-era groups both sides east end also flat blocks, trees east side brush box
Benson St	parts	Richmond			consider for heritage overlay
Bosisto St	2-6	Richmond	Group		with significant 6
Bridge Rd	east end	Richmond			south side, complex-silos at rear (see general silo assessment)

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ADDRESS			NAME	date	description
Bridge Rd	part	Richmond	Richmond Civic Precinct?	1880s-1930s	Town hall, police station, park, Baths , school (one recently demolished), Gas Co bldg (VHR), Highett St?
Brighton St	164-166	Richmond			check HERITAGE OVERLAY map
Brighton St	sth end	Richmond			heritage overlay 308 - adjustment to include Yarra/Yorkshire corner? Error?
Brougham St	north side	Richmond	Elm Grove precinct & trees		Elm Grove precinct- error in Ho, north side Brougham St; assess plane trees
Burnley St	12	Richmond	Factory complex	1900-1920	gabled wings, chimney
Burnley St	33	Richmond	Greek Orthodox Church		part street of churches
Burnley St	53	Richmond	Hotel	1890-1910	altered. Corner site, socially significant
Burnley St	61	Richmond	Factory?	1930-1940c	Moderne, altered
Burnley St	81-95	Richmond	Repco, former-later	1930-1940c	Moderne, corner Doonside- major site
Burnley St	166	Richmond			demolition permit issued
Burnley St	198	Richmond	Factory		
Burnley St	268	Richmond	Shop & Res		distinctive weatherboard
Burnley St	271	Richmond	Uniting Church & hall	1910-1920c	heritage overlay
Burnley St	300	Richmond	St Bartholomew's Church Complex		
Burnley St	388-398, 370 etc	Richmond			south end west side- Edwardian-era groups, Victorian-era shops also 372, 370, 347
Cambridge Street	19-51	Collingwood	Cambridge Street SS and 2 oaks	1870-1880c	school needs own Heritage Overlay with tree recognition, part Heritage Overlay 366. oaks not in Heritage Overlay
Canterbury St		Richmond		1880-1890c	west side, sth of Newry, weatherboard Victorian-era
Chandler Highway	off	Alphington	Canary Island Date Palm row	1920-1930c	
Charles St		Richmond			patches outside heritage overlay (see north end) equivalent
Chestnut St	90	Cremorne	palm	1910-1930c	Washingtonia sp.
Chestnut St	90-94?	Cremorne	House rows	1870-	part long altered row

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ADDRESS		NAME	date	description
			1880c	
Chestnut St	104	Cremorne	Small weatherboard houses	1880-1900c rare tiny size, isolated-see also 110, 114, 118 (altered)
Church St	1	Richmond	Hotel	1870-1900c
Church St	455	Richmond	Shop / residence?	1860-1890c altered
Church St	468-474	Cremorne	Shops & residences	1870-1890c altered, isolated, part shopfront
Church St	480-484	Cremorne	Shops & residences?	1870-1890c isolated, altered; historical background required
Church St	609-617	Richmond	Factory/ workshop (Mitre ten)	1880-1900c historical background required, altered, corrugated iron clad sheds at rear
Church St	619	Richmond	Fallon's Prince Alfred Hotel	1870-1890c architecture
Church St	658 near	Cremorne	Palm row	1920-1930c on side of freeway off ramp, west of Church St- moved there?
Clarke St		Abbotsford	Area	1880s-1920s Clarke St consider precinct-Johnston St to River - interface with Charles St Precinct HO313
Como Street	13	Alphington	Lewis House	owner-designer, jack Lewis, after Bruce Goff USA design, altered
Como Street	41	Alphington		1920-1930c part proposed precinct, east side inter-war character
Como Street	west side	Alphington	House groups	1880-1890c part proposed precinct, weatherboard Victorian-era
Coppin St	74-76	Richmond		1880-1890c old complex, at Abinger St corner, old sign over door, see Edwardian-era row next door
Coppin St	186-218	Richmond		1880-1900c groups on west side, Victorian-era Edwardian-era
Coppin St	234	Richmond		1880-1890c detached 2 storey row house Victorian-era
Coppin St	parts	Richmond		Consider heritage overlay for Coppin St from Bridge Rd to full length south or selected parts
Corsair St??				Edwardian-era groups, north side; patchy south
Cotter St	part	Richmond		consider extension of heritage overlay 308 to west

