

people place heritage

CONTEXT

HERITAGE REVIEW OF PREDEFINED AREAS IN ABBOTSFORD & COLLINGWOOD

Stage 2 report
9 July 2015

Prepared for
City of Yarra



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Report Register

This report register documents the development and issue of the report entitled *Heritage Review of Predefined Areas in Abbotsford and Collingwood* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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EXECUTIVE SUMMARY

Heritage place

There is one Individually Significant place that has been identified and assessed as part of this review:

- Former Commercial Stables & Hitching Posts, 2 James Street, Abbotsford

No specific HO controls are proposed for this place.

Extension of existing HO precincts

Three existing HO precincts have been reviewed and their extension is recommended by this review:

Precinct	Revisions to citation	Recommended extension
HO313 Charles Street Precinct	Revised history, description and SoS	Extend HO313 to include: <ul style="list-style-type: none"> – 227-233 Nicholson Street, – 160 Park Street, and – 50-96 & 57-103 Stafford Street No specific HO controls recommended
HO321 Gold Street Precinct	Revised history, description and SoS	Extend HO321 to include: <ul style="list-style-type: none"> – 5-17 & 8-26 Blanche Street, and – 30 Mater Street No specific HO controls recommended
HO324 Johnston Street Precinct	Revised history, description and SoS	Extend HO324 to include: <ul style="list-style-type: none"> – 114 & 127A-133 Campbell Street, and – 69-81 Palmer Street Retain existing External Paint Controls

1 INTRODUCTION

1.1 Purpose

Context Pty Ltd was engaged by the City of Yarra to review the heritage significance of six defined areas in Abbotsford and Collingwood. The potential heritage significance of these areas had been raised in 2014 during community consultation prior to the introduction of new residential zones.

Yarra City Council's proposal for the new residential zones includes the application of the Neighbourhood Residential Zone (NRZ) for the majority of places covered by a Heritage Overlay. The areas to be reviewed were defined in response to a number of submissions received during the consultation period for the new residential zones that questioned the current boundaries of the Heritage Overlay in these areas and sought properties to be included in the NRZ.

A Council resolution relating to the application of the new residential zones (29 April 2014 meeting) made a commitment to undertake such a review. The relevant part of the resolution states:

(e) commence a review of existing heritage precincts (including a review of existing citations and boundaries) beginning with heritage precincts in Abbotsford and Collingwood.

The six most promising areas, in terms of their historic building stock, were chosen by Yarra's strategic planners from among the areas addressed by community submissions. They are:

- Area including all of James Street in Abbotsford (map 1)
- Area including and surrounding part of Hunter Street in Abbotsford (map 2)
- Area including and surrounding part of Stafford Street in Abbotsford (map 2)
- Area including part of Yarra Street in Abbotsford (map 2)
- Area including and surrounding part of Emma Street in Collingwood (map 3)
- Area including and surrounding part of Palmer Street in Collingwood (map 4)

The maps, provided with the project brief, are found in Appendix C.

The six areas, and the properties within them, were investigated in two stages, with the following tasks:

Stage 1 - Identification of places of potential cultural heritage significance

- Review the six defined areas referring to Yarra's existing thematic history where appropriate.
- Complete a Stage 1 report that identifies areas of potential heritage significance for further investigation (with justifications), and areas not of heritage significance (with justifications).

This report supersedes the Stage 1 report, and incorporates its content as Chapter 2.

Stage 2 - Documentation of places of cultural significance

- Complete a Stage 2 report (this report) containing the methodology, maps, citations (for precincts and individually significant sites), list of sites and their gradings. This document is to be in a suitable format that can be used as a reference document and relied upon in a planning scheme amendment and panel hearing.
- Complete a HO schedule to reflect new precincts and sites, and whether paint controls and other provisions should apply. This is found in Appendix E to this report.

- Provide a list of places for insertion within Council's Appendix 8 (Council's incorporated document which contains gradings of all heritage places). These lists of places are also provided in Appendix D of this report.

A final stage (3) is updating existing HERMES heritage database records and creating new ones, as appropriate. It is to be carried out if and when Yarra Council adopts a recommendation to seek authorisation for an amendment to the Yarra Heritage Overlay to incorporate the recommendations of this review.

1.2 Guiding principles for methodology

In accordance with Heritage Victoria guidelines, the review has been prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter. The methodology and approach to the review and its recommendations were also guided by:

- The VPP Practice Note *Applying the Heritage Overlay* (2012) (hereafter referred to as the 'VPP Practice Note').
- Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes* (hereafter referred to as the 'Advisory Committee'), which was completed in August 2007.
- Guidelines for using the HERCON criteria and significance thresholds prepared by Heritage Victoria (2012).

The project was led by Context Associate Natica Schmeder, with research assistance from Consultants Jessie Briggs and Emily Piper.

Detailed methodologies of the work carried out in stages 1 and 2 are found in chapters 2 and 3 of this report.

2 STAGE 1

2.1 Methodology

Inception and preliminary analysis

Prior to the inception meeting a preliminary desktop review of the six defined areas was carried out. This included reading the citations for any precincts adjacent to the defined areas, checking Sands & McDougall's street directories to find out the original use of non-residential buildings, and comparing the situation shown on c1900 Melbourne & Metropolitan Board of Works plans to the current building stock (as seen on Google Maps).

This was followed by an inception meeting on 18 March 2015 with Yarra strategic planners Elizabeth Brandt (the project manager) and Sherry Hopkins. They provided more background about the delineation of the six areas, and recommended contacts from local stakeholder groups (Collingwood Historical Society and Collingwood & Abbotsford Residents' Association - CARA).

Fieldwork

Each of the six defined areas was inspected on foot. Photos were taken of streetscapes and each building of interest. The potential contribution of each building to a precinct was also noted (Contributory, Not Contributory or Individually Significant), as well as its intactness and approximate built date.

In addition, a windscreen survey of the precincts adjoining five of the defined areas was undertaken to better understand the type, design quality and intactness of the precinct buildings and the integrity of precinct streetscapes as they compared to the defined areas.

Natica Schmeder was accompanied on her visit to Stafford Street by two members of CARA.

Detailed analysis and recommendations

In this task, the historical resources gathered for the preliminary analysis were consulted, as well as pertinent sections of the 'Collingwood Conservation Study' (Ward, 1989) and the 'City of Yarra Thematic History' (Allom Lovell, 1998). Preliminary research was also done on individual places using online newspaper searches. Potential places of individual significance were then compared to similar examples already on the Yarra Heritage Overlay, using the HERMES heritage database. HERMES was also used to compare the percentage of Contributory to Not Contributory properties in a given HO precinct with that of the adjacent area under review.

The Collingwood Historical Society was contacted to see if they held any specific information on any of the buildings in the defined areas (particularly two factories in the Emma Street and Palmer Street areas). This issue was also raised at the historical society's 8 April meeting, but no specific knowledge or concerns were raised by the membership in regard to the defined areas.

The detailed analysis sought to identify:

- The historic themes associated with the areas or places. And, for the areas, whether the identified themes were the same as those in an adjacent HO precinct.
- Any historic associations with people, organisations or events.
- Whether the areas or places are representative of a particular place type that is distinctive in Abbotsford or Collingwood.
- Whether aesthetic or architectural qualities are evident, and how they compare with other places of this type in the locality and wider municipality.
- Whether there is potential for social values.

On this basis, potential extensions to existing HO precincts were recommended for further assessment in Stage 2. These were areas containing building stock that is comparable with that in the adjoining HO precinct in the themes represented as well as the quality and ‘concentration’ of Contributory buildings. Generally the potential precinct extensions were somewhat smaller than the six areas defined in the project brief, as portions that do not represent the same themes as the adjacent precinct, have a relatively low concentration of Contributory buildings, or contain many highly altered buildings were left out.

On the basis of comparative analysis, one property was also found to be potentially of Individual Significance, based on its rarity.

2.2 Preliminary investigation of predefined areas

2.2.1 James Street, Abbotsford (Map 1)



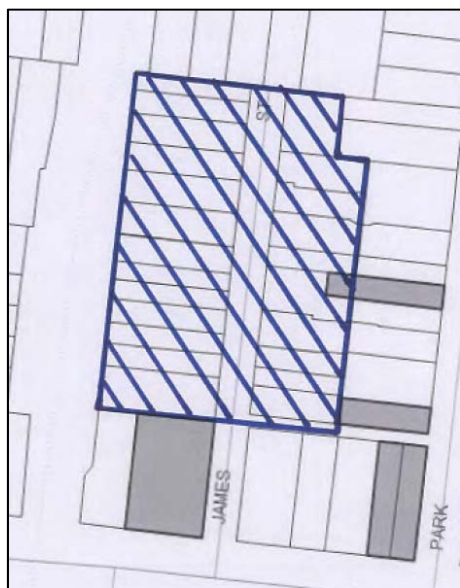
West side of James Street, looking south.



East side of James Street, looking north. Note two-storey brick stable at 2 James Street

Extent of defined area for investigation

1-27 & 2-18 James Street, Abbotsford



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1

A home to call one's own

5.0 Local Council and Council Services: 5.5 Private and public transportation

Description

James Street is a short, dead-end street that runs north off Victoria Street, between the railway line and Park Street.

By 1903 it was largely developed with houses. There was a small factory at the north end (demolished), and a cluster of horst-transport related uses at the south end. This includes Stables at 2 James Street and a Shoeing Forge at no. 3 (demolished).

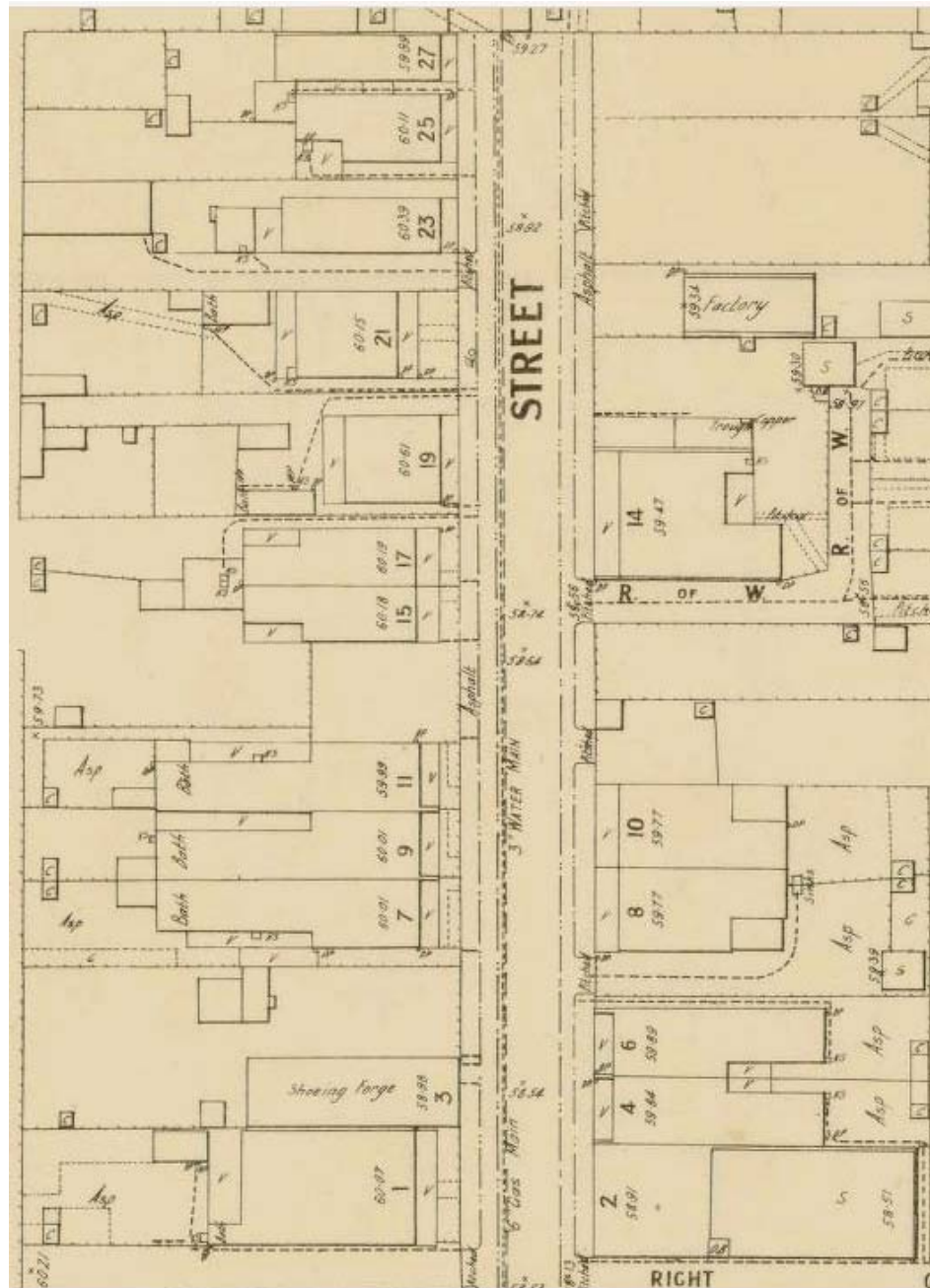


Figure 1. James Street in 1901 (MMBW Detail Plan No. 1311).

The current building stock comprises nine Victorian-era buildings, five Edwardian-era buildings and nine recent buildings (which would be Not Contributory to a precinct).

The early houses are both of timber and rendered brick. The Victorian houses have hipped roofs and the Edwardian houses are mainly single-fronted gable-fronted cottages. All are quite modest, with none of notable architectural design.

The stables at 2 James Street is a brick building. It has a shallow two-storey front wing. It has a transverse roof with parapeted gables. It is very austere in design, with no ornamentation. The large vehicular opening giving access into the stables has survived on the façade, though the doors are gone. At the rear is a single-storey brick wing that housed the horses (as indicated on the MMBW map).

Across the road, in front of 1 James Street, are two cast-iron bollards, believed to be hitching posts (though are missing a hook or ring to facilitate hitching). They may have been associated with the stables or the shoeing forge that was once at no. 3.

Intactness and integrity

Streetscape

The intactness of the Victorian and Edwardian houses along James Street is moderate to low. The majority either have a new verandah or altered windows. Two houses (nos. 5 and 10) appear to have been almost entirely rebuilt.

Integrity of the streetscape is on the low side, with 40% or more of the properties considered to be Not Contributory. In some cases, this is infill development on blocks that were empty in 1901.

Stables

The former stables building retains its original overall form and footprint, but has undergone some external alterations. These include removal of the stable doors, lengthening of the upper-floor windows (with consequent removal of the window sills and installation of new window units).

Comparison

Streetscape

James Street is not directly adjacent to an existing HO precinct to which it could be appended, so it was compared more generally to residential precincts in Abbotsford and the City of Yarra.

A streetscape of such a small size (here, 23 properties) is sufficient to form a precinct, as found by the Independent Panel in relation to Amendment C163, that proposed the Victoria Street West Precinct. This precinct comprises just 10 buildings, 233-251 Victoria Street, on one side of the street.

The bar for the intactness and integrity of the streetscape(s) should, however, be set higher for small precincts, so they can adequately represent a theme. In the case of the proposed Victoria Street West Precinct, there are no Not Contributory properties within it.

Other small existing precincts in the City of Yarra also have a high percentage of Contributory and Significant buildings. For example HO336 Victoria Parade Precinct, Collingwood, has 8% Not Contributory properties (of a total 63), and the Fairchild Street Precinct, Abbotsford, has just 5%.

In comparison, James Street has 40% Not Contributory properties along its length. Conceivably, the section with the most Not Contributory properties (at the north-east end) could be left out of the precinct, improving this ratio. This approach does not seem warranted, however, as the quality of the Contributory housing stock on James Street is quite middling. It could contribute to a larger precinct, but alone it does not compare well with the other three small precincts cited.

Stables

Comparative analysis has, however, revealed that the stables at 2 James Street are a rare survivor in Abbotsford.

While there are a fair number of stables protected in the Yarra Heritage Overlay, most of them Contributory to HO precincts, there is only one stable on the HO in Abbotsford (and none in Collingwood). This is HO11 Younger's Stables at 2 Greenwood Street of c1906-12. The statement of significance describes it as: *of local historical significance and architectural interest. The building is a rare surviving example of a relatively large stables building in Abbotsford, and one of only a few remaining such buildings in the municipality.*

While Younger's Stables retained its timber doors and pulley beam to the attic when first listed, it has since been converted to offices and is now far less intact.

The James Street stables, built prior to 1901, is of a similar intactness and rarity within Abbotsford.

Recommendation for Stage 2

The James Street streetscape was not found to be a good candidate for an HO precinct due to the low integrity of the streetscape, low intactness of the buildings, and lack of stand-out designs among them. It was not recommended for further assessment in Stage 2.

The former stables at 2 James Street, built pre-1901, was found to be a rare building type in Abbotsford (and Collingwood), and appears to be of local significance. The hitching posts across from it should be investigated as part of this individual place in Stage 2.

2.2.2 Hunter Street, Abbotsford (Map 2)



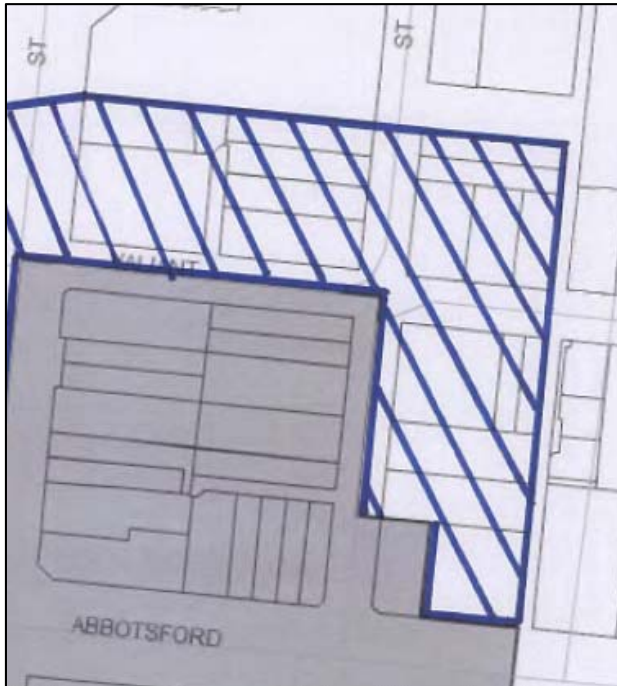
East side of Hunter Street, looking south.