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ADDRESS			NAME	date	description
Cremorne St	9-11	Cremorne	Factory	1870-1890c	corner site
Cremorne St	70	Cremorne	L Arthur warehouse	1920-1940c	high integrity
Cremorne St	85 part	Cremorne	Factory/offices	1930-1940c	NE cnr Kelso, part school site
Cremorne St	137-151	Cremorne	Wilford Terrace	1870-1880c	
Cubitt St	21-33	Cremorne	House row	1870-1880c	isolated row, altered
Cubitt St	64-66	Cremorne	House row	1870-1880c	isolated row, altered
Cubitt St	78-82	Cremorne	House row	1870-1880c	isolated row, altered
David St	9-11	Richmond	Factory complex & mural	1930-1940c	Moderne, WPA style bas-relief significant
David St	17-19	Richmond	Factory complex	1930-1950c	distinctive form
Davison St	1	Richmond		1900-1910c	examples
Davison St	3-5	Richmond		1900-1910c	examples
Davison St	off	Richmond	Richmond Nth State School, former	1880-1890c	at Burnley St
Davison St	south/north end	Richmond	Edwardian-era groups	1900-1910c	Consider Buckingham to Victoria St incl park
Derby Street	41-45	Collingwood	Commercial groups	1880-1890c	Victorian-era groups outside of existing Heritage Overlay 366 on opposite corner-anomalous? Victoria Pde precinct extends too far north? Need for new precinct at SW Derby /Cambridge corner (see C43 panel report - recommended)
Doonside St	11-21	Richmond	Factory complex	1930-1940c	altered
Doonside St	1-9	Richmond	Tripartite Marketing, former Leggett's	1920-1930c	
Doonside St	26	Richmond	Repco Offices, Former	1930-1940c	HO252 Moderne
Doonside St	north side	Richmond	Vickers Ruwolt, former	1920-1930c	large complex
Doonside St/Burnley St	cnr		Urban Rhythm	1930-1940c	Moderne - plaque - Dame Nellie Melba born here 19 May 1861
Dover St	13- 29	Cremorne	Row houses, Victorian-era	1860-1890c	some houses pictured in 1930s slum reclamation report

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ADDRESS			NAME	date	description
Dover St	171	Cremorne	House	1880-1890c	heritage overlay 342 should include this house- boundary change?
Dover St	groups	Cremorne	Row houses, Victorian-era	1860-1890c	pairs/groups of houses, most altered- 116-118 etc, 75, 77
Edinburgh St	42	Richmond		1880-1890c	2 storey row house
Edinburgh St	parts	Richmond			consider for heritage overlay
Egan Street	3-5,7, 13-15	Richmond	Precinct - Row house / house groups	1880-1890c	Victorian-era row houses, detached house- extend Heritage Overlay 256?
Elizabeth Street	93	Richmond		1900-1910c	distinctive kangaroo roof ornaments, corner site
Elm Gr		Richmond	Plane tree avenue		
Esplanade	12	Alphington	Clerehan design	1980s	altered
Esplanade	13	Alphington	Holdsworth house	1990s	P Crone design
Esplanade	14	Alphington	House	1920-1930c	part Heritage Overlay, unpainted fibre cement sheet- well preserved but typical only
FAIRFIELD PARK DRIVE		Fairfield	Amphitheatre Yarra River Fairfield Park	1980s-	P Corrigan Design
FAIRFIELD PARK DRIVE	off	Fairfield	Swimming basin and remnant bank structures, Yarra River Fairfield Park	1920s-	site of championships, diving etc. see Alphington Park
Fairview Road	28	Alphington	House	1900-1910c	Historical background?
Fairview Road	off	Alphington	Alphington Park	1920-1930c	Formal garden, sports ground, Yarra pleasure garden- cultural landscape: bunya bunya, silky oaks, rock edges, evergreen shrubberies
Fairview Road	off		Cricket pavilion, Alphington Park		
Fairview Road	off	Alphington	Bunya bunya, Alphington Park	1900-1910c	part formal garden
Farm Road	end	Alphington	Alphington Farm site, oak, Latrobe Golf Club	1850-1860c	Farm site marked by tree. Between 8th and 13th tees. Significant Tree list
Fitzgibbon St	1	Cremorne		1860-1870c	early timber, altered - isolated- historical background required
Fitzgibbon St	6	Cremorne		1860-1870c	early timber, altered - isolated- historical background required
Flockhart St	9-11	Richmond	Factory complex	1870-	early db gabled form,