North-west corner of Hunter and Valiant streets.

Extent of defined area for investigation

226-228 Nicholson Street, 31-37 & 12-20 Hunter Street, 1-7 & 6-8 Valiant Street, 18 Studley Street



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

4.0 Developing local economies: 4.4 Smaller retailers: Strip shopping

Description

This area includes parts of the east side of Nicholson Street, Valiant Street, and Hunter Street, adjoining HO313 Charles Street Precinct.

It contains a number of large apartment buildings in all of the streetscapes.

Potentially Contributory buildings are from the Victorian era, apart from one interwar Old English house at 236 Nicholson Street. At 31 Hunter Street is a Victorian corner shop, with rendered masonry walls.

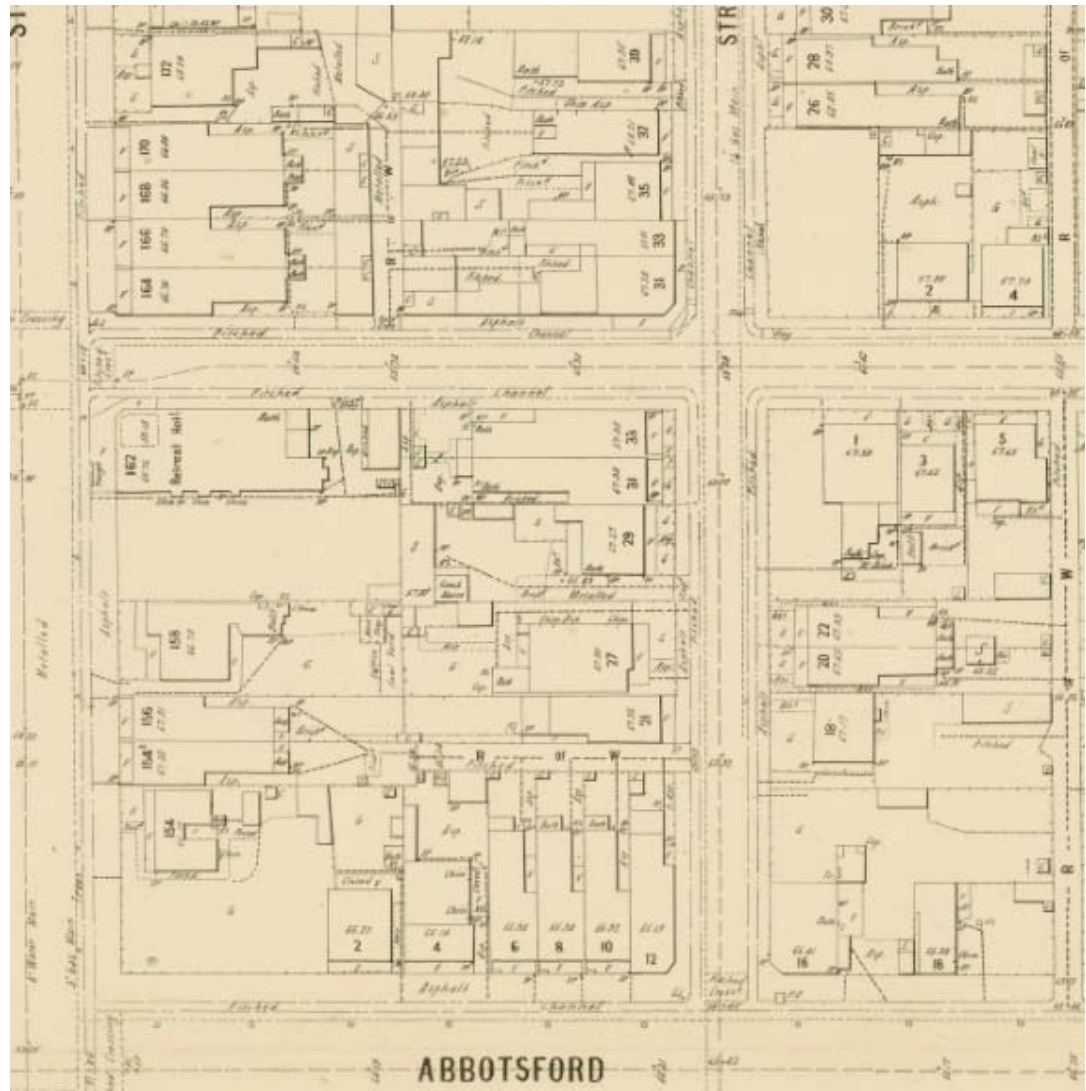


Figure 2. The area in 1901 (MMBW Detail Plan No 1284).

Much of the Victorian housing stock seen on the MMBW plan has been replaced.

Intactness and integrity

The Victorian buildings at 31 Hunter Street and 6-8 Valiant Street are of very low intactness, and would make only a low contribution to a precinct. The pair at 18-20 Hunter Street are more intact, as is the interwar house at 236 Nicholson Street.

The majority of the buildings in this area (including all on the south side of Valiant Street through to Abbotsford Street) are Not Contributory – many of them intrusively scaled and sited apartment buildings. In all, 73% of them are Not Contributory.

While a smaller area could be appended to the existing HO precinct, the Contributory building stock is of a very low intactness or visually separated from the precinct.

Recommendation for Stage 2

The Hunter and Valiant streets area is not of sufficient quality to be an extension to HO313 Charles Street Precinct. No further assessment is recommended for Stage 2.

2.2.3 Stafford Street, Abbotsford (Map 2)



North side of Stafford Street, looking west.



South side of Stafford Street, looking east.

Extent of defined area for investigation

227-243 Nicholson Street, 160 Park Street, 50-96 & 57-103 Stafford Street



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

Description

The section of Stafford Street, between Park and Nicholson streets, is a long street with tightly packed workers' housing with minimal to zero side and front setbacks.

Half of the buildings (22) are Victorian houses, mostly duplexes and terraces of brick, with some timber houses. They have hipped or transverse gable roofs. There are some fine examples at 94-96 Stafford Street (identical to 222-224 Nicholson Street, in HO313),

Another third (9) date to the Edwardian era, and commonly are of timber with a gable front. 70 Stafford Street is a fine example in tuckpointed brick. Around the corner at 160 Park Street is a fine California Bungalow built of brick. There is another fine brick Edwardian villa at 227 Nicholson Street, with a matching single-fronted house beside it.

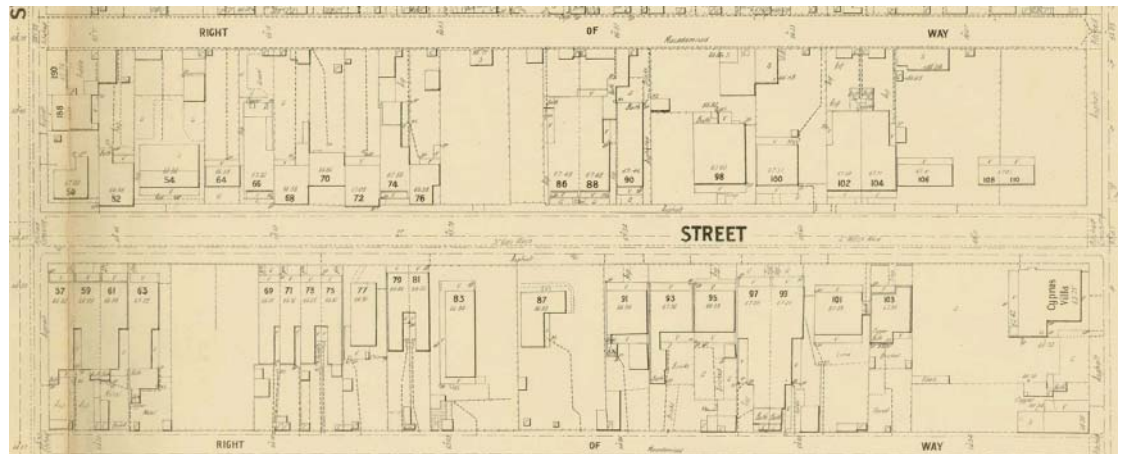


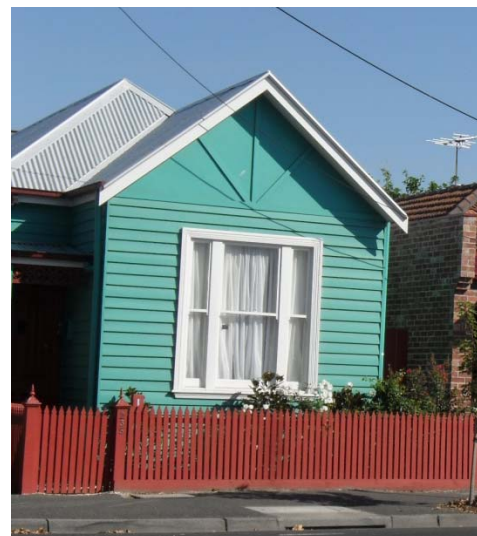
Figure 3. Stafford Street in 1901 (MMBW Detail Plan 1283).

Intactness and integrity

The intactness of the individual houses ranges from very high to low. An unusual example of an altered house is 52 Stafford Street – a Victorian timber cottage that has been covered over with bluestone pavers. At 233 Nicholson Street is a bit of a mystery – what appears to be a tiny Victorian cottage with a large extension to the front. While the extension looks fairly recent, its footprint is visible on the 1901 MMBW plan (as ‘Cypress Villa’). More recent alterations have taken place at 235 Nicholson Street, where a hip-roof Victorian cottage has been turned into a gable-fronted ‘Edwardian’ cottage in the last few years (see photos, below).



235 Nicholson Street in 2007 (Google)



235 Nicholson Street in 2015

In all, 26% of the buildings along Stafford Street (with adjacent bits of Park and Nicholson streets) are Not Contributory, a number of them apartment buildings. As the apartment buildings are set back further than the early houses, they are not overly intrusive.

Comparison with adjacent precinct

The adjacent HO313 Charles Street Precinct is significant for its Victorian and Edwardian workers’ cottages, with a few interwar houses. The housing stock is of a similar scale, design quality and intactness as what is seen on Stafford Street, and the percentage of Not Contributory buildings is also similar (actually higher, at 30%). When the precinct was originally proposed (‘Collingwood Conservation Study’, 1989), Stafford Street was to be part of it.

Stafford Street compares well and would be a logical extension to precinct HO313.

Recommendations for Stage 2

It is recommended that the following area be assessed in Stage 2 as a potential extension to HO313 Charles Street Precinct: 227-233 Nicholson Street, 160 Park Street and 50-96 & 57-103 Stafford Street.



The section of Nicholson north of Stafford Street has been left out of this extent because it contains only one, low-quality contributory building (no. 237 – 1930s cottage), along with the recent ‘neo-Edwardian’ cottage (no. 235) and c1970s flats (no. 243).

2.2.4 Yarra Street, Abbotsford (Map 2)



North side of Yarra Street, looking west.



Victorian cottages at 29-31 Yarra Street.

Extent of defined area for investigation

115 Park Street, 29-35 & 34-50 Yarra Street



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

Description

The section of Yarra Street between the railway line and Park Street comprises an interwar factory (nos. 37-39) which is in HO313 Charles Street Precinct as well as two pairs of Victorian cottages (nos. 34-36 & 31-33).

The cottages on the north side (nos. 34-36) are a brick duplex pair, both of which have altered verandahs and painted brick. On the south side is a single-fronted timber cottage (no. 31), also with a rebuilt verandah, and a double-fronted timber house with a transverse gable roof.

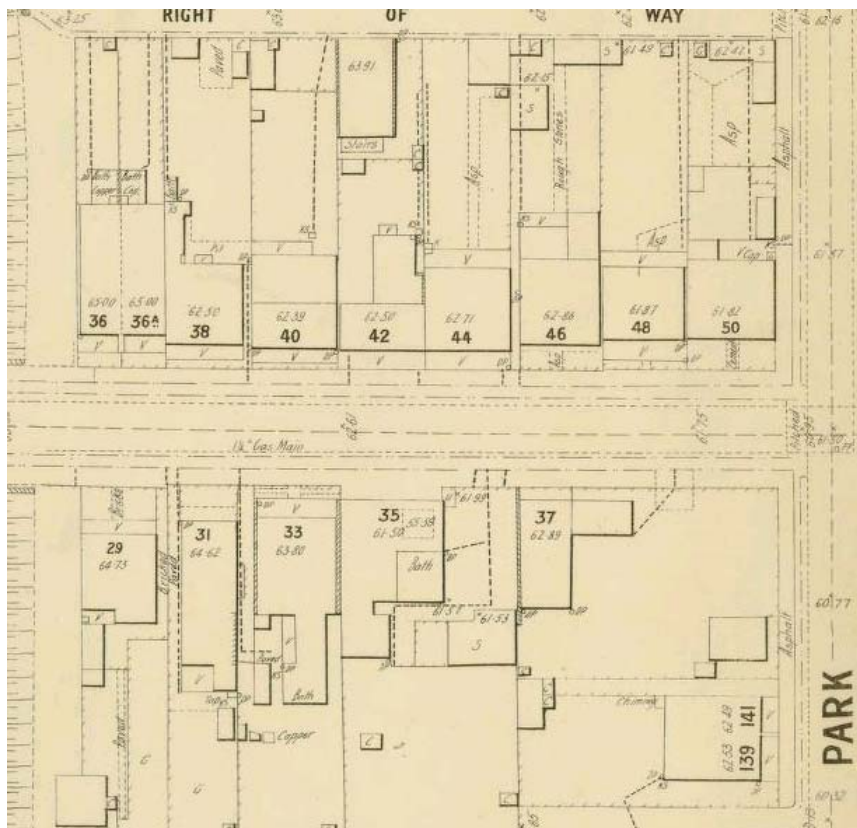


Figure 4. Yarra Street in 1901 (MMBW Detail Plan 1283).

Intactness and integrity

The four Victorian houses are of a fair intactness, typical of Contributory houses of their age. They could easily contribute to the significance of a precinct such as the adjoining HO313 Charles Street Precinct, except that they are visually and physically isolated from the rest of the precinct by a large number of Not Contributory buildings to their east (nos. 35 & 38-50 Yarra and 115 Park Street). In all, the percentage of Not Contributory buildings in this area is 64%.

Comparison with adjacent precinct

While the four Victorian houses are comparable to the Contributory buildings in HO313, extending the precinct to include them would mean including a large number of intrusive buildings as well. As the Victorian houses are typical in design, instead of outstanding, incorporating this area into precinct HO313 will diminish its quality.

Recommendation for Stage 2

No further action is recommended for Yarra Street in Stage 2.

2.2.5 Emma & Blanche streets, Collingwood (Map 3)



West side of Blanche Street, looking north.



Factory on east side of Emma Street, looking south.

Extent of defined area for investigation

5-41 Alexandra Parade, 5-17 & 8-26 Blanche Street, 35 & 10-26 Emma Street, 30 Mater Street



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

4.0 Developing local economies: 4.2 Secondary industry

Description

Blanche Street contains a good selection of Victorian houses of fairly high intactness, with a fine Italianate double-fronted timber house at no. 26. They have minimal to zero front and side setbacks, typical of early housing in this area.

The building stock on Emma Street is far more mixed. The east side contains a mix of Victorian and Edwardian houses (plus a more recent terrace).

The west side is dominated by a long Art Deco factory building. Judging by the roofline, it was built in a number of stages, likely including the factory at no. 43 visible on the 1900 MMBW plan (see below). By 1942 it took up the north half of the block, and was occupied by shopfitters Silverwood & Beck. The company was still there into the 1950s, and this is likely when the factory was expanded southward with a saw-tooth section, replacing three houses. Despite its evolution over time, the façade is a coherent whole. Neither the company, nor

shopfitters in general, are mentioned in the 'Collingwood Conservation Study' (1989) or the 'City of Yarra Thematic History' (1998).

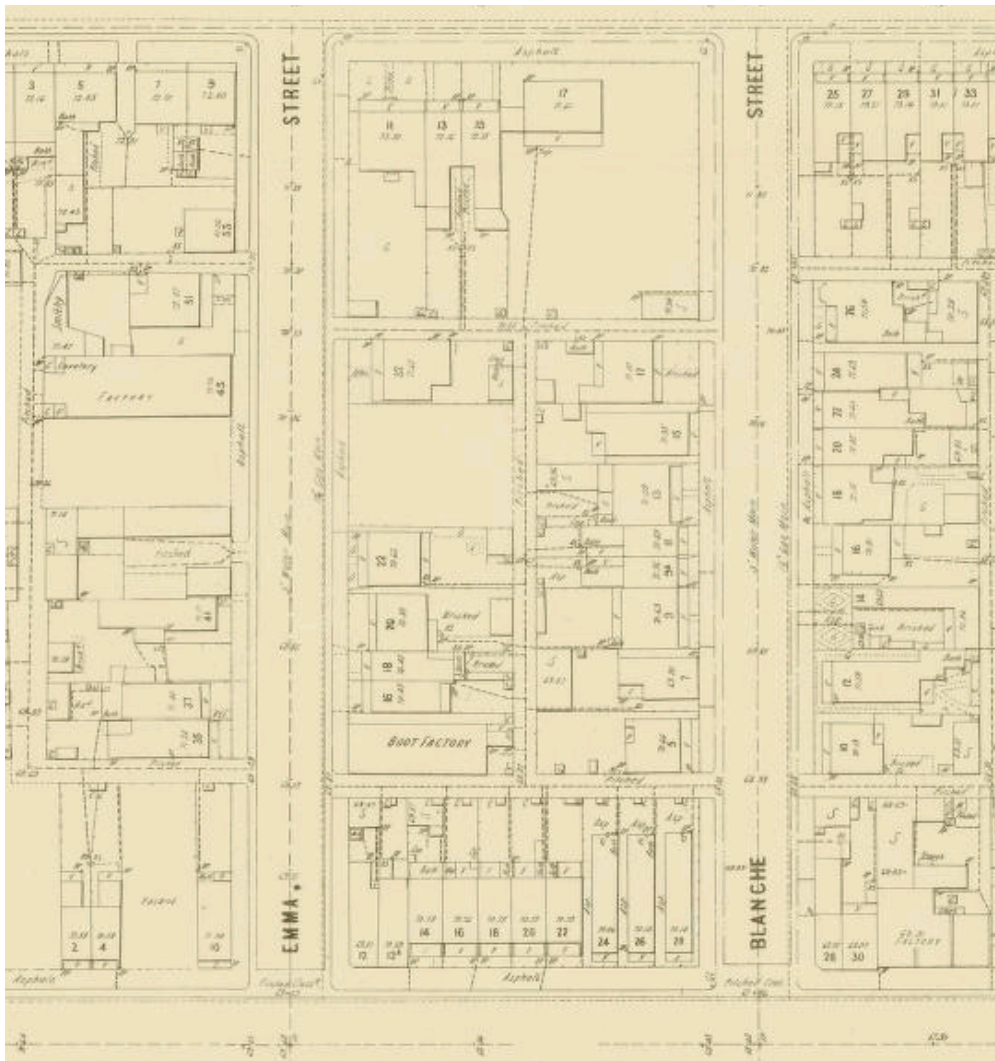


Figure 5. Emma and Blanche streets in 1900 (MMBW Detail Plan No. 1214)

The building at the corner of Blanche and Mater streets is a modern apartment building with a third storey set back. It is largely surrounded by HO321 Gold Street Precinct.

None of the buildings along Alexandra Parade would be Contributory to a precinct – they comprise a vacant lot, a petrol station and a row of public housing flats.

Intactness

The intactness of the houses along Emma and Blanche streets varies from low to high. One of the most altered is 26 Emma Street, which appears to be an early Victorian cottage with a very altered façade. Other houses have alterations to their verandahs or are entirely intact. The level of intactness along Blanche Street is especially high.

In terms of the integrity of the streetscapes, 39% of the properties are Not Contributory – mainly modern versions of terraces. Note that this number would be better if the block-long factory on Emma Street was counted as the eight allotments it occupies (in which case it would be 31% Not Contributory).

Comparison with adjacent precinct

In comparison with the adjacent HO321 Gold Street Precinct, the percentage of streetscapes that are Not Contributory is similar (33% in HO321).

This precinct is significant for:

- Its good representation of modest substantially intact timber and masonry workers' housing ... dating predominately from the late 19th and early 20th century; and
- For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings.

The Contributory buildings on Emma and Blanche streets all appear to correspond with the significant themes of HO321 Gold Street Precinct, and are of a similar scale, design quality and intactness.

Recommendation for Stage 2

It is recommended that the following area be assessed in Stage 2 as a potential extension to HO321 Gold Street Precinct: 5-17 & 8-26 Blanche Street, 10-26 & 35 Emma Street, and 30 Mater Street.



The large Not Contributory block of flats at 30 Mater Street has been included in the precinct extension because it would otherwise form an 'island' in the middle of the extended precinct.

2.2.6 Palmer Street, Collingwood (Map 4)



West side of Palmer Street, looking north.



Factory on east side of Campbell Street, looking south.

Extent of defined area for investigation

127B-133 & 114 Campbell Street, 103-111 & 94-100 Dight Street, 65-81 Palmer Street, 58-94 Perry Street



Associated historic themes

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one’s own

4.0 Developing local economies: 4.2 Secondary industry

Description

This is an area that sits between Perry Street at the south and HO324 Johnston Street Precinct to the three other sides.

The section of Perry Street to the west of Campbell Street comprises a mix of Victorian and Edwardian houses, with more recent examples. There is a Victorian terrace at nos. 58-64. A timber Edwardian house at no. 76 is particularly attractive. It also includes individually Significant Victorian cottages at nos. 92-94 (HO130).

The section of Dight Street contains two Victorian houses.

The east side of Palmer Street is in HO324, while the west side contains Victorian and contemporary houses, as well as a small interwar industrial building.

Campbell Street has two interwar factories at its south end, as well as Victorian and Edwardian housing on the west side. The interwar factory at 114 Campbell Street, which occupies nearly the entire east side, is particularly attractive, especially the early section to the north. In the 1920s it served as a cigar and cigarette factory, and by the 1940s it was a boot manufacturer’s.

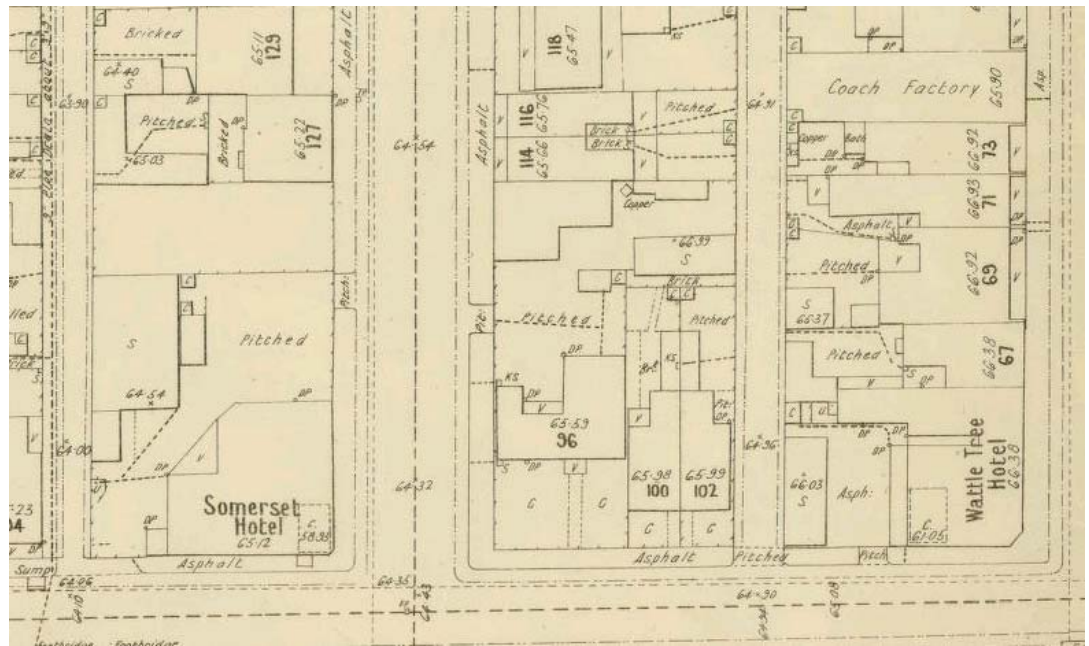


Figure 6. Campbell Street and the west side of Palmer Street, 1899 (MMBW Detail Plan Nos 1197 & 1198). The two hotels shown are no longer there.

Intactness and integrity

The intactness of the houses and factories on Palmer and Campbell streets is quite high. The one exception is 133 Campbell Street, an Edwardian brick house that has been covered in sand (held by a clear polymer). In terms of integrity, 33% of the properties are Not Contributory. As two of the properties are large factories, the area the Not Contributory houses take up is more like 10% in total.

Of the two early buildings on Dight Street, one is very poorly intact (no. 103). 71% of properties are Not Contributory.

Of the eight Victorian and Edwardian buildings on Perry Street (not counting HO130), five have a very low intactness. The integrity of this streetscape is low, with 47% Not Contributory.

Comparison with adjacent precinct

The best part of this area, in terms of quality of the building stock, its intactness and the integrity of streetscapes, is Campbell Street as well as the west side of Palmer Street. It compares well, in terms of integrity, with the surrounding HO324 Johnston Street Precinct (22% Not Contributory buildings).

The west side of Palmer Street is also similar in architectural quality to the east side (in HO324).

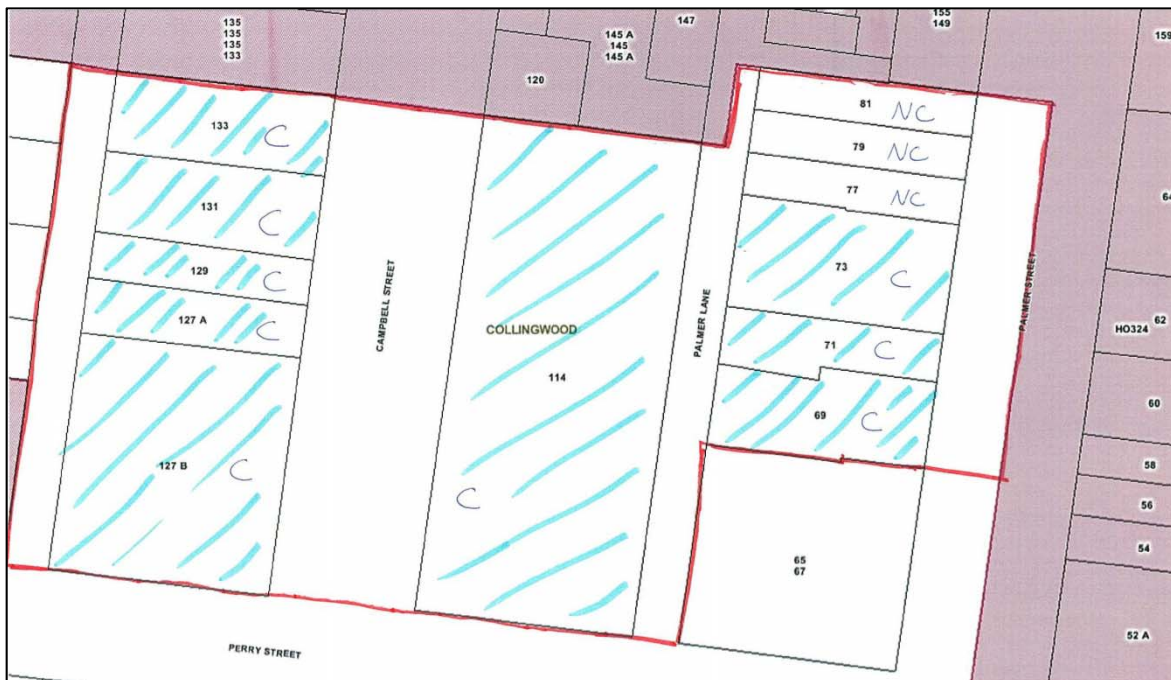
The question then is if these two residential-plus-industrial streets accord with the historical themes the Johnston Street Precinct illustrates. The main focus of the precinct is the commercial development along Johnston Street, which is noted for its Victorian and Edwardian commercial buildings. It does, however, take in Harmsworth Street and Bedford Street which are very similar in composition to Palmer and Campbell streets (early housing plus later industrial buildings and a few modern terraces). The inclusion of these side streets, with a different character to Johnston Street, is expressed in the HO324 statement of significance:

Ancillary to the main Johnston Street commercial area were some side streets such as Palmer, Harmsworth and Bedford. These streets contain a mixture of Victorian-era row housing and factories built in the late 19th and early 20th centuries, complementing the main shopping strip.

The above statement could also apply to Palmer and Campbell streets.

Recommendation for Stage 2

It is recommended that the following area be assessed in Stage 2 as a potential extension to HO324 Johnston Street Precinct: 127B-133 & 114 Campbell Street, 69-81 Palmer Street.



The modern flats at the corner of Palmer and Perry streets have been left out of the extent.

2.2.7 Summary of Stage 1 recommendations

Potential precinct extensions

The following areas were recommended for full assessment in Stage 2 as potential extensions to existing HO precincts:

- Extension to HO313 Charles Street Precinct: 227-233 Nicholson Street, 160 Park Street and 50-96 & 57-103 Stafford Street
- Extension to HO321 Gold Street Precinct: 5-17 & 8-26 Blanche Street, 10-26 & 35 Emma Street, and 30 Mater Street
- Extension to HO324 Johnston Street Precinct: 127B-133 & 114 Campbell Street, 69-81 Palmer Street

Individual place of potential heritage significance

The following place was recommended for full assessment in Stage 2 as a place of potential Individual Significance:

- Stables and hitching posts, 2 James Street, Abbotsford

3 STAGE 2

3.1 Methodology

3.1.1 Individual place assessment

The stables at 2 James Street, Abbotsford, and the hitching posts in front of 3 James Street were assessed as follows.

Historic research

The historic research examined a range of primary and secondary sources including historic maps, plans and photographs held by the State Library of Victoria, City of Yarra and the Collingwood Historical Society, Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies including the 1989 ‘Collingwood Conservation Study’ and the 1998 ‘City of Yarra Heritage Review’, on-line databases and newspapers, and typological heritage studies.

The Local History Collection at the Collingwood Library was also checked for pertinent materials.

Comparative analysis

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality. For the purposes of this study, the former City of Collingwood municipal area (that part of the City of Yarra to the north of Victoria Street and to the east of Smith Street) has been used as the basis for the comparative analysis. Places already included within the HO were used as ‘benchmarks’ to provide a basis for comparison. Where sufficient comparative examples did not exist within the former Collingwood municipal area, examples were sought from other parts of the City of Yarra. In the case of the hitching posts, examples were also sought across the State of Victoria.

Fieldwork

The individual place was revisited in Stage 2, following detailed research and assessment to confirm its intactness and inspect comparative examples.

Description

A description was prepared of the stables and hitching posts, based on observations made during the site visits, setting out their form, materials and details as well as alterations observed and their general condition.

Assessment of significance

They were then assessed against the HERCON criteria, as specified in the VPP Practice Note. These findings were then summarised in a statement of significance, in the ‘What? How? Why?’ format.

Statutory recommendations

An HO boundary comprising the entire title boundaries of 2 James Street plus the road reserve and footpath in front of 3 James Street (the location of the hitching posts) was recommended to encompass both significant elements and express their interconnection.

Having regard to the significance of the place and future management in accordance with the VPP Practice Note, no specific controls in the HO Schedule (e.g., external paint controls, tree controls, prohibited uses) have been recommended. In this case, as the stables are the only building at 2 James Street, outbuilding controls are not considered necessary.

3.1.2 Precinct extensions

Historical research

The historic research examined a range of primary and secondary sources including historic maps and plans held by the State Library of Victoria, City of Yarra and the Collingwood

Historical Society, Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies including the 1989 'Collingwood Conservation Study' and the 1998 'City of Yarra Heritage Review', and on-line newspapers.

The approximate dates of buildings were determined by cross-referencing historic maps (especially the MMBW plans) with the Sands & McDougall's street directories. When this did not provide a clear answer (particularly for early houses built before the street directories used house numbers), an estimation of the built-date was made by eye.

Comparative analysis

General comparative analysis between the areas proposed as precinct extensions and the adjoining existing precinct was carried out in Stage 1. This concerned: 1) the relative proportions of Contributory to Not Contributory properties in the two areas; 2) the average level of intactness of Contributory properties in the two areas; and 3) a comparison of the place-types found in the proposed extension with the place-types noted in the statement of significance as contributing to the precinct.

A more detailed investigation was made during Stage 2 into what type and date-range of factories were considered Contributory in the existing HO321 Gold Street Precinct and the existing HO324 Johnston Street Precinct, and this was compared with factories in the proposed extensions.

It was found that in HO324 Johnston Street Precinct, intact factories built c1880-1930 are graded Contributory to the precinct, while those dated 1930-40 or later are, as a rule, Not Contributory. On this basis, the c1935-37 Jam Factory at 127B Campbell Street was left out of the precinct extension, while the c1920 Boot Factory at 114 Campbell Street remained in the extension as Contributory.

Similarly, an analysis of factory buildings in HO321 Gold Street Precinct revealed that Contributory and Individually Significant factories date from the 1880s to 1939. All altered interwar factories were graded as Not Contributory, as were all factories of the 1940s and later. For this reason, the former Silverwood & Beck shopfitters factory at 35 Emma Street was removed from the precinct extension, as the first part of this large building dates from 1942, and the rest was constructed in the late 1940s or early 1950s. As a consequence, Emma Street was entirely removed from the precinct extension, as half of the east side streetscape comprises Not Contributory buildings, and the Contributory houses (at Nos. 18-26) are visually isolated from the rest of the HO321 Gold Street Precinct.

As a result of the Stage 2 comparative analysis, the proposed precinct extensions have been delineated in such a way that they fit into the existing definition of the precinct's reasons for significance (in terms of place-types) and period of significance.

Edits to existing precinct citations

The three existing precinct citations have already gone through a series of revisions. They were first prepared as part of the 'Collingwood Conservation Study' (A Ward, 1989 & 1995), then revised after municipal amalgamation in the 'City of Yarra Heritage Review: Heritage Overlay Precincts' (Allom Lovell, 1998). The statements of significance were redrafted in the *What How Why* format in the 'City of Yarra Review of Heritage Overlay Areas' (G Butler, 2007 & 2009). In the 2009 version of the Butler study, the histories and descriptions were abbreviated and incorporated into the statement of significance, making them unwieldy to use.

The 'Amendment C149 Review of Heritage Places & Precincts' (Context Pty Ltd, 2013), recommended 'general edits' of the precinct citations prepared for the 2009 Butler study to improve legibility and expression and ensure consistency with the VPP Practice Note. This approach has been used in recent heritage studies prepared by Context for the City of Yarra, including the 'Heritage Gap Study: Review of 17 Heritage Precincts' (2014) and the 'Heritage Gap Study: Review of Central Richmond' (2014). These edits include:

- Shortening the statement of significance by moving historical background and descriptive information to separate sections within the citation.

- Replacing the RNE criterion with the relevant HERCON criterion, which are moved from the 'How' section of the statement of significance to be next to the relevant statement under 'Why' so as to clearly demonstrate the link between the criterion and why the place is significant.
- Editing as required to remove information that is out of date.

Additional steps that were undertaken during this review were:

- The historic themes associated with the development and significance of each precinct, drawn from the 'City of Yarra Thematic History' (Allom Lovell, 1998), were added to the precinct citations.
- Using the more extensive precinct histories from the 1998 Allom Lovell study as a starting point. These were updated as required, and any additional historical information found in the statements of significance from the 2007 Butler study was incorporated, to ensure that they are as complete as possible. Historical notes on a few of the places in the precinct extensions were also added to the precinct histories, where appropriate (this new information regarding the extensions is underlined in the citations found in Appendix B).
- Using the more extensive precinct descriptions from the 1998 Allom Lovell study as a starting point. These were updated as required, and mention of places in the precinct extensions was added as appropriate (this new information regarding the extensions is underlined in the citations found in Appendix B).
- In the case of HO324 Johnston Street Precinct, residential and small-scale industrial buildings were mentioned in the 'Why is it Significant?' part of the existing statement of significance, but their typical forms and materials were not mentioned in the 'What is Significant?' section – this was added in the revised statement of significance (the new text shown underlined in the citation found in Appendix B).