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ADDRESS		NAME	date	description	
			1920c	corrugated iron cladding-historical background required	
Fraser St	56 nr	Richmond		west side distinctive group gabled. Houses some altered - corbelled eaves, patchy to north	
Fraser St/Corsair St	cnr	Richmond	Factory	1930-1940c	SW cnr Corsair St - Moderne, house groups nearby
Gardiner St	parts	Richmond		west side	
Garfield Street	51	Richmond	House, tree	1870-1880c	altered early house, large cordyline, 47 once similar
Gibdon St	off	Richmond	factory complex	1880s-	Large Victorian-era factory complex, silo (part residential heritage overlay 322- needs own for management)
Gipps Street	55-59	Collingwood	Row	1900-1910c	distinctive row, one demolished
Glasshouse St		Richmond	Factory complex	1890-1910c	SE of Type St Victorian-era and later complex, well preserved in part
Grosvenor St	16-16A	Richmond	Factory/warehouse	1930-1940c	Moderne, distinctive design
Harper Street	8	Abbotsford	Factory & Offices	1990s	Brutalist
Heidelberg Rd		Clifton Hill	Mayors Park	1920-1930c	planting, rockeries and inter-war pavilions, missing from Clifton Hill West HO317
Heidelberg Rd	224	Fairfield	Porta, JW & Sons	1920s	brick chimney and street façade, timber framed corrugated iron clad buildings, long term industrial site
HEIDELBERG ROAD	626	Alphington	Trees, APM	1910-1920c	Heritage Overlay 70-trees within site to be recognised (Canary Island Date Palms, Bhutan cypress etc.) ; doubt about coverage of Heritage Overlay -IP needed
HEIDELBERG ROAD	754	Alphington	Butcher's shop, former, Old Alphington Village	1870-1880c	next to existing Heritage Overlay; see NCS-reconsider group to corner
Heidelberg Road	off	Alphington	Outer Circle Railway remnants	1890-1900c	line, APM siding, trackway, see also bridge (Heritage Overlay)
HEIDELBERG ROAD	off	Clifton Hill	Pavilion. Knott Reserve	1980s	Graeme Gunn design
Highett St	off		West Richmond Railway Station	1900-1910c	Canary Island palms

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS		NAME	date	description	
			landscape		
Highett Street	2	Richmond		1900-1910c	adjoining West Richmond RS- extend Heritage Overlay 338
Highett Street	east end	Richmond	Oak avenue	?	stunted- but early? East of Church St
Hoddle St, Egan St	621 nr	Richmond	West Richmond Precinct		Consider - extension west to Punt Rd (includes Relova), remnant early Victorian-era ?
Hoddle Street	129-135	Richmond	Relova Redressing Laundry P/L, former	1930-1940c	now apartments, façade near complete; Moderne
Hoddle Street	139	Richmond		1860-1870c	old site, concave verandah - altered
Hollick St?	21-23c	Richmond		1900-1910c	arcaded Edwardian-era, 2 storey examples, Victorian-era factory
Johnston Street	223-, 229-	Abbotsford	Shops	1880-1890c	Victorian-era shops & residence groups, consider for Heritage Overlay 324
Johnston Street	247-249	Abbotsford	St Crispin House	1923	distinctive neo-Grec design; consider for Heritage Overlay 324?
Johnston Street	323-325	Abbotsford	Shops & residences	1880-1890c	polychrome brick, SW cnr Nicholson
Johnston Street	401-411	Abbotsford	House group, Shop & Residence corner	1880-1930c	Heritage Overlay in Clarke St (HO7&8) should go to corner and into Johnston St- Edwardian-era & Victorian-era rows; inter-war shop at 411
Johnston Street	east end	Abbotsford	Abbotsford Convent complex- Mapping error?		includes road reserve and corner hotel? Check if VHR extent covers all early structures in mapped area
Johnston Street	off	Abbotsford	Yarra Falls Precinct	1910-1920c	Noted sections (tramway car sheds) omitted from complex in Heritage Overlay - substation has individual merit; gap in HERITAGE OVERLAY to be reconciled
Johnston Street	off	Abbotsford	Johnston Street bridge abutments, Yarra River bank	1880-1890c	most evident on Boroondara CC side
Johnston Street	off	Abbotsford	Electrical Substation, Yarra Falls complex	1910-1920c	distinctive Asian character design, include in HO314?
Killop Street	5	Alphington		1920-1930c	distinctive verandah, altered

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
Latrobe Avenue	west side	Alphington	Bhutan cypress row	1930-1940c	adjoining APM, screen role
Lennox Street	64	Richmond	All Nations Hotel	1880-1890c	
Lennox Street	66	Richmond	Shop & Residence	1880-1890c	
Leslie St	8	Richmond		1910-1920c	crown porch distinctive
Leslie St	16	Richmond		1910-1920c	curved walls, distinctive, classical porch, chimneys
Leslie St	groups	Richmond		1900-1910c	timber Edwardian-era, flats units also; see 50, north end
Lesney St	west end	Richmond			heritage overlay - adjustment to include?
Lord St	85 nr	Richmond		1900-1910c	Edwardian-era group
Lucerne Crescent	2	Alphington	House	1920-1930c	inter-war, verandah distinctive
Lucerne Crescent	37	Alphington		1900-1910c	
Lucerne Crescent	38?	Alphington	house, tree	1910-1920c	altered - historical background? Canary Island Date Palm
Lucerne Crescent	41	Alphington	House, trees	1960s	Modernist on stilts, elms
Lucerne Crescent	52	Alphington	house, tree	1910-1920c	art historical background-studio on river, palm
Lucerne Crescent, Latrobe Av, Heidelberg Rd, Yarra R, Darebin Creek	off	Alphington	Alphington Residential precinct?	1910-1920c-	Edwardian-era and inter-war dominant (see Yarralea), good sections, some remnant inter-war commercial on Heidelberg Rd, river side landscape, contained physically. Geneva Rd patchy.
Lyndhurst St	south end	Richmond			good groups at south Brougham end, gaps west side at centre
Madden Gr	part	Richmond	Golden Square precinct	1880-1890c	2 Victorian-era houses next west to 2 Loyola Gr-include in heritage overlay 322? Basalt channel behind
Marine Pde	1-3	Abbotsford	Houses	1920-1930c	Bungalows, 3 well preserved
Marine Pde	17-25	Abbotsford	Factory	1930-1940c	Moderne
Mary St	parts	Richmond		1880s-1910s	good patches, weatherboard single fronted north end, west side south of Brougham, east side to north

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
					weatherboard Victorian-era, at Benson Edwardian-era and Victorian-era
Melrose St - Kelso St	parts	Richmond	Melrose St - Kelso St area	1870- 1890c	altered group of mainly Victorian-era houses, stone crossing at south end significant, west side Melrose new development
Neptune St	23-41?	Richmond	Patterson's complex		large complex, heritage overlay ?
Neptune St	28 nr	Richmond		1900- 1910c	Edwardian-era weatherboard groups
Newry St	parts	Richmond			consider for heritage overlay
Nicholson Street	all	Abbotsford	Plane tree avenue	1910- 1920c	some missing
Noone St	east end	Clifton Hill			adjust HERITAGE OVERLAY maps?
Old Heidelberg Rd	6	Alphington		1880- 1890c	historical background? Early for area ? Italianate villa
Palmer Street	1	Richmond	Jacques Bros Engineers complex	1930- 1940c	large Moderne style complex between Palmer & Coppin - historical background, distinctive bowed entry on SE corner of block
Park Crescent	38-36, 41	Alphington	Park Crescent Precinct Heritage Overlay 328	1910s	Edwardian-era houses at corner sites on Station St should be in Heritage Overlay - see map 3; see also mapping omission of 41 at frontage- individually significant
Park Crescent	41	Alphington	Park Crescent Precinct Heritage Overlay 328	1910s	Edwardian-era house should be in Heritage Overlay - see map 3
Parkville St		Richmond	Infill	1990s	infill development
Queens Pde	verges	Fitzroy Nth	Landscape		HO93 protects street trees- misses inter-war rockery edges
Railway Reserves		Varies	Railway Reserves Landscape	1910- 1920c	see pepper trees near West Richmond R Station, also palms at station; typical at stations, sometimes on track way
Ramsden St	west end, north side	Clifton Hill	House group		assess for inclusion in HO316?
REX AVENUE	5-7	Alphington	House and Norfolk Island pine	1900- 1910c	mapping error Heritage Overlay 80; tree column needs ticking.