Gradings within precinct extensions

Places within a proposed precinct extension that satisfy three criteria were graded as Contributory: 1) they are a place-type recognised in the existing precinct statement of significance as contributing to its significance (e.g., houses, factories); 2) they were built within the eras noted as the period of significance for that precinct; and 3) they are intact enough to be recognised as a given place-type of a given period (e.g., a Victorian house, or an interwar factory).

In one case, a house of only fair intactness, at 233 Nicholson Street, was graded Contributory due to its early built-date (pre-1858).

No buildings in the proposed precinct extensions were graded Individually Significant.

The gradings of properties in the precinct extensions are set out in tables in Appendix D, as well as on the precinct maps at the end of each precinct citation in Appendix B.

Statutory recommendations

Wherever possible, Not Contributory places were excluded from the precinct extensions. However, some Not Contributory places may be included in the HO in precincts where they form part of a streetscape in order to manage future development, particularly when they are surrounded on all sides by Contributory properties.

It is proposed that the precinct extensions have the same specific controls as the adjoining precinct. Of the three, only HO324 Johnston Street Precinct has External Paint Controls – which are proposed to apply to the extension as well.

4 FINDINGS AND RECOMMENDATIONS

4.1 Heritage place

Stage 2 has confirmed the significance of the following individual place:

- Former Commercial Stables & Hitching Posts, 2 James Street, Abbotsford

4.2 Precinct extensions

Stage 2 has confirmed the following areas as logical extensions to existing HO precincts:

- To HO313 Charles Street Precinct: 227-233 Nicholson Street, 160 Park Street and 50-96 & 57-103 Stafford Street

This extension comprises a long street of Victorian and Edwardian houses, most of them single-fronted, built of brick and timber. The properties on Nicholson Street link Stafford Street to the rest of the precinct and include two Edwardian brick houses, and an early (pre-1858) Victorian house. These houses comply with the existing statement of significance for HO313 which notes that the precinct is significant: *As a good representation of modest workers' housing, being substantially intact timber and masonry buildings from the late 19th and early 20th century.*

There are several modern flats buildings on Stafford Street, but they are set well back from the street so are minimally intrusive.

- To HO321 Gold Street Precinct: 5-17 & 8-26 Blanche Street & 30 Mater Street

The Contributory houses along Blanche Street are all single-storey Victorian houses, including those of timber and of brick (mainly rendered). The double-fronted Italianate villa at No. 26, with an arched window in the canted bay, is of particular note.

These houses comply with the existing statement of significance for HO321 which notes that the precinct is significant: *For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century.*

The Not Contributory buildings on the street are late-20th century two-storey houses, of a similar scale to two-storey Victorian terrace houses elsewhere in the precinct.

- To HO324 Johnston Street Precinct: 114 & 127A-133 Campbell Street & 69-81 Palmer Street

The west side of Palmer Street (Nos. 69-81) is very similar in character to the east side (already in HO324), with single-storey and two-storey brick Victorian houses and a domestic-scaled interwar industrial building. The Not Contributory properties are modern interpretations of a Victorian terrace.

Campbell Street has a long, red brick factory of 1920 on the east side, and single-storey brick Victorian and Edwardian houses on the west side.

The Contributory buildings comply with the existing statement of significance for HO324 which notes that the precinct is significant: *As a good demonstration of mainly Victorian and Edwardian-era commercial and retail development in Collingwood, including hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development.* It has a similar character (residential plus industrial buildings) to the east side of Palmer Street and Harmsworth Street within the current precinct boundaries.

4.3 Statutory recommendations

It is recommended that the City of Yarra prepare and exhibit an amendment to the Yarra Planning Scheme to implement the findings of the review.

This amendment should:

- Update the references in the LPPF of the Yarra Planning Scheme to include specific reference to the ‘Heritage Review of Predefined Areas in Abbotsford and Collingwood’ 2015, as appropriate.
- Replace the existing schedule to the heritage overlay in the Yarra Planning Scheme with a new schedule. A revised HO Schedule showing the changes arising from the review forms Appendix E to this report.
- Update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8’, in accordance with the recommendations of this report (see Appendix D).
- Amend the relevant Yarra Planning Scheme Heritage Overlay maps to add the new Individually Significant place and to change the boundaries of existing heritage overlay precincts HO313, HO321 and HO324, as set out in sections 4.1 and 4.2 of this report. The recommended extents of the heritage overlay for the new place and the extended precincts are shown on the associated maps, which form part of the citations in Appendices A and B.

4.4 Stage 3: creation/updating of HERMES records

The information contained in this report will be transferred to the HERMES database as part of Stage 3. For heritage precincts it is usual practice to have a ‘parent’ record, which contains the history, description, comparative analysis, recommendations, statement of significance for the precinct, and then a series of ‘child’ records (which are linked to the parent record) for the individual properties that are contained within the precinct.

As HERMES is a ‘live’ database, this ensures that the information about the precinct is stored only in one place rather than several – this avoids the information in one or more ‘child’ records being inadvertently changed, thereby creating different versions of the precinct citation. It also ensures that, if a change does need to be made, it only has to be made once in one record (the precinct parent record), rather than many.

From experience in the use and application of HERMES for other councils our recommended approach is therefore to:

- Modify the parent record for each precinct with the information from the updated precinct citation produced as part of this review (history, description, comparative analysis, statement of significance).
- Insert a standard statement in all child records that directs users to the precinct record for information about the significance of the place. For example:
This place is within the [insert name of precinct]. Please refer to the precinct Hermes record no. XX for the history, description and statement of significance for this precinct.
- Avoid creating multiple HERMES records for the same place.
- Use the common name (House, shop etc.) for individual HERMES records rather than the address.

APPENDIX A: INDIVIDUAL PLACE CITATION

A.1. Former Commercial Stables & Hitching Posts, 2 James Street, Abbotsford



Former stables at 2 James Street, Abbotsford



Cast-iron hitching posts in front of 1 James Street, Abbotsford

History

Thematic context

This place is associated with the following themes in the ‘City of Yarra Heritage Review Thematic History’ (1998):

5.0 Local Council and Council Services: 5.5 Private and Public Transportation

4.0 Developing Local Economies: 4.4 Smaller Retailers: Strip Shopping

Contextual history

Early Melbourne and its suburbs relied on horses, which were housed in residential and commercial stables, as discussed below:

In the nineteenth and early twentieth centuries, horses were essential for transport of people and goods as well as providing the horsepower for much other heavy work. Households and businesses relied on the horse and cart for deliveries of milk, meat and other necessities. The ownership of a horse drawn carriage was a particularly good indication of a person's wealth and status. Carriage houses and stables associated with the large houses and mansions of the wealthy were often elaborate masonry structures, second only in architectural importance to the main residence itself. Horses were valuable animals, and were generally well cared for, and their stables were usually well-constructed and maintained. Stables were generally of two storeys, with the horse stalls on the ground floor and a hay loft above, with access via large openings in the walls and with chutes conveying the feed to the feed bins in the stalls below.

Although motorised vehicles began to replace horses in the early twentieth century, this was a gradual rather than an abrupt transition. Horses were used for waste collection and earth moving by some Council after World War II, and the horse drawn milk cart persisted into the 1960s. (Raworth, 2011)

In 1901, the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (No. 1311) shows that within the area of Abbotsford and Collingwood, bound by Hoddle Street, Victoria Street, Nicholson Street and Langridge Street, there were approximately twenty small-to-medium sized stables that appear to be related to private dwellings. There were also about nine medium-to-large stables on what appear to be commercial lots. This includes the commercial stables at 2 James Street.

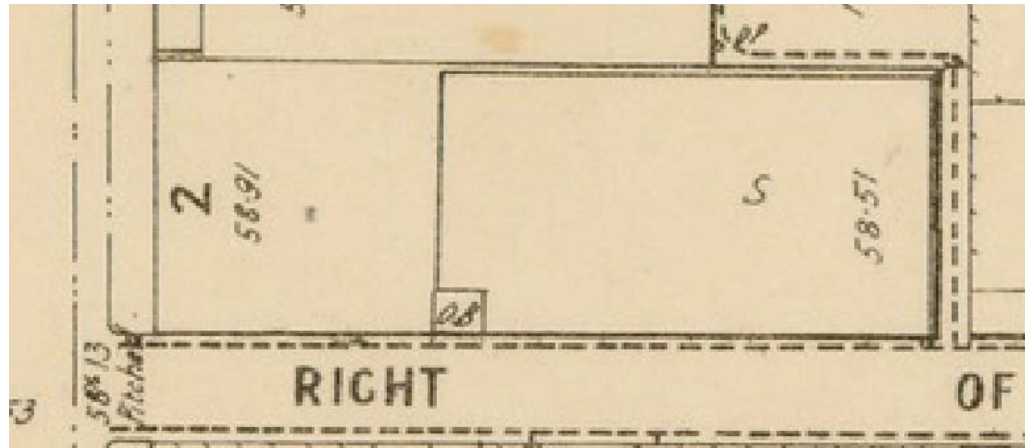
Place history

James Street is a small, dead-end street that runs north off of Victoria Street. It was established by the time the Clement Hodgkinson prepared his ‘Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858’. At that time, there were only two tiny, attached building on James Street at the middle of the west side (neither survive).

In 1851, the land at the north-east corner of James and Victoria streets, comprising today’s 2-10 James Street and 263-269 Victoria Street, belonged to Andreas (aka Andrew) Fritsch. Various described as a ‘tile worker’ or ‘potter’, he ran his business from the 1860s to early 1870s at what is now 267 Victoria Street. Andreas Fritsch was born in Germany in 1808, and lived in Victoria from 1850 or earlier. Several pieces of his earthenware are in the collection of the National Gallery of Victoria (NGV)

In 1867, however, Fritsch had sold 267-269 Victoria Street to Charles Phillips, and from about 1875 to 1890 a Mrs Isabella Phillips ran a corn store at 267 (LV: Apl. No.1525; S&Mc). A ‘corn dealer’ was an agent who bought grain from farmers and sold it either for feed or seed. In an urban setting, such as Abbotsford, the grain was most likely sold as horse feed, often along with hay.

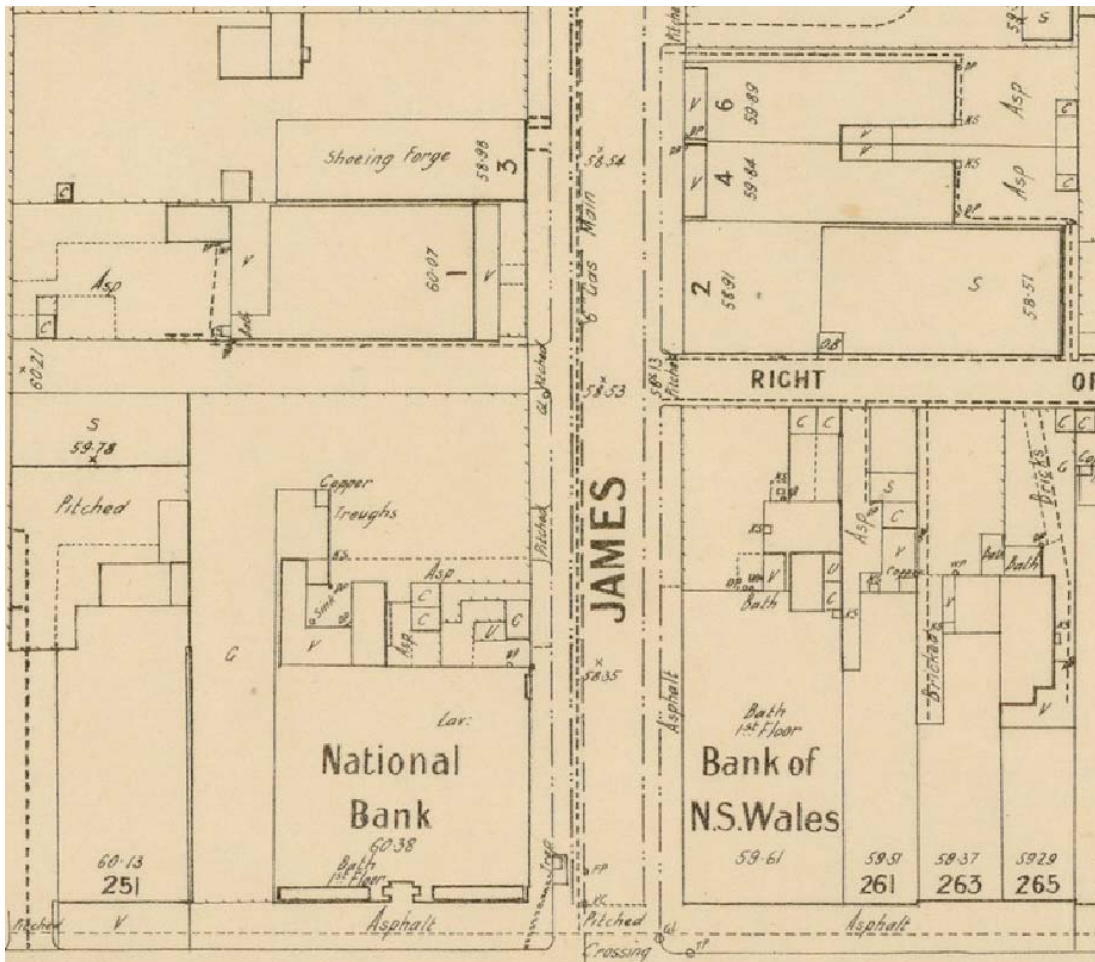
In July 1890, Andreas Fritsch sold a vacant block of land (2 James Street) to an Alfred Davis. Davis also took over the corn store at 267 Victoria Street, where he was listed from the early 1890s. To serve the transport needs of his corn store, Davis had large brick stables built at 2 James Street by 1895, which were listed under ‘A. Davis & Co.’ in the street directory (LV: Apl. No.1525; S&Mc).



Footprint of the stables ('S') at 2 James Street in 1901. The plan differentiates the two-storey section at the front (right) and the single-storey section covering the remainder of the site. (MMBW Detail Plan No. 1311)

The business and the stables were soon leased to the Morrish Brothers, hay and corn merchants. They occupied both the hay and corn store on Victoria Street and the stables on James Street from 1897 to 1902. The Morrish Bros. farm was based in Kingston, north of Ballarat (*The Argus* 23 Jan 1890:9; *The Ballarat Courier*, 18 Aug 1916:5). At the turn-of-the-century they had two corn stores in Abbotsford to sell their produce, the second at 248 Hoddle Street (S&Mc).

In October 1899, the stables at 2 James Street were sold to a Peter Hanslow (LV: Apl. No.37448). Hanslow had run another nearby corn store, since c1865-70, at what is now 259 Victoria Street. At first Hanslow continued to lease the stables to Morrish Bros., but then used them for his own business from 1902 to 1907. He resided across the street from the stables at 1 James Street from about 1890 until his death in 1907 (S&Mc; LV:V3291/F199). Next door, at 3 James Street, was a farrier, J Houghton, who shod horses there from c1892 to c1920 (S&Mc; MMBW).



The stables at 2 James Street in their context, 1901. The corn store run by Isabella Phillips and then Alfred Davis is just south of it at 263 Victoria Street (now No. 267). Peter Hanslow's house, where the hitching posts remain, is across the street at 1 James Street, and beside it is the Shoeing Forge at No. 3. To the south of Hanslow's house is his bay and corn store, complete with its own small stable, at 251 Victoria Street (now No. 259). (MMBW Detail Plan No. 1311)

After Hanslow's death, the stables ceased to house horses and became a storeroom leased, first, to Co-op Breweries, and then to Abbotsford Brewery until 1920 (S&Mc). The Melbourne Co-operative Brewery, which ran the Abbotsford Brewery, was founded in 1903 by hotel interests to combat the rising price of beer from a decreasing number of merging breweries. In 1925 the company was taken over Carlton & United Breweries, and the Abbotsford Brewery now serves as CUB/Fosters headquarters (Ward 1989: 87).

In the early 1920s S. T. Edwards, in the business of 'motor oil and phenyle', was the tenant, followed by J & H Williams, brass founders from c1925 into the 1950s, operating as H. A. Williams and Son in 1950 (*The Argus* 8 Jul 1950:42). In May 1956, Herbert Arthur Williams and David Arthur Williams, brass founders, purchased the property for their use. 2 James Street remained in the Williams family until 1987 (LV:V8110/F694; V9528/F549).

Sources

Allom Lovell & Associates, 'City of Yarra Heritage Review'. *Thematic History*, July 1998.

Clement Hodgkinson survey plan (1858), 'Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858'.

Land Victoria (LV), Certificates of Title and Old Law application notes, as cited above.

Melbourne and Metropolitan Board of Works Detail Plan (MMBW) Detail Plan no. 1311, dated 1901.

NGV: National Gallery of Victoria collection, accessed 8 May 2015, <http://www.ngv.vic.gov.au/col/artist/2935?view=rowview>.

Raworth, Bryce (2011) 'Stables and Dairies in the City of Stonnington' thematic study.

The Argus.

The Ballarat Courier.

Ward, Andrew (1989) 'Collingwood Conservation Study', Volume 1.

Description

The former stables at 2 James Street stands on the north-east corner of James Street and a right-of-way that runs behind the shops along Victoria Street. The stables are built to all four boundaries.

It is a brick building, with flat brick arches to original windows, with one that retains its bluestone sill to the ground floor. These windows are located on the west (front) and south elevations of the front section of the building, which is two-storeys high. There is a former stable-door opening to the west elevation with a steel (or iron) I-beam serving as the lintel. The roof over the front section is transverse with parapeted gables. The building steps down to a large single-storey section at the rear, which has a pitched roof running east to a broad parapeted gable end wall.

The walls are constructed in English bond at the ground floor level, while the first floor at the front has a stretcher bond (indicating a cavity wall). This may indicate that the upper storey was added as a second stage, but quite soon after the 1895 construction date, as its presence is indicated on the 1901 MMBW plan.

The former stables building retains its original overall form and footprint, but has undergone some external alterations. These include sand-blasting of the brick, removal of the stable doors and the construction of an inset brick wall behind this opening, lengthening of the upper-floor windows (with consequent removal of the bluestone window sills and installation of new window units). A deck has been built just behind the two-storey section, and several new windows have been created in the south and east elevations of the single-storey section. A second stable door at the rear of the south elevation has been infilled and a highlight window inserted. The corrugated iron roofing has been renewed with a grey Colorbond.