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
Riverview Grove	off	Alphington	War Memorial WW1, Alphington Park	1910-1920c	axial placement
Riverview Grove	off	Alphington	River red gum, Alphington Park	1700s?	
Riverview Grove	off	Alphington	War Memorial Drinking Fountain WW2, Alphington Park	1940-1950c	Moderne
Roemer Crescent	7	Alphington		1980s	architect design
Roemer Crescent	off	Alphington	River flat landscape	1860s-	tree rows and former farm use in evidence, part Yarra Valley landscape
Rose St	17	Richmond		1980s	Max May infill, (Davis/James St?)
Rupert Street	120-124	Collingwood		1890-1900c	extend existing Heritage Overlay 312 (check), weatherboard minute houses- see Dolls House
Smith St	33, 35	Richmond	house groups	1900-1910c	typical of Edwardian-era house groups, also inter-war and recent
Smith St	south end	Collingwood	Commercial groups		Consider for HO333 (see C43 panel report), stone Victorian-era shops etc
Somerset Street	east end	Richmond	Victorian & Edwardian-era house groups	1890-1910c	part of potential area added to Heritage Overlay 270, see Gardner St groups (west side)
St Gothards Street	3	Alphington		1900-1910c	
St Gothards Street	9	Alphington		1900-1910c	distinctive verandah
Stawell & Manton St					Edwardian-era gabled group, sth /west sides; further south in Stawell- some uniform Victorian-era character
Stephenson St	35-41?	Cremorne	House row	1860-1870c	early altered row- historical background required
Stephenson St	104-106	Cremorne	Row houses	1870-1880c	isolated group
Swan St	25-	Richmond	Richmond Railway Station & Shops	1950-1960c	
Swan St	30-48	Richmond	Victorian-era shop & residence group	1870-1890c	isolated
Swan St	60	Cremorne	The Depot Hotel	1926	corner site, altered
Swan St	62, near	Richmond	Railway Bridge,	1920-	massive steel

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
			over Swan St	1950c	construction
Swan St	319-325 etc	Richmond			corner commercial sites outside heritage overlay - need check
Swan St	415c	Richmond		1880- 1890c	Old Monopole cigar sign
Swan St	450	Richmond		1990s	Ashton Raggart Chaos Theory prototype- former SSB bank
Type St			Factory, former	1930- 1940c	sth end nr Dove Pl, west side Moderne factory - conversion
Various		Various	Yarra Valley Landscape		Banks of Yarra outside Yarra Bend park- landscape value- various periods including Yarra beautification scheme of Edwardian-era
Vere Street	47-85	Collingwood	Collingwood State School	1910- 1920c	part Collingwood Secondary College, noting Collingwood Education centre (1970s) was prototype for other schools in State
Victoria Crescent	6	Abbotsford	House, tree	1900- 1910c	`trachycarpus', original fence
Victoria Crescent	57-63	Abbotsford	Tweedside complex	1920- 1940c	incorrectly mapped
Victoria Crescent	all	Abbotsford	Plane trees	1920- 1930c	
Victoria St	68-70	Richmond	Shop & residence groups	1870- 1900c	
Victoria St	72-80	Richmond	Shop & residence groups	1870- 1900c	
Victoria St	82	Richmond	Shop & residence	1870- 1900c	
Victoria St	86-	Richmond	Shop & residence groups	1870- 1900c	
Victoria St	106-120	Richmond	Shop & residence groups	1870- 1900c	
Victoria St	134	Richmond	Shop & residence	1870- 1900c	
Victoria St	146	Richmond	Shop & residence	1870- 1900c	
Victoria St	146	Richmond	Shop & residence	1870- 1900c	
Victoria St	166-	Richmond	Shop & residence groups	1870- 1900c	
Victoria St	188	Richmond	Shop & residence	1870- 1900c	
Victoria St	233	Abbotsford	Shop & residence	1870- 1890c	adjoining heritage overlay 53
Victoria St	235-243	Abbotsford	Shop & residence	1870-	