Left: The northern-most hitching post in front of 3 James Street.

Right: One of four identical hitching posts in front of the Town Hall, Littleton Street, Castlemaine (National Trust Register, B2361). They retain the hooks and some of the rings used to secure horses.

Across the road, in front of 1 James Street, are two cast-iron hitching posts. They have a slender, fluted shaft with bas-relief foliage leaves at its base and acanthus leaves serving as a capital below a circular disk. The northern post retains an orb at the top with a band round its

middle. This is missing from the southern post. Both are missing the fixings used to secure horses, but hitching posts of identical design in Castlemaine indicates that they originally had hooks projecting from the disk below the orb. The bases of the hitching posts are hidden beneath the asphalt paving, the level of which which has gradually risen over time.

Comparative analysis

Stables

In the Yarra Heritage Overlay, there are a total of 47 stables identified; 28 are Contributory to a precinct, and 19 are Individually Significant (in or outside of a precinct). Of these, seven are in Carlton North, two in Cremorne, 12 in Fitzroy, three in Fitzroy North, nine in Princes Hill, and 15 are in Richmond. None are in Collingwood, and only one is in Abbotsford.

This is HO11 Younger’s Stables, near James Street at 2 Greenwood Street, Abbotsford, of c1906-12. It is a two-storey red brick building with a bluestone plinth. Like the front section of the James Street stables, it has a transverse gabled roof, parapeted at either end. Of particular interest is a central gablet with an opening to a former hay loft. When listed, the pulley beam over the loft opening remained, as did a number of timber doors.

The statement of significance describes it as: *of local historical significance and architectural interest. The building is a rare surviving example of a relatively large stables building in Abbotsford, and one of only a few remaining such buildings in the municipality.*

Younger’s Stables has since been converted to offices and is now far less intact, with numerous new window openings made in the front elevation with aluminium units, and original details such as the corrugated iron roofing, timber doors and the pulley beam removed.



Younger’s Stables, 2 Greenwood St, in 2009. (Google Maps)



Younger’s Stables after conversion to offices, 2015.

The 1890s stables on James Street stables, is now a better and more intact example of a large stables building than Younger’s Stables. They are both quite rare in Abbotsford.

Other stables in Yarra that are similar in form to the James Street stables include:

- 20 Little Gore Street, Fitzroy (Significant in HO334)
- 32 Little Gore Street, Fitzroy (Significant in HO334)
- Rear 80-82 Nicholson Street (fronting Royal Lane), Fitzroy (Significant in HO361)

All the three stables listed above are of brick, two storeys, with a transverse roof with parapeted gable ends. They are more intact than the James Street stables, retaining original window openings and timber stable doors. The Royal Lane example is particularly well detailed with an oculus window to the north gable and arched stable entrance, both picked out in red brick.

There are also a number of smaller brick stables that have the same two-storey parapeted gable form, but have the gable facing the road (due to smaller sites). These are generally Contributory to a precinct, including: rear of 438 Rathdowne Street, Carlton North; 19A Falconer Street, Fitzroy North; Butcher's stable, rear of 287 Rae Street, Fitzroy North; 21 Keeley Lane, Princes Hill; and rear 216 Macpherson Street, Princes Hill.

Based on the city-wide comparisons, it is clear that the stables at 2 James Street is Significant to the locality of Abbotsford (or the larger former City of Collingwood), but not necessarily to the entire municipality.

Hitching posts

Few hitching posts survive in metropolitan Melbourne.

In the City of Yarra, only one such element is in the Heritage Overlay. This is a 'Victorian-era cast-iron pillar' in front of 45 Young Street, Fitzroy. It is Contributory to HO334 South Fitzroy Precinct, and thought to be a hitching post or lamp base of c1890-1910.

In other municipalities, there are:

- A timber log used as a hitching post at the Marine Hotel, Brighton (Bayside HO270)
- A granite hitching post in Treasury Gardens, Melbourne (VHR H1887)
- A cast-iron hitching post at 295 Clarendon Street, South Melbourne (National Trust, B1848)
- A cast-iron hitching post on Walsh Street, South Yarra (National Trust, B1239)

Further afield, there are some 11 individual or groups of hitching posts on regional heritage overlays, the most similar of which to the James Street example being:

- A similar but more ornate example at Bendigo Cemetery (VHR H798)
- A group of four identical, but more intact, examples in Lyttleton Street, Castlemaine (National Trust, B2361)

While they have lost their hitching hooks, and one has lost its orb, the hitching posts on James Street are still identifiable as such. They are rare survivors both in the City of Yarra, metropolitan Melbourne and more generally across Victoria.

Assessment against Criteria

Criterion A:

Importance to the course, or pattern, of our cultural or natural history.

The former stables at 2 James Street and the two hitching posts in front of 1 James Street are of historical significance as a tangible illustration of the primacy of horse-powered transport in the 19th and early 20th century. The stables, which were built in connection with an adjacent corn store on Victoria Street, illustrate the need for businesses to retain their own horses and carts to transport bulk goods.

Criterion B:

Possession of uncommon, rare or endangered aspects of our cultural or natural history.

The former stables at 2 James Street are a rare survival in Abbotsford, and the former City of Collingwood. The two cast-iron hitching posts are a rare survival in metropolitan Melbourne, though they were once a common element in streetscapes. Identical, though more intact, hitching posts are found on Lyttleton Street, Castlemaine.

Criterion C:

Potential to yield information that will contribute to an understanding of our cultural or natural history.

Not applicable.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history.

Not applicable.

Statement of significance

What is significant?

The former commercial stables at 2 James Street and the two cast-iron hitching posts on the footpath in front of 1 James Street, Abbotsford, are significant.

The stables were built c1895 for corn dealer Alfred Davis, who ran a store at the adjacent 267 Victoria Street. A corn dealer sold grain, and sometimes hay, as horse feed. The stables continued to serve the corn store through a series of tenants and owners (Morrish Bros. and Peter Hanslow) until 1907. After this time they became a storeroom for the Melbourne Co-operative Brewery (Abbotsford Brewery), a motor oil dealer in the early 1920s, and then as a brass foundry for a number of decades from c1925. It has since been converted to a residence.

The building has two sections; two-storey facing James Street and single-storey to the rear along the right-of-way, both built to the property boundaries. It is constructed of brick in English bond, with a cavity wall to the upper floor (stretcher bond). The two-storey section has a transverse roof with parapeted gable ends, while the rear has an intersecting pitched roof terminating in a parapeted gable at the east end. Windows to the front section have flat brick arches, and the ground-floor window of the east elevation retains a bluestone sill. The stable doors have been removed from both the east and south elevations, though the opening remains to the east elevation (with a new wall inset behind it).

The hitching posts stand in front of the former home of Peter Hanslow, who ran a corn store at the adjacent 259 Victoria Street from the late 1860s, and owned the stables from 1899 until his death in 1907. The hitching posts may have been installed for his use, or in relation to the Shoering Forge next door at 3 James Street (demolished).

The hitching posts are made of cast iron. They have a slender, fluted shaft with bas-relief foliage at the base and acanthus leaves serving as a capital below a circular disk. The northern post retains an orb at the top with a band round its middle. Both are missing the hooks that once projected from the circular disk, used to secure horses.

How is it significant?

The former commercial stables and hitching posts are of local historical significance to the City of Yarra.

Why is it significant?

The former stables at 2 James Street and the two hitching posts in front of 3 James Street are of historical significance as a tangible illustration of the primacy of horse-powered transport in the 19th and early 20th century. The stables, which were built in connection with an adjacent corn store on Victoria Street, illustrate the need for businesses to retain their own horses and carts to transport bulk goods. (Criterion A)

The former stables at 2 James Street are a rare survival in Abbotsford, and the former City of Collingwood. The two cast-iron hitching posts are a rare survival in metropolitan Melbourne, though they were once a common element in streetscapes. Identical, though more intact, hitching posts are found on Lyttleton Street, Castlemaine. (Criterion B)

Statutory recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme: No specific controls.



Legend

- Individually significant
- Yarra Heritage Overlay
- Cadastral boundary

Former Commercial Stables
and Hitching Posts
2 James Street, Abbotsford



APPENDIX B: REVISED PRECINCT CITATIONS

The following three precinct citations have been updated and expanded in two ways: first, they have been reformatted to make them easier to use and to reflect current best-practice; and second, they have been expanded as appropriate to reflect the extensions to these precincts proposed by this study.

New material added to address the precinct extensions is shown underlined.

Each revised citation is followed by a map that shows the precinct extension in relation to the existing precinct, as well as the proposed grading of each property within the extension.

B.1 HO313 Charles Street Precinct extension



57-63 Stafford Street, looking east, 2015.



56-62 Stafford Street, looking east, 2015.

History

Thematic context

This precinct is associated with the following themes in the 'City of Yarra Heritage Review Thematic History' (1998):

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

5.0 Local Council and Council Services: 5.2 Civic Buildings; 5.5 Private and Public Transportation; 5.10 Libraries and Mechanics' Institutes

6.0 Developing Urban Institutions: 6.1 The Establishment of a Religious and Spiritual Network

Precinct history

The Charles Street Precinct forms part of the area known as the Collingwood Flat, much of which was subdivided in 1853 and which was notorious as a vast and unhealthy flood-prone, polluted flat. The subdivision included Islington, the property of R Henry Way, which formed Lot 74 between Vere Street and Johnston Street (CCEO). Sir Charles Nicholson's holdings in lots 57, 58 and 59, between Gipps Street and Victoria Street (Simpsons Road) were also subdivided that year (SLV). By this date, Victoria Street between Charles and Church streets had been occupied by four buildings and by 1858 the number had increased to twelve buildings (Hodgkinson, 1853).

Several important buildings form an important civic cluster with its nucleus the Collingwood Town Hall in Hoddle Street (1888), which was built following a competition for its design which was won by George Johnson. Land was purchased in 1884 from John Budds Payne in Hoddle Street for £7,000. The building itself was financed by a loan from the government for £40,000 in combination with the proceeds from the sale of municipal-owned sites. The new building comprised municipal offices, a court house, post office, mechanics institute and a library (Hibbins 1997:25). When complete it was described in the *Picturesque Atlas of Australia* as being:

... one of the largest and handsomest near Melbourne ... The architecture is of the Renaissance style. Over the main entrance is a tower ... and at each angle of the building is a pavilion enriched with coupled columns and surrounded by a curved mansard roof. These pavilions are united with the central tower in the principal

facade by means of an arcade, and the general effect of the whole elevation is decidedly rich. Inside is a fine hall ... (Garraan 1974: 244)

Adjacent to the Town Hall was St Phillip's Church of England, which was demolished in 1968, although its bluestone rectory remains. The former Church of Christ Tabernacle in Stanton Street, to the south of the Town Hall, was also built during the boom, in 1889. It now houses the Collingwood Library.

In 1901, the railway from Princes Bridge to Clifton Hill was opened on a continuous embankment, which eliminated the need for level crossings. Its bridges were amongst the first steel girder bridges used by the Victorian Railways; the Langridge Street bridge is a surviving example. Others, including the Vere and Bloomburg Street bridges, which were contracted for in June 1893, have had their girders replaced with concrete beams.

Mature street trees are a feature of this area, in the otherwise near treeless City of Collingwood urban landscape. Melbourne and Metropolitan Board of Works (MMBW) detail plans from c1900 show street trees along the gutter line of Stanton Street, Nicholson Street near the Denton Hat Mills and north of Gipps Street, and in Langridge Street west from Nicholson Street. No trees are shown in Charles Street.

Sources

Original source of history: Ward, Andrew (1995) 'Collingwood Conservation Study'.

Allom Lovell (1998) 'City of Yarra Heritage Review: Heritage Overlay Precincts'.

CCEO: City of Collingwood Engineer's Office. Lithograph No. 0003.

Garraan, A (ed.) (1974) *Australia: The First Hundred Years, Illustrated*. Sydney. (Facsimile edition of *Picturesque Atlas of Australasia*, 2 vols. 1888)

Hibbins, G (1997) *A Short History of Collingwood*, Collingwood.

Hodgkinson, C. (Jan. 1853) Plan of Simpson's Road.

SLV: State Library of Victoria. Vale Collection.

Description

The Charles Street Precinct is a predominantly residential precinct which lies to the east and north of the civic hub created by St Phillip's Church (demolished), the Collingwood Town Hall, Post Office, Court House, RSL Hall, the former Church of Christ Tabernacle (now the Collingwood Library), the Senior Citizens' Centre, Maternal and Child Health Centre and Gahan Reserve. The residential component is comprised of Victorian and Edwardian streetscapes of central Abbotsford. In contrast to this generally modest worker's housing is the group of institutional buildings in Hoddle and Stanton streets, the centrepiece of which is the Town Hall, which dominates the Collingwood Flat and which is visible from much of the north-east of the municipality.

The most intact Victorian and Edwardian streetscapes in Abbotsford occur in the block bounded by Vere, Nicholson, Gipps and Park Streets. This area, which has been hardly eroded by recent development, forms the residential core of the Precinct.

The housing comprises largely 19th and early 20th single-storey timber and brick cottages dating from the Victorian and Edwardian periods. Studley, Nicholson, Hunter and Park streets contain predominantly Victorian cottages, with a minority of Edwardian residences, both attached and detached, but predominantly single-storey. Buildings of note in Park Street include the Victorian single-fronted detached timber cottages at Nos. 106-116; the single-storey single-fronted brick terraces at Nos. 124-126, which have an unusual curved parapet; and Culnare Terrace, a brown and cream bichrome brick double-storey terrace with former corner shop, dating from 1887. An early house on Nicholson Street is No. 233, which is visible on the 1858 Hodgkinson map of East Collingwood. Its current footprint is shown on the 1901 MMBW plan as 'Cypress Villa'. It has a small gabled section to the rear and a larger front

section with a low skillion roof. This front section has been altered, but corresponds to the footprint on the 1901 plan.

Yarra, Vere, Gipps and Abbotsford streets are predominantly 19th century in origin. In Abbotsford Street, No. 12, on the north-west corner of Hunter Street, is a rendered brick corner shop building with a bluestone plinth and balustraded parapet. Ellesmere House, at 128A Vere Street, is a double-storey double-fronted tuckpointed red brick terrace with unpainted rendered side walls, notable for its shallow arched original side coach entrance. No. 37 Yarra Street, a single-storey red brick former boot factory, is typical of the industrial buildings of the precinct. Of note in Gipps Street is the very modest unparapeted single-storey brick terrace at Nos. 169-181, several dwellings of which retain their outside lavatories and night soil hatches. Of note in St Phillips Street is No. 28, a single-storey double-fronted asymmetrical late Victorian polychromatic brick house with timber verandah posts and cast iron lacework frieze. The asymmetrical Victorian cottage at 4 Abbotsford Street has unusual verandah frieze detailing and retains its original slate roof.

Stafford Street, at the northern edge of the Precinct, was about half developed during the 19th century with brick and timber cottages and terraces, with another third of the houses are gable-fronted Edwardians, and a few from the early inter-war years. Of interest is an early terrace at Nos. 57-61 with a continuous roof, indicating it was built before party walls were required. The duplex houses at Nos. 94-96 have particularly ornate cornices and cast-iron verandah friezes featuring a crown motif.

Charles Street is perhaps the most architecturally distinguished in the Precinct, containing a number of notable terraces. Easton Terrace (Nos. 138-158) is a double-storey polychromatic brick terrace, whilst Royal Terrace (Nos. 139-143) is a row of three double-storey polychromatic terraced houses, all of which retain their face brick facades and bluestone and iron palisade front fences. Two retain their unpainted render finish to their balustraded parapets. Linda Terrace (Nos. 145-153) is a single-storey row of relatively tall, slightly elevated single fronted polychromatic brick houses.

Typical of the Precinct with regard to architectural style and intactness is 128 Charles Street, a very modest single-storey double-fronted timber cottage with a transverse gabled roof, and altered verandah. No. 129 is a late Victorian single-storey single-fronted timber cottage with a timber verandah frieze and wrought iron front fence, whilst No. 124, a double-fronted Victorian timber cottage, has an unusual inter-war wrought iron fence.

Raphael Street contains a number of interesting buildings, including No. 17, an unusual two-storey bluestone and brick house, and Milric Cottage, the bluestone and cream brick cottage at No. 35, and a number of single storey brick terraces.

Traditional street planting in the Precinct includes Platanus in Gipps, Nicholson, Stanton and Hoddle streets. Studley, Yarra, Vere and Charles streets contain small natives, including Eucalyptus and Melaleuca, whilst Abbotsford Street contains a mix of the two.

Within the Precinct are three public open spaces. Gahan Reserve, bounded by Vere, Park and Stanton streets and the railway line, contains six tall Phoenix canariensis and a number of Platanus, and has geometrically laid out paths. Within the Reserve is the Maternal and Child Health Centre. Across the railway line to the west, on Vere Street, is a small reserve containing natives and Schinus molle. On the east side of Nicholson Street is Browns Reserve.

Traditional street elements retained include bluestone pitched lanes, kerbs and gutters and asphalt footpaths in Charles and Gipps streets, and asphalt footpaths in Studley, Abbotsford, Hunter, Stafford, Yarra, Vere, Nicholson and Park streets, which all have concrete kerbs and gutters. An unusual narrow open drain of bluestone pitchers, thought to be unique within the municipality, connects Nicholson and Charles streets, running between houses.

Statement of significance

What is significant?

The Charles Street Precinct, Abbotsford, is significant. The main development period evident is that of the Victorian and Edwardian-period, with a contribution from some inter-war buildings and individually significant places of all eras.

The majority of the contributory buildings are small attached and detached Victorian and Edwardian-era one-storey houses having typically:

- Expressed steeply gabled or hipped roofs, with some facade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles (Edwardian-era), with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses (red brick in the Edwardian-era);
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Single-storey inter-war dwellings;
- Corner shops and residences with display windows and zero boundary setbacks;
- Typically one-storey industrial buildings;
- Street tree plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths;
- Public building groups such as the Collingwood Town Hall group.

How is it significant?

HO313 Charles Street Precinct, Abbotsford is aesthetically and historically significant to the City of Yarra.

Why is it significant?