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
			groups	1900c	
Victoria St	245-251	Abbotsford	Shop & residence groups	1870-1900c	
Victoria St	264-266	Richmond	Shop & residence groups	1870-1900c	
Victoria St	267-269	Abbotsford	Shop & residence groups	1870-1900c	
Victoria St	268-280	Richmond	Shop & residence groups	1870-1900c	
Victoria St	298	Richmond	Shop & residence	1870-1900c	
Victoria St	304	Richmond	Shop & residence	1870-1900c	
Victoria St	323	Abbotsford	Shop & residence	1935-1940c	
Victoria St	340	Richmond	Shop & residence	1870-1900c	
Victoria St	354-362	Richmond	Shop & residence groups	1870-1900c	
Victoria St	355	Abbotsford	Shop & residence	1870-1900c	
Victoria St	366-370	Richmond	Shop & residence groups	1870-1900c	
Victoria St	380	Richmond	Shop & residence	1870-1900c	
Victoria St	385	Abbotsford	Shop & residence	1870-1900c	
Victoria St	391	Abbotsford	Shop & residence	1870-1900c	
Victoria St	454-456	Richmond	House pair	1900-1910c	
Victoria St	551-553	Abbotsford	Shop & residence groups	1870-1900c	
Victoria St	571-579	Abbotsford	Factory/warehouse	1930-1940c	Moderne
Victoria St	601	Abbotsford	Shop & residence	1870-1900c	
Victoria St	east end	Abbotsford			Nth side west of Flockhart (HO52).
Victoria Street	various	Richmond/ Collingwood	Commercial groups	1890-1900c	Victoria St upper levels from Hoddle St and terrace north side first block: Victorian-era & Edwardian-era shops & residences, assess for consistency with other parts of City? See 239-51
View Street	east side	Alphington	Houses	1920-1930c	inter-war groups, part proposed Heritage Overlay
Wall St	parts				east of Mary- groups- see 33 at Duke, see also 6-12
Wellington St	8	Cremorne	House	1880-	weatherboard, isolated

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
				1900c	
Wellington St	13	Cremorne	House		distinctive form, see 15 heritage overlay 293
Wellington St	37-55	Cremorne	House group	1870-1890c	altered Victorian-era group
Wellington St	53- 37	Cremorne	House group	1860-1890c	
Wellington St	66-78	Cremorne	House group	1870-1890c	adjoining heritage overlay, altered Victorian-era
WELLINGTON STREET	64	Collingwood	knitting Mills, former	1890-1900c	
Wells St		Richmond	houses		small cottages, weatherboard, narrow street, many altered, Victorian-era
YARRA BEND ROAD		Fairfield	Fairlea Women's Prison cell block (part former Yarra Bend Asylum site), YARRA BEND PARK		Modernist 1980s block, now Parks Victoria
YARRA BEND ROAD	off	Fairfield	Yarra Bend Park	1840s-1930s	Cultural Landscape, driveways, avenues, trees (see trees list) and individual sites, part of site network, recent recreational sites such as Casting Ponds etc. Yarra bend, Golf Course, River edge landscape, including Aboriginal Protectorate site, Deep Rock Pool
YARRA BEND ROAD	off	Fairfield	YARRA BEND PARK Rangers Office, former	1930s	PWD Everett design
YARRA BEND ROAD	off	Fairfield	School, former, YARRA BEND PARK		weatherboard Edwardian-era local school room, shifted to site
Yarraford Avenue		Alphington	Yarraford Avenue precinct?	1920-1930c	1920s / inter-war houses to centre of street, street split, goes to river, plane tree avenue (patchy)
Yarralea street	59?	Alphington		1920-1930c	Moongate porch
York Street	10	Richmond	Greg Burgess office	1890-1900c	converted factory/warehouse
York Street	21-35	Richmond	McIlwraith Industries, former	1925	now part apartment block; altered
York Street	41-43	Richmond	Duplex	1870-1880c	pair, unusual weatherboard - no roof division; concave verandah

CITY OF YARRA HERITAGE GAPS: AN OVER VIEW

ADDRESS			NAME	date	description
York Street	45	Richmond	Melba Conservatorium of Music, tree (former St Christopher's)	1920-1930c	Canary Island Date Palm, fence
York Street	part	Richmond	Residential Area		Consider area east of New St

APPENDIX 3 PROPOSED EAST ALPHINGTON HERITAGE OVERLAY AREA OPTION

The following plan is extracted from a CAD City of Yarra map (street numbers removed for clarity).