The Charles Street Precinct is historically significant (Criterion A):

- As a good representation of modest workers' housing, being substantially intact timber and masonry buildings from the late 19th and early 20th century, and as one of the more intact early residential precincts in Abbotsford.
- For some well preserved industrial and commercial buildings (i.e., in Gipps, Yarra and Studley streets), dating predominantly from the late 19th and early 20th centuries, but with a contribution from the inter-war era;

The Charles Street Precinct is aesthetically significant (Criterion E):

- For the core of civic buildings and parklands (public health, community gathering places, civic, and religious examples) of individual significance, including the landmark Collingwood Town Hall, which is one of the most important civic buildings in the City of Yarra;

- For its early street, lane and allotment layouts, together with original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for the buildings, along with the narrow open drain between Nicholson and Charles streets as testimony to a legacy of frequent floods and pollution which influenced the area's development; and
- For the mature street trees in Gipps, Langridge, Nicholson and Stanton streets, and mature trees in parks, in particular, the Gahan Reserve, as evocative of the area's significant development era.

Statutory recommendations

Extend the HO313 Charles Street Precinct to include: 227-233 Nicholson Street, 160 Park Street and 50-96 & 57-103 Stafford Street, as shown on the precinct map.

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO313 Charles Street Precinct by adding new places as shown on the precinct map.



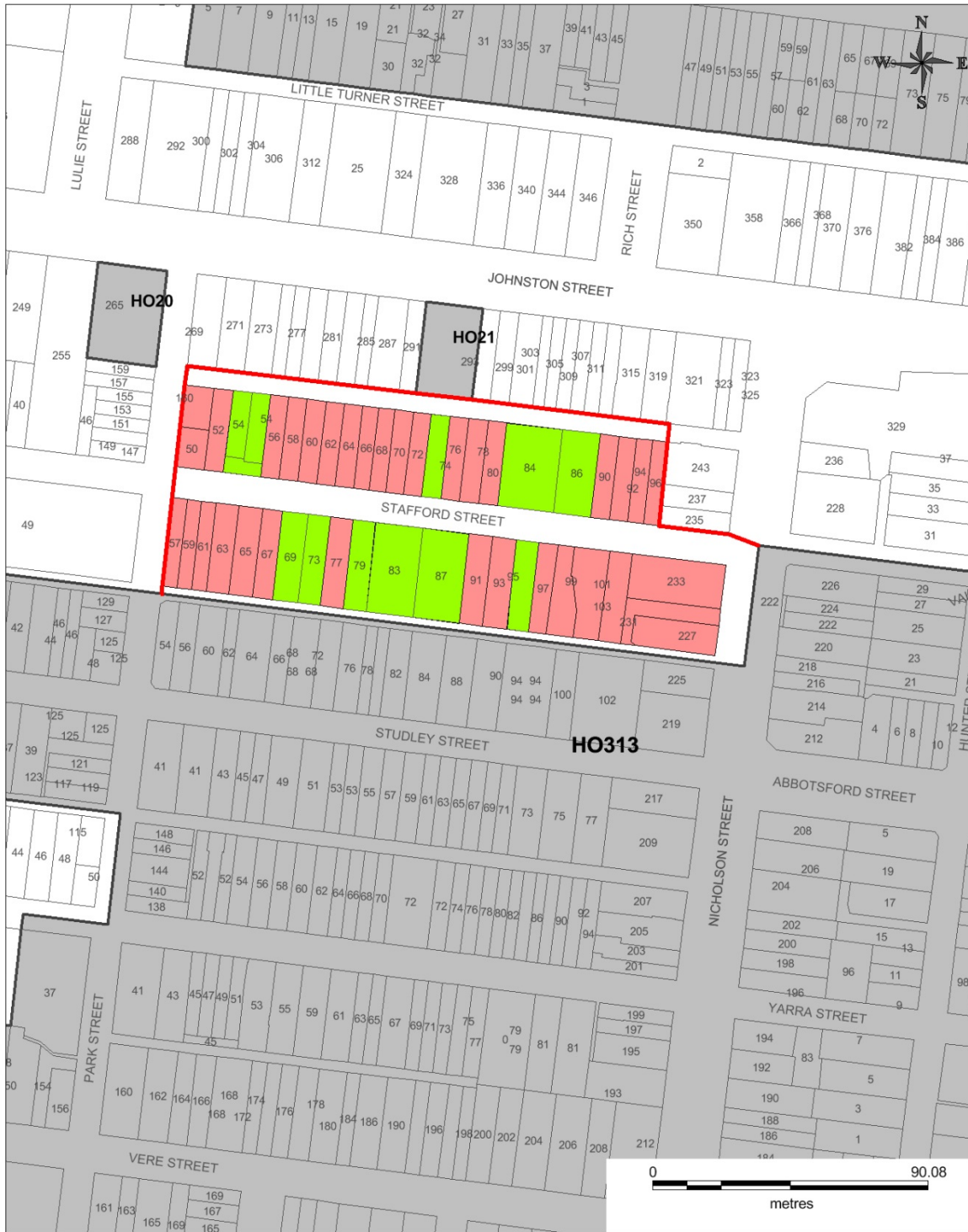
Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO313 Charles Street Precinct Extension

12/05/2015





Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO313 Charles Street Precinct Extension

Detail
12/05/2015



B.2 HO321 Gold Street Precinct extension



26 & 24 Blanche Street, 2015.



9-15 Blanche Street, 2015.

History

Thematic context

This precinct is associated with the following themes in the 'City of Yarra Heritage Review Thematic History' (1998):

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one's own

Precinct history

The land comprising this Precinct was alienated in 1839. Part was sold to Sydney-based merchants Hughes and Hoskins, and the northern lots 86 and 87 to J S Ryrie and A Mossman. Subdivision commenced in the south in 1850. Keele Street was originally named Great Ryrie Street, and Alexandra Parade named Reilly Street.

Hodgkinson's map of 1853 indicates a small number of houses at the southern ends of Gold and Wellington streets. The Proeschel 'Map of Collingwood' c.1855 shows the area of Clifton Hill, north of Keele Street, largely as open paddocks, or land, such as Ryries Paddock which abutted the west side of Gold Street. Gold, Ballarat, Alexander, Forest and Bendigo streets had been formed, named after the principal goldfields. At this time it was proposed to extend Wellington Street north to Heidelberg Road.

Development elsewhere in the Precinct was inhibited by its poor drainage. By the mid-1850s Collingwood had become notorious as an unhealthy flood-prone polluted flat. It was 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution' (Barrett 1971:9). He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse' (Barrett 1971:9). The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey' (Barrett 1971:25). Partly as a response to this sordid reputation land values began to fall. Some improvement was intended with an open channel constructed leading southwest from the corner of Johnston and Dight streets (south of the Precinct).

By 1858 the Reilly Street drain, now under Alexandra Parade, had been cut with the intention of draining the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. However, this vain hope was soon dashed when the drain overflowed onto the Collingwood Flat in the first winter after it was constructed. It continued to be a hazard as 'occasionally someone fell in and was drowned' (Barrett 1971:45-46). Nevertheless the vision of urban improvement advanced and in 1866, James MacKenzie

signed a contract to build the north drain, also leading from the south-east corner of the Precinct directly to Blind Creek.

Partly as a result of urban improvements, the 1860s saw building in the Precinct begin in earnest. Surviving buildings from this period include the prefabricated Singapore House (1853; near 140 Sackville Street and now thought to be dismantled), the double-fronted brick house at 125 Easey Street (1868), and the bluestone house at 74 Keele Street (1867).

During the 1870s, Wellington Street was extended north of Johnston Street. By the 1890s, the Precinct had been almost fully developed. In addition to housing was a number of non-residential buildings including hotels, dairies, the House of Hope and Orphanage for destitute children (Easey Street) and the Baptist Tabernacle in Sackville Street were constructed during this period. Construction of the Beath Schiess & Co.'s factory complex at 108-122 Sackville Street was commenced in 1883.

MMBW maps from 1895 show that 90% of the area was developed with the vacant sites tending to be located in the north-east corner of the Precinct. The MMBW Detail Plans (1900) also show street trees in Gold Street. The densest development was indicated in the block bounded by Easey, Keele and Hotham streets, where most of the housing comprises attached or semi-detached cottages. Houses set back from the street, such as 125 Easey Street, with its deep front garden, are rare.

The widening of Hoddle Street and the construction of the Eastern Freeway in 1976 saw the demolition of several buildings to the east of the Precinct, and the cutting short of Ballarat, Alexander, Forest and Bendigo streets, at the north-east corner of the Precinct.

Sources

Original source of history: Ward, Andrew (1995) 'Collingwood Conservation Study'.

Allom Lovell (1998) 'City of Yarra Heritage Review: Heritage Overlay Precincts'.

Barrett, B (1971) *The Inner Suburbs*.

Description

The Gold Street Precinct is a predominantly residential Precinct, dominated by the streetscapes of small cottages which comprise the main east-west thoroughfares of Hotham, Keele, Easey and Sackville streets. Easey and Sackville streets have relatively few side streets; this enhances the impact of the long blocks of mostly single storey houses.

The housing in the Precinct comprises primarily small single-storey timber and brick Victorian and Edwardian cottages. Almost all houses in the precinct are built to the side and front boundaries, whether built singly or as a terrace. The earliest terraces are distinguishable by their lack of party walls and shared roof form, be it a hip or transverse gable. Single-family Victorian houses are mostly single-fronted, with a transverse gable roof or a simple hip roof sometimes hidden behind a plain or ornamented parapet. There are a few double-fronted Victorian houses, such as the Italianate villa at 26 Blanche Street. Such double-fronted, asymmetrical compositions become more common among the Edwardian-era houses, a notable example is 140 Sackville Street. Single-fronted cottages of this era are almost all gable-fronted.

Early residential buildings of architectural note include the bluestone cottages at 139 Easey Street, and 74 and 130 Keele Street. 74 Keele Street also has unpainted rendered side walls. At 125 Easey Street is a double-fronted brick house, built in 1868, and set far back from the street on a very large block, retaining an early unpainted timber picket fence. Singapore House, near 140 Sackville Street, was an unusual prefabricated timber dwelling imported from Singapore in the 1850s but which, it is understood, has been dismantled. Also of note is the highly intact timber and stucco cottage with unusual timber frieze and window canopies at 23 Alexander Street.

There is a variety of street planting within the Precinct, but that which contributes to the nature of the streetscapes includes the native plantings in Blanche, Easey, Charlotte, Gold, Keele and Wellington streets, and the Platanus in Hotham Street.

Street planting was indicated in Hotham Street on the 1890s MMBW plans. Private gardens tend to be small, and few contain traditional plantings. The garden of 125 Easey Street, one of the largest in Collingwood, is a notable exception.

Street and footpath construction varies throughout the Precinct. Both bluestone and concrete kerbs and gutters exist in the Precinct.

Statement of significance

What is significant?

The Gold Street Precinct, Collingwood, is significant. The main development period evident is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some inter-war buildings and individually significant places of all eras.

The majority of the contributory elements include are detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, ashlar-board, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;
- Pre Second War era buildings, including commercial, public, residential, and industrial buildings; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.

How is it significant?

HO321 Gold Street Precinct is aesthetically and historically significant to the City of Yarra.

Why is it significant?

The Gold Street Precinct is historically significant (Criterion A):

- For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb;
- As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical nature of the broader suburb;
- For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings;

The Gold Street Precinct is aesthetically significant (Criterion E):

- For the buildings that are of individual significance; and
- For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

Statutory recommendations

Extend the HO321 Gold Street Precinct to include: 5-17 & 8-26 Blanche Street and 30 Mater Street, as shown on the precinct map.

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO321 Gold Street Precinct by adding new places as shown on the precinct map.



Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO321 Gold Street Precinct Extension

12/05/2015





Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO321 Gold Street Precinct Extension
Detail
12/05/2015



B.3 HO324 Johnston Street Precinct extension



69-75 Palmer Street, 2015.



Factory at 114 Campbell Street, 2015.

History

Thematic context

This precinct is associated with the following themes in the ‘City of Yarra Heritage Review Thematic History’ (1998):

2.0 The suburban extension of Melbourne: 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1 A home to call one’s own

4.0 Developing Local Economies: 4.2 Secondary Industry

Precinct history

The Johnston Street Precinct comprises part of the Collingwood slope, east of Smith Street, which was alienated from the Crown in 1839. SA Donaldson acquired the major portion, consisting of lot 52 and part of lots 53 and 68, whilst George Otter acquired the northern portion consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 almost the whole of the area to the south was occupied with small timber workers' cottages.

MMBW maps from the mid-1890s indicate a number of hotels in the Precinct, including the Council Club, the Court House, the Engineers' Arms and the Ivanhoe. At this time most of the street was developed with a combination of residential and commercial buildings, including a blacksmith's shop. Adjacent to the former Court House Hotel, off Johnston Street, stood the former Court House itself, along with council chambers, the police station and Working Men's Club.

Johnston Street was well established as a major east-west thoroughfare through Collingwood by the 1880s, when the Melbourne Tramway and Omnibus Cos. known as the (Melbourne Tramway Cos. from 1900) began a cable tram service along Johnston Street. The service operated from 21 December 1887 until 1939, when the service was replaced by buses. This transport service would have promoted and supported the continuing prosperity of many commercial ventures along the strip, including those as diverse as John Wren's legendary tote at 148 Johnston St (since replaced in part by an Edwardian-era shop).

Ancillary to the main Johnston Street commercial area were some side streets such as Campbell, Palmer, Harmsworth and Bedford. These streets contain a mixture of Victorian-era row housing and factories built in the late 19th and early 20th centuries, complementing the main shopping strip.

MMBW plans from the mid 1890s show a number of hotels in the Precinct, including the Council Club, the Court House, the Engineers' Arms and the Ivanhoe. At this time most of

the street was developed with a combination of residential and commercial buildings (MMBW Detail Plan 1196). Adjacent to the former Court House Hotel stood the former Collingwood court house, set back from Johnston Street, along with the Collingwood council chambers (used 1860-1887), the Collingwood police station and Working Men's Club. The Collingwood Technical School (later Collingwood TAFE) and the Gregory Steel Products Pty Ltd. engineering workshop complex absorbed these buildings and eventually replaced most of them. This was after the Collingwood Council sold land for the school, subdivided in 1910 from the original municipal reserve. Only the Court House Hotel (refaced, at rear of 31-33 Johnston Street) survives from this former centre of Collingwood's civic life.

In the 20th century, the Collingwood Technical School complex developed as an alternative public centre to the former town hall and court house. The school was opened in 1912 at the former Collingwood municipal offices and the first purpose-built school structure was completed in 1913 (facing Perry St) but most of the complex developed around the World War Two era, playing a major role in retraining of returned soldiers. The school complex contains the highly significant 1938 Administration Building, with its arched Johnston Street entry bay. A superior example of international Dudok Modernism, the building was designed by the Public Works Department Chief Architect, Percy Everett.

Other significant buildings include hotels such as the Galloway Arms of 1888 (115 Johnston Street) and the Bendigo Hotel of 1911 (125 Johnston Street); shops like G Mateer's Victoria Bakery 1888 (67 Johnston Street) and Williams' Buildings of 1895 (153-157 Johnston Street) and recreational sites like the former Austral Theatre, later the Austral Picture Theatre, of 1921 (202-204 Johnston Street).

Sources

Original source of history: Ward, Andrew (1995) 'Collingwood Conservation Study' and Butler, Graeme (2007 & 2013) 'City of Yarra Review of Heritage Overlay Areas'.

Allom Lovell (1998) 'City of Yarra Heritage Review: Heritage Overlay Precincts'.

Sands & McDougall's Directory of Victoria, various years.

Description

The Johnston Street Precinct is a mixed retail, commercial and industrial Precinct. The main east-west thoroughfare up the Collingwood Slope, it climbs steeply westwards, particularly between Wellington and Smith streets. The Precinct contains a number of Victorian and Edwardian terraced shops with residences above, a number of hotels, and several late 19th and early 20th century commercial buildings.

Buildings of note in Johnston Street include Belmont (No. 8), an 1850s brick and bluestone residence with an unusual cantilevered first floor balcony (1870s); the former Galloway Arms (1888; No. 117), a double-storey Italianate hotel building; the former Mateer Victoria Bakery complex (1888; No. 139), a highly ornate two-storey rendered Italianate bakery and shop complex with a coach entrance in Campbell Street; the Bendigo Hotel (1911; No. 125), an Edwardian hotel with distinctive Art Nouveau style elements; the Williams' Buildings (1895; Nos. 151-159), double-storey Italianate shops with vermiculated pilasters and panels and ornate window dressings; and the Trevena Buildings (Nos. 178-180), two highly decorative late Victorian shops with unpainted rendered Art Nouveau pedimented parapets. The Northern Metropolitan College of TAFE complex occupies land to the rear of the Ivanhoe (Tote) Hotel, on the south-west corner of Wellington Street, and includes a three storey red brick and render building on the Johnston Street frontage, on which the significant Keith Haring mural appears.

The character of the Precinct today is mixed. The retail character of the street has changed significantly since the construction of most of the shops in the Victorian and Edwardian periods. A majority remain substantially intact at first floor level, but have been completely altered at street level. Additionally, a high proportion of the shops no longer function as such, having been converted into small offices or, in many cases, rental housing.

The west side of Harmsworth Street contains a mix of double-storey Victorian terraces and single-storey Edwardian industrial buildings. The east side of Palmer Street includes two Victorian timber cottages, a Victorian former corner shop and, at No. 62, a modest single-storey red brick industrial building. The west side of Palmer Street contains dichrome brick Victorian houses - a single-storey duplex and a two-storey house – as well as a small interwar brick factory at No. 75. On Campbell Street is a 1920 red-brick factory at No. 114, built as a boot factory. On the west side of Campbell Street, are two brick Victorian houses flanked by two Edwardian houses, all attached.

Non-heritage buildings within the Precinct include a number of single and double-storey commercial and light industrial buildings in Johnston Street, the majority on the north side.

There is no street planting along Johnston Street; street planting in the Precinct is restricted to natives in the residential Harmsworth, Palmer and Campbell streets.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths.

Statement of significance

What is significant?

The Johnston Street Precinct, Collingwood, is significant. The main development period evident is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some inter-war buildings and individually significant places of all eras.

The majority of the contributory elements are attached Victorian-era and Edwardian-era mainly two-storey shops with residences over, having typically:

- Facade parapets, with pitched roofs set behind;
- Two storey wall heights;
- Face brick walls (red, dichrome and polychrome) or stucco walls (typically originally unpainted) with some significant moulded or pressed cement detailing on parapets;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans,
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- No front or side setbacks typically, but with some garden setbacks with picket front fences; also
- Timber-framed display windows and entry recesses, with some tiled surrounds on Edwardian-era and later shopfronts, and some use of copper or bronze finish shopfront frames.

Some of these shops and residences also have:

- residential verandahs, at two levels with cast-iron detailing;
- carriage ways beside shops allowing access through to yards behind;

Contributory elements also include:

- Victorian and Edwardian houses on side streets, single-storey and two-storey, with no front or side setbacks, walls of face brick, stuccoed or a few timber-clad;

- Small-scale industrial buildings among the residential buildings from the 19th and early 20th century, of one and two-storeys, generally constructed of face brick, some with cement render dressings;
- Buildings from key periods in Collingwood's and the City's development, including industrial buildings from the pre Second War era and the significant Collingwood Technical School complex with key buildings dating from 1913 to 1945; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, cast iron fire plugs, and channels, and asphalt paved footpaths.

How is it significant?

HO324 Johnston Street Precinct, Collingwood is aesthetically and historically significant to the City of Yarra.

Why is it significant?

The Johnston Street Precinct is historically significant (Criterion A):

- As a good demonstration of mainly Victorian and Edwardian-era commercial and retail development in Collingwood, including hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development, that represents the second and major generation of settlement that occurred in the area in the late nineteenth century, promoted by the establishment of a cable tram service there in 1887;

The Johnston Street Precinct is aesthetically significant (Criterion E):

- For the important architectural elements such as the ornate Italianate or Edwardian details on the upper storey shop facades; and
- For individually significant buildings and building groups such as the Collingwood Technical School complex, a significant 20th century school design, also
- As the site of the first Collingwood Municipal Reserve and a number of locally historic buildings that evolved around it.

Statutory recommendations

Extend the HO324 Johnston Street Precinct to include: 69-81 Palmer Street and 114 & 127A-133 Campbell Street, as shown on the precinct map.

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO324 Johnston Street Precinct by adding new places as shown on the precinct map.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the City of Yarra Planning Scheme: Retain external paint controls.



Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO324 Johnston Street Precinct Extension

12/05/2015





Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary extension

Proposed HO324 Johnston Street Precinct Extension
Detail
12/05/2015



APPENDIX C: CURRENT PRECINCT CITATIONS

The following three precinct citations are the current versions, as they appear in the HERMES database. They are included in this report to illustrate the extent of the revisions recommended in the form of the revised precinct citations (in Appendix B).

HERITAGE CITATION REPORT

Name Charles Street Precinct
Address Charles Street ABBOTSFORD
Place Type Mixed Use Precinct
Citation Date 2007



Charles Street Precinct.JPG

Recommended Heritage Protection VHR - HI - PS -

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918)

History and Historical Context

The primary development period evident in the heritage overlay is that of the Victorian and Edwardian-period, with a secondary contribution from some well preserved inter-war buildings and individually significant places of all eras.

Description

Physical Description

brick and timber workers' cottages, residential heritage streetscapes, bluestone side and rear lanes, early civic buildings

Previous Statement Significance

ORIGINAL STATEMENT OF SIGNIFICANCE:

The Charles Street Heritage Overlay Precinct is of outstanding significance. The Precinct contains a core of early civic

HERITAGE CITATION REPORT

buildings of individual significance, including the landmark Collingwood Town Hall, which remains one of the civic foci of the City of Yarra. It is surrounded by substantially intact late 19th and early 20th century houses, of varying ages and types many of which individually contribute to the most intact residential heritage streetscapes in Abbotsford. Together with the remaining bluestone street features, an almost complete picture of a past era can be derived from the urban fabric. The narrow open drain between Nicholson and Charles Street is testimony to the legacy of frequent floods and pollution which influenced the area's development, and which was remediated by improved drainage which in turn facilitated the development of the suburb.

The most intact streetscapes within the Precinct are Park and Charles Streets (north of Gipps Street), Nicholson Street (between Gipps and Vere Streets) and St Phillips Street. Less intact streetscapes are Charles and Nicholson Streets (south of Gipps Street), and Raphael Streets, all of which contain a majority of heritage buildings interspersed with later, generally residential, developments.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.

2002 STATEMENT OF SIGNIFICANCE:

The Charles Street Precinct is architecturally and aesthetically significant (AHC Criterion E1). The Precinct contains a core of early civic buildings of individual significance, including the landmark Collingwood Town Hall, which is one of the most important civic foci in the City of Yarra. The civic development is surrounded by substantially intact timber and masonry late 19th and early 20th century workers' housing, many of which individually contribute to one of the most intact residential Precincts in Abbotsford. . The Precinct also contains occasional contributory industrial buildings in Gipps, Yarra and Studley Streets. Features such as early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering survive, providing an appropriate setting for this collection of buildings. The Precinct is enhanced by the mature street trees in the southern section of Charles Street, and in Gipps, Nicholson, Stanton and Hoddle Streets, and several areas of public open space, in particular, Gahan Reserve.

The Charles Street Precinct is historically significant (AHC Criterion A.4) The Precinct is important for its association with cultural phases, events and developments in the area, and a physical representation of modest workers' housing, civic development, and occasional industrial and commercial buildings in this locality, dating predominantly from the late 19th century. The narrow open drain between Nicholson and Charles Streets is testimony to a legacy of frequent floods and pollution which influenced the area's development, and which was remedied by improved drainage which in turn facilitated the development of the suburb for civic, residential, commercial and industrial purposes.

Physical Description

core of early civic buildings; substantially intact timber and masonry late 19th and early 20th century workers' housing; industrial buildings in Gipps, Yarra and Studley Streets; early street, lane and allotment layouts; original bluestone infrastructure, kerbs and guttering; mature street trees; open drain between Nicholson and Charles Streets

Statement of Significance

Precinct statement of significance

Component streets include:

Abbotsford Street, Charles Street, Eddy Court, Gipps Street, Hoddle Street, Hunter Street, Langridge Street, Little

HERITAGE CITATION REPORT

Charles Street, Marine Parade, Mollison Street, Nicholson Street, Park Street, Raphael Street, St Phillips Street, Stanton Street, Studley Street, Vere Street, Yarra Street,

Statement of Significance

What is significant?

The Charles Street Heritage Overlay Area (part of the Collingwood Flat) (23), was subdivided in 1853 from the properties of R Henry Way and (24) Sir Charles Nicholson. (25)

An important civic cluster within the Heritage Overlay Area is the Collingwood Town Hall in Hoddle Street (1888) comprising municipal offices, a court house, post office, mechanics institute and a library. (26) When complete it was described as... one of the largest and handsomest near Melbourne ... (27). Other key buildings within the cluster are the bluestone St Phillip's Church of England rectory and the former Church of Christ Tabernacle in Stanton Street (later Collingwood library).

An important element in the area is the railway from Princes Bridge to Clifton Hill. It opened in 1901 on a continuous elevated embankment which eliminated the need for level crossings. The access provided by the railway boosted the residential development of the surrounding area in the Edwardian-era.

Mature street trees are a feature of this area, in the otherwise near treeless Collingwood urban landscape. Melbourne and Metropolitan Board of Works (MMBW) detail plans from c1900 show street trees along the gutter line of Stanton Street, Nicholson Street near the Denton Hat Mills and north of Gipps Street, and in Langridge St west from Nicholson St. No trees are shown in Charles St.

Main development era

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-period, with a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Charles Street Heritage Overlay Area includes contributory buildings, mainly (but not exclusively) as small attached and detached Victorian and Edwardian-era one-storey houses having typically:

- . Expressed steeply gabled or hipped roofs, with some facade parapets;
- . One storey wall heights;
- . Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- . Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles (Edwardian-era), with some slate roofing;
- . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses (red brick in the Edwardian-era);

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- . Post-supported verandah elements facing the street;
- . Less than 40% of the street wall face comprised with openings such as windows and doors; and
- . Front gardens, originally bordered by timber picket front fences of around 1m height; also
- . Corner shops and residences with display windows and zero boundary setbacks.

And

- . Well preserved, typically one-storey residential and industrial buildings plus street tree plantings;
- . Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths;
- . Public building groups such as the Collingwood Town Hall group.

How is it significant?

HO313 Charles Street Heritage Overlay Area, Abbotsford is **aesthetically and historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)

Why is it significant?

The Charles Street Heritage Overlay Area is significant:

- . As a good representation of modest workers' housing, being substantially intact timber and masonry buildings from the late 19th and early 20th century, and as one of the more intact early residential precincts in Abbotsford.
- . For some well preserved industrial and commercial buildings (i.e. in Gipps, Yarra and Studley Streets), dating predominantly from the late 19th and early 20th centuries, but with a contribution from the inter-war era;
- . For the core of civic buildings and parklands (public health, community gathering places, civic, and religious examples) of individual significance, including the landmark Collingwood Town Hall, which is one of the most important civic buildings in the City of Yarra;
- . For its early street, lane and allotment layouts, together with original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for the buildings, along with the narrow open drain between Nicholson and Charles Streets as testimony to a legacy of frequent floods and pollution which influenced the area's development; and
- . For the mature street trees in Gipps, Langridge, Nicholson and Stanton Streets, and mature trees in parks, in particular,

HERITAGE CITATION REPORT

the Gahan Reserve, as evocative of the area's significant development era.

References

23 flat land in Collingwood generally between the line of Alexandra Avenue on the north, Church Street and the Yarra River on the east, Victoria Street on the south and Smith Street on the west (see map National Library of Australia. National Library of Australia (ANL)3790435 MAP RM 1643).

24 City of Collingwood Engineer's Office. Lithograph No. 0003

25 State Library of Victoria. Vale Collection

26 G Hibbins, A Short History of Collingwood, Collingwood 1997. p 25.

27 Garran, A (ed.), Australia: The First Hundred Years, Illustrated. Sydney 1974. p 244. (Facsimile edition of Picturesque Atlas of Australasia, 2 vols. 1888)

Recommendations 2007

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Gold Street Precinct
Address Gold Street COLLINGWOOD
Place Type Mixed Use Precinct
Citation Date 2007



Gold Street Precinct.JPG

Recommended Heritage Protection VHR - HI - PS -

Architectural Style Victorian Period (1851-1901)

History and Historical Context

The primary development period is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a secondary contribution from some well preserved inter-war buildings and individually significant places of all eras.

Description

Physical Description

mid- to late 19th century working class housing, larger villas; 19th century industrial buildings

Previous Statement Significance

ORIGINAL STATEMENT OF SIGNIFICANCE:

The Gold Street Heritage Overlay Precinct is of local significance within the City of Yarra. It remains a relatively intact area of mid- to late 19th century working class housing, interspersed with a small number of larger villas and 19th century industrial buildings. The Precinct contains the largest group of nineteenth century residential buildings remaining

HERITAGE CITATION REPORT

in Collingwood which have the ability to demonstrate what was the more typical nature of the broader suburb. Also within the Precinct are a number of buildings which are of individual significance within the local context.

The most intact streetscapes within the Precinct are the south sides of Hotham, Keele and Easey Streets, between Gold and Hoddle Streets, and the north side of Keele Street west of Wellington Street. Also relatively intact are Bendigo, Charlotte, Wellington (north of Hotham Street), Forest and Sackville Streets. Streets with a higher proportion of non-heritage buildings are Ballarat Street, and the north sides of Keele and Easey Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.

2002 STATEMENT OF SIGNIFICANCE:

The Gold Street Precinct is architecturally and aesthetically significant (AHC Criterion E1). The Precinct contains a collection of modest, substantially intact timber and masonry late 19th and early 20th century workers' housing, many of which individually contribute to the Precinct. This predominantly residential Precinct is interspersed with occasional contributory late 19th century and early to mid 20th century industrial and commercial buildings. The Precinct contains the largest group of residential buildings remaining in Collingwood, which have the ability to demonstrate what was the more typical nature of the broader suburb. Also within the Precinct are a number of buildings which are of individual significance within the local context. Features such as early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering survive, providing an appropriate setting for this collection of buildings. The Precinct is enhanced by the mature Platanus street trees in the section of Hotham Street between Gold and Hoddle Streets.

The Gold Street Precinct is historically significant (AHC Criterion A.4) The Precinct is important for its association with cultural phases, events and developments in the area, and a physical representation of modest workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb.

Physical Description

modest, substantially intact timber and masonry late 19th and early 20th century workers' housing; late 19th century and early to mid 20th century industrial and commercial buildings; early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering; mature Platanus street trees

Statement of Significance

Precinct statement of significance

Component streets include:

Alexander Street, Alexandra Parade, Ballarat Street, Bendigo Street, Blanche Street, Budd Street, Charlotte Street, Easey Street, Emma Street, Forest Street, Gold Street, Hotham Street, Keele Street, Mater Street, Sackville Street, Wellington Street

Statement of Significance

What is significant?

The land comprising the Gold Street Heritage Overlay Area was first sold in 1839. Part was sold to Sydney-based merchants Hughes and Hoskins, and the northern lots 86 and 87 to J S Ryrie and A Mossman. Subdivision of the south of the area commenced in 1850. Hodgkinson's map of 1858 indicates a small number of houses at the southern ends of Gold and Wellington Streets. The Proeschel 'Map of Collingwood' c.1855 shows Gold, Ballarat, Alexander, Forest and Bendigo Streets, named after the principal Victorian goldfields. Subdivisions seeking to attract former gold seekers were common in 1850s Melbourne, as in the early Yarraville Township (50).

Development elsewhere in the Heritage Overlay Area was inhibited by its poor drainage. By 1858 the Reilly Street drain, now under Alexandra Parade, had been formed with the intention of draining the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. The vision of urban improvement advanced and the 1860s saw building in the area quicken, including buildings such as the prefabricated Singapore House (1853; 136 Sackville Street) and the bluestone house at 74 Keele Street (1867).

Hotels, dairies, the Home of Hope Orphanage for Destitute Children (Easey Street) and the Baptist Tabernacle in Sackville Street were constructed during the 1870s-1880s: the significant Beath Schiess and Co.'s factory complex at 108-112 Sackville Street was also developed in 1883-1888. MMBW maps from 1895 show that all but the north-east corner of the Gold St area (90%) was developed, with the densest development in the block bounded by Easey, Keele and Hotham Streets, as attached or semi-detached cottages. The MMBW Detail Plans (1900) also show street trees in Gold Street (51).

Main development era

The main development period is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Gold Street Area contributory elements include (but not exclusively) typically detached and attached Victorian-era and Edwardian-era mainly one storey houses having:

- . Pitched gabled or hipped roofs, with some facade parapets;
- . Mainly one storey wall heights but with some two storey house rows;
- . Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- . Corrugated iron roof cladding with some slate roofing;
- . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- . Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;

HERITAGE CITATION REPORT

- . Less than 40% of the street wall face comprised with openings such as windows and doors; and
- . Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- . Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;
- . Well preserved pre Second War era buildings, including commercial, public, residential, and industrial buildings; and
- . Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.

How is it significant?

HO321 Gold Street Heritage Overlay Area, Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER]Criteria E1, A4)

Why is it significant?

The Gold Street Heritage Overlay Area is significant:

- . For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb;
- . As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical nature of the broader suburb;
- . For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings;
- . For the buildings that are of individual significance; and
- . For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

References

50 see G Butler, City of Footscray Urban Conservation Study.

51 MMBW DP 1237

HERITAGE CITATION REPORT

Recommendations 2007

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Johnston Street Precinct
Address Johnston Street COLLINGWOOD
Place Type Mixed Use Precinct
Citation Date 2007



Johnston Street Precinct.JPG

Recommended Heritage Protection VHR - HI - PS -

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918)

History and Historical Context

The primary development period evident in the heritage overlay is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a secondary contribution from some well preserved inter-war buildings and individually significant places of all eras.

Description

Physical Description

commercial and retail buildings, hotels and shops, ornate Italianate and Edwardian details

Previous Statement Significance

ORIGINAL STATEMENT OF SIGNIFICANCE:

The Johnston Street Heritage Overlay Precinct is a significant Precinct within the City of Yarra. Encompassing Collingwood's primary east-west thoroughfare, the Precinct contains a number of commercial and retail buildings of

HERITAGE CITATION REPORT

note, including hotels and former shops. Several of the buildings display unusual or particularly ornate Italianate and Edwardian details. Although many of the retail buildings have been altered at ground floor level, most retain substantially intact upper storey facades, several of which are of particular architectural note.

The streetscape on the south side of Johnston Street is generally more intact than that on the north. On the north side, the most intact runs of heritage buildings are east of Gold Street, and between Budd and Gold Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.

2002 STATEMENT OF SIGNIFICANCE:

The Johnston Street Precinct is aesthetically and architecturally significant (AHC Criterion E1). It is important in exhibiting a substantially intact collection of late nineteenth and early twentieth century commercial and retail buildings of note, including hotels, former shops, small industrial buildings and some residential development. Several of the buildings display unusual or particularly ornate Italianate and Edwardian details. Although many of the retail buildings have been altered at ground floor level, most retain substantially intact upper storey facades, several of which are of particular architectural note. The Keith Haring mural on the eastern wall of the TAFE building is a significant 20th century element in the Precinct.

The Johnston Street Precinct is historically significant (AHC Criteria A.4) The Precinct is an area of predominantly late nineteenth and early twentieth century commercial and retail development, representing the second generation of settlement which occurred in this area in the late nineteenth century. This area was once characterised by more modest, predominantly timber residential development dating from the 1850's, which gradually changed to commercial/retail uses during the course of the latter half of the nineteenth century, particularly with the establishment of a cable tram service (replaced with buses in 1939) in 1887. This commercial and retail development demonstrate the functions of daily life as they were in the late nineteenth century.

Physical Description

commercial and retail buildings, Keith Haring mural

Statement of Significance

Precinct statement of significance

Component streets include:

Bedford Street,

Harmsworth Street,

Johnston Street,

Palmer Street,

Perry Street,

HERITAGE CITATION REPORT

Sydney Street,

Wellington Street.

Statement of Significance

What is significant?

The Johnston Street Heritage Overlay Area, east of Smith Street and west of Hoddle Street, includes land alienated from the Crown in 1839. S A Donaldson acquired the major portion of the area, consisting of lot 52 and part of lots 53 and 68, while George Otter acquired the northern portion consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53) and, by 1853, almost the whole of the surrounding area was occupied by small timber workers' cottages.

Johnston Street was well established as a major east-west thoroughfare through Collingwood by the 1880s, when the Melbourne Tramway and Omnibus Cos. (known as the Melbourne Tramway Cos. from 1900) began a cable tram service along Johnston Street. The service operated from 1887 until 1939, when the service was replaced by buses. This transport service would have promoted and supported the continuing prosperity of many commercial ventures along the strip, including those as diverse as John Wren's legendary tote at 148 Johnston St (since replaced in part by an Edwardian-era shop).

Ancillary to the main Johnston Street commercial area were some side streets such as Palmer, Harmsworth and Bedford. These streets contain a mixture of Victorian-era row housing and factories built in the late 19th and early 20th centuries, complementing the main shopping strip.

MMBW plans from the mid 1890s show a number of hotels in the Heritage Overlay Area, including the Council Club, the Court House, the Engineers' Arms and the Ivanhoe. At this time most of the street was developed with a combination of residential and commercial buildings.⁽⁶⁰⁾ Adjacent to the former Court House Hotel stood the former Collingwood court house, set back from Johnston Street, along with the Collingwood council chambers (used 1860- 1887), the Collingwood police station and Working Men's Club. The Collingwood Technical School (later Collingwood TAFE) and the Gregory Steel Products Pty Ltd. engineering workshop complex absorbed these buildings and eventually replaced most of them. This was after the Collingwood Council sold land for the school, subdivided in 1910 from the original municipal reserve. Only the Court House Hotel (refaced, at rear of 31-33 Johnston Street) and the later Working Men's Club building opposite (64 Johnston St) survive⁽⁶¹⁾ from this former centre of Collingwood's civic life.

In the 20th century, the Collingwood Technical School complex developed as an alternative public centre to the former town hall and court house. The school was opened in 1912 at the former Collingwood municipal offices and the first purpose-built school structure was completed in 1913 (facing Perry St) but most of the complex developed around the World War Two era, playing a major role in retraining of returned soldiers. The school complex contains the highly significant 1938 Administration Building, with its arched Johnston Street entry bay. A superior example of international Dudok Modernism, the building was designed by the Public Works Department Chief Architect, Percy Everett.

Other significant buildings include hotels such as the Galloway Arms of 1888 (115 Johnston Street) and the Bendigo Hotel of 1911 (125 Johnston Street); shops like G Mateer's Victoria Bakery 1888 (67 Johnston Street) and Williams' Buildings of 1895 (153-157 Johnston Street) and recreational sites like the former Austral Theatre, later the Austral Picture Theatre, of 1921 (202-204 Johnston Street).⁽⁶²⁾

HERITAGE CITATION REPORT

Main development era

The main development period evident in the heritage overlay is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Johnston Street Heritage Overlay Area contributory elements include (but not exclusively) generally attached Victorian-era and Edwardian-era mainly two-storey shops with residences over, having typically:

- . Facade parapets, with pitched roofs set behind;
- . Two storey wall heights;
- . Face brick walls (red, dichrome and polychrome) or stucco walls (typically originally unpainted) with some significant moulded or pressed cement detailing on parapets;
- . Corrugated iron roof cladding, with some slate roofing;
- . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- . Post-supported street verandahs as shown on the MMBW Detail Plans (63),
- . Less than 40% of the street wall face comprised with openings such as windows and doors; and
- . No front or side setbacks typically, but with some garden setbacks with picket front fences; also
- . Timber-framed display windows and entry recesses, with some tiled surrounds on Edwardian-era and later shopfronts, and some use of copper or bronze finish shopfront frames.

Some of these shops and residences also have:

- . residential verandahs, at two levels with cast-iron detailing;
- . carriage ways beside shops allowing access through to yards behind;

Contributory elements also include:

- . Well preserved buildings from key periods in Collingwood's and the City's development, including industrial buildings from the pre Second War era and the significant Collingwood Technical School complex with key buildings dating from 1913 to 1945; and
- . Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, cast iron fire plugs, and channels, and asphalt paved footpaths.

How is it significant?

HERITAGE CITATION REPORT

HO324 Johnston Street Heritage Overlay Area, Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant?

The Johnston Street Heritage Overlay Area is significant:

. As a good demonstration of mainly Victorian and Edwardian-era commercial and retail development in Collingwood, including hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development, that represents the second and major generation of settlement that occurred in the area in the late nineteenth century, promoted by the establishment of a cable tram service there in 1887;

. For the important architectural elements such as the ornate Italianate or Edwardian details on the upper storey shop facades; and

. For individually significant buildings and building groups such as the Collingwood Technical School complex, a significant 20th century school design, also

. As the site of the first Collingwood Municipal Reserve and a number of locally historic buildings that evolved around it.

References

60 see MMBW Detail Plan 1196 (1899).

61 A permit has been issued for its demolition

62 see Appendix 9 for comprehensive list of individually significant buildings in the heritage overlay area

63 See MMBW Detail Plan 1196 of 1899

Recommendations 2007

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

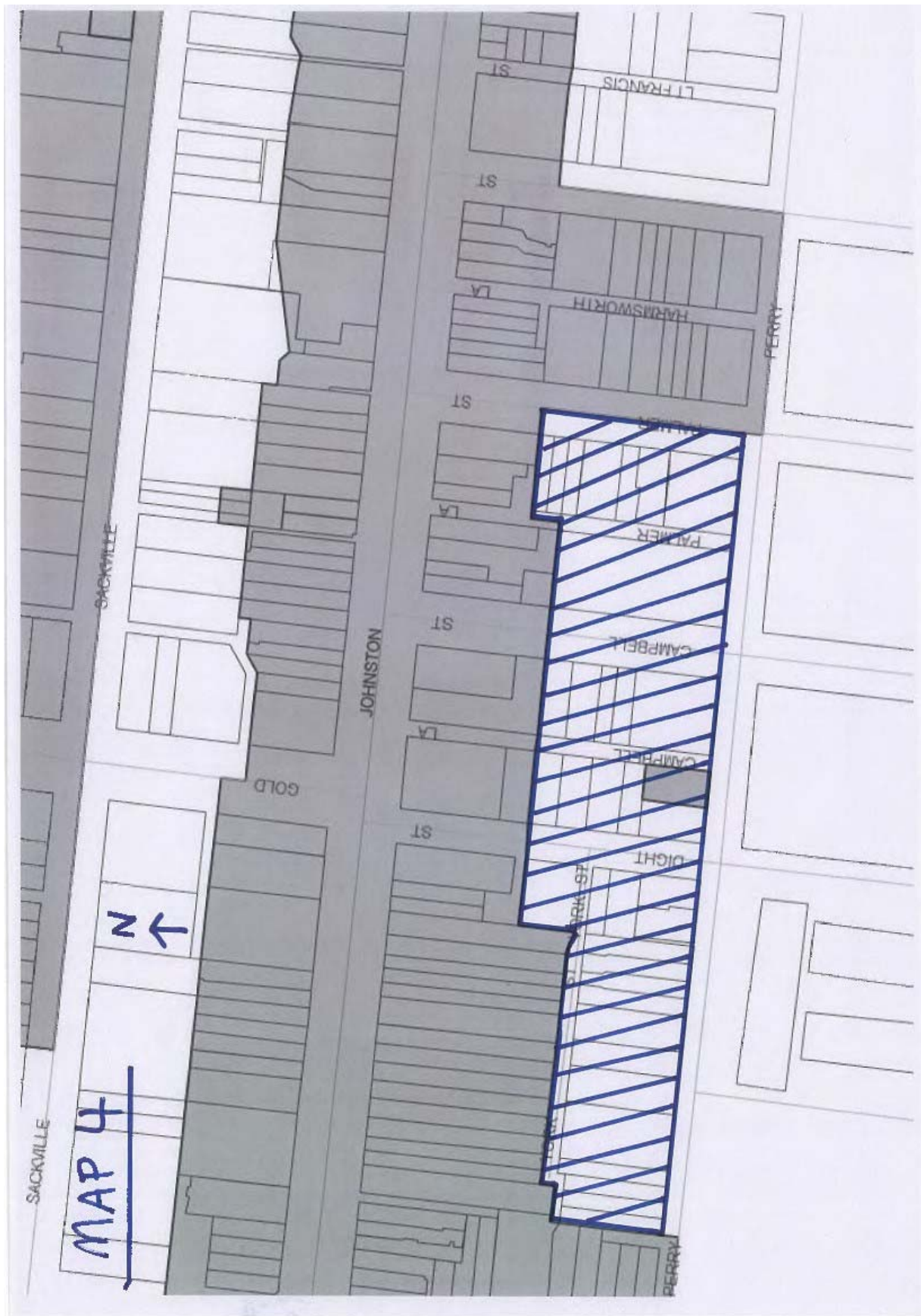
APPENDIX D: MAPS OF DEFINED AREAS FOR REVIEW

The following maps were provided with the project brief, setting out the areas for review.









APPENDIX E: UPDATES TO 'CITY OF YARRA REVIEW OF HERITAGE OVERLAY AREAS. APPENDIX 8'

The following tables set out details of each proposed precinct extension, as well as the individual place recommended for individual protection on the Heritage Overlay. The following information is provided for each property, in keeping with the data to be entered into the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012':

- Name of the place, if any. Also, HO number for those places recommended for inclusion in an extension to an existing precinct.
- Street name and number
- Suburb
- Date of construction (usually provided as a date range)
- Grading in the precinct (Individually Significant, Contributory or Not Contributory)
- Property number (for Council reference)

INDIVIDUALLY SIGNIFICANT PLACE									
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
Stables (former)	JAMES	STREET	2		ABBOTSFORD	1895	Individually significant	104475	-

HO313 CHARLES STREET PRECINCT EXTENSION									
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
House	NICHOLSON	STREET	227		ABBOTSFORD	1910-1915	Contributory	109820	Charles Street Precinct
House	NICHOLSON	STREET	231		ABBOTSFORD	1910-1915	Contributory	109815	Charles Street Precinct
House	NICHOLSON	STREET	233		ABBOTSFORD	1851-1858	Contributory	109810	Charles Street Precinct
House	PARK	STREET	160		ABBOTSFORD	1920-1930	Contributory	109765	Charles Street Precinct
House	STAFFORD	STREET	50		ABBOTSFORD	1870-1890	Contributory	112920	Charles Street Precinct
House	STAFFORD	STREET	52		ABBOTSFORD	1870-1890	Contributory	112915	Charles Street Precinct
Unit	STAFFORD	STREET	54	Unit 1	ABBOTSFORD	1970-1990	Not Contributory	112905	Charles Street Precinct
Unit	STAFFORD	STREET	54	Unit 2	ABBOTSFORD	1970-1990	Not Contributory	112910	Charles Street Precinct
House	STAFFORD	STREET	56		ABBOTSFORD	1870-1890	Contributory	112900	Charles Street Precinct
House	STAFFORD	STREET	57		ABBOTSFORD	1870-1890	Contributory	112630	Charles Street Precinct
House	STAFFORD	STREET	58		ABBOTSFORD	1870-1890	Contributory	112895	Charles Street Precinct
House	STAFFORD	STREET	59		ABBOTSFORD	1870-1890	Contributory	112635	Charles Street Precinct
House	STAFFORD	STREET	60		ABBOTSFORD	1870-1880	Contributory	112890	Charles Street Precinct
House	STAFFORD	STREET	61		ABBOTSFORD	1890-1900	Contributory	112640	Charles Street Precinct
House	STAFFORD	STREET	62		ABBOTSFORD	1870-1890	Contributory	112885	Charles Street Precinct
House	STAFFORD	STREET	63		ABBOTSFORD	1870-1890	Contributory	112645	Charles Street Precinct
House	STAFFORD	STREET	64		ABBOTSFORD	1870-1890	Contributory	112880	Charles Street Precinct

H0313 CHARLES STREET PRECINCT EXTENSION									
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
House	STAFFORD	STREET	65		ABBOTSFORD	1910-1920	Contributory	112650	Charles Street Precinct
House	STAFFORD	STREET	66		ABBOTSFORD	1870-1880	Contributory	112875	Charles Street Precinct
House	STAFFORD	STREET	67		ABBOTSFORD	1910-1920	Contributory	112655	Charles Street Precinct
House	STAFFORD	STREET	68		ABBOTSFORD	1870-1890	Contributory	112870	Charles Street Precinct
House	STAFFORD	STREET	69		ABBOTSFORD	1970-1990	Not Contributory	112660	Charles Street Precinct
House	STAFFORD	STREET	70		ABBOTSFORD	1910-1920	Contributory	112865	Charles Street Precinct
House	STAFFORD	STREET	72		ABBOTSFORD	1910-1920	Contributory	112860	Charles Street Precinct
House	STAFFORD	STREET	73		ABBOTSFORD	1970-1990	Not Contributory	112665	Charles Street Precinct
House	STAFFORD	STREET	74		ABBOTSFORD	1980-2000	Not Contributory	112855	Charles Street Precinct
House	STAFFORD	STREET	76		ABBOTSFORD	1870-1890	Contributory	112850	Charles Street Precinct
House	STAFFORD	STREET	77		ABBOTSFORD	1870-1890	Contributory	112670	Charles Street Precinct
House	STAFFORD	STREET	78		ABBOTSFORD	1870-1890	Contributory	112845	Charles Street Precinct
House	STAFFORD	STREET	79		ABBOTSFORD	1960-1980	Not Contributory	112675	Charles Street Precinct
House	STAFFORD	STREET	80		ABBOTSFORD	1890-1900	Contributory	112840	Charles Street Precinct
House	STAFFORD	STREET	83		ABBOTSFORD	vacant	Not Contributory	112680	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 1	ABBOTSFORD	1960-1980	Not Contributory	112800	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 2	ABBOTSFORD	1960-1980	Not Contributory	112805	Charles Street Precinct

HO313 CHARLES STREET PRECINCT EXTENSION									
NAME	STREET		NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
Units	STAFFORD	STREET	84	Unit 3	ABBOTSFORD	1960-1980	Not Contributory	112810	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 4	ABBOTSFORD	1960-1980	Not Contributory	112815	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 5	ABBOTSFORD	1960-1980	Not Contributory	112820	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 6	ABBOTSFORD	1960-1980	Not Contributory	112825	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 7	ABBOTSFORD	1960-1980	Not Contributory	112830	Charles Street Precinct
Units	STAFFORD	STREET	84	Unit 8	ABBOTSFORD	1960-1980	Not Contributory	112835	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 1	ABBOTSFORD	1960-1980	Not Contributory	112770	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 2	ABBOTSFORD	1960-1980	Not Contributory	112775	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 3	ABBOTSFORD	1960-1980	Not Contributory	112780	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 4	ABBOTSFORD	1960-1980	Not Contributory	112785	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 5	ABBOTSFORD	1960-1980	Not Contributory	112790	Charles Street Precinct
Units	STAFFORD	STREET	86	Unit 6	ABBOTSFORD	1960-1980	Not Contributory	112795	Charles Street Precinct
Units	STAFFORD	STREET	87	Unit 1	ABBOTSFORD	1960-1980	Not Contributory	112685	Charles Street Precinct
Units	STAFFORD	STREET	87	Unit 2	ABBOTSFORD	1960-1980	Not Contributory	112690	Charles Street Precinct
Units	STAFFORD	STREET	87	Unit 3	ABBOTSFORD	1960-1980	Not Contributory	112695	Charles Street Precinct
Units	STAFFORD	STREET	87	Unit 4	ABBOTSFORD	1960-1980	Not Contributory	112700	Charles Street Precinct
Units	STAFFORD	STREET	87	Unit 5	ABBOTSFORD	1960-1980	Not Contributory	112705	Charles Street Precinct

HO313 CHARLES STREET PRECINCT EXTENSION									
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
Units	STAFFORD	STREET	87	Unit 6	ABBOTSFORD	1960-1980	Not Contributory	112710	Charles Street Precinct
House	STAFFORD	STREET	90		ABBOTSFORD	1870-1890	Contributory	112765	Charles Street Precinct
House	STAFFORD	STREET	91		ABBOTSFORD	1900-1910	Contributory	112715	Charles Street Precinct
House	STAFFORD	STREET	92		ABBOTSFORD	1870-1890	Contributory	112760	Charles Street Precinct
House	STAFFORD	STREET	93		ABBOTSFORD	1890-1900	Contributory	112720	Charles Street Precinct
House	STAFFORD	STREET	94		ABBOTSFORD	1880-1890	Contributory	112755	Charles Street Precinct
House	STAFFORD	STREET	95		ABBOTSFORD	1990-2010	Not Contributory	112725	Charles Street Precinct
House	STAFFORD	STREET	96		ABBOTSFORD	1900-1910	Contributory	112750	Charles Street Precinct
Abbotsford Cottages	STAFFORD	STREET	97		ABBOTSFORD	1880-1885	Contributory	112730	Charles Street Precinct
Abbotsford Cottages	STAFFORD	STREET	99		ABBOTSFORD	1880-1885	Contributory	112735	Charles Street Precinct
House	STAFFORD	STREET	101		ABBOTSFORD	1880-1890	Contributory	112740	Charles Street Precinct
House	STAFFORD	STREET	103		ABBOTSFORD	1880-1890	Contributory	112745	Charles Street Precinct

HO321 GOLD STREET PRECINCT EXTENSION									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House	BLANCHE	STREET	5		COLLINGWOOD	1880-1890	Contributory	126550	Gold Street Precinct
House	BLANCHE	STREET	7		COLLINGWOOD	1960-1980	Not Contributory	126545	Gold Street Precinct
House	BLANCHE	STREET	8		COLLINGWOOD	1990-2005	Not Contributory	139120	Gold Street Precinct
House	BLANCHE	STREET	9A		COLLINGWOOD	1890-1900	Contributory	126535	Gold Street Precinct
House	BLANCHE	STREET	9		COLLINGWOOD	1880-1890	Contributory	126540	Gold Street Precinct
House	BLANCHE	STREET	10		COLLINGWOOD	1990-2005	Not Contributory	126565	Gold Street Precinct
House	BLANCHE	STREET	11		COLLINGWOOD	1890-1900	Contributory	126530	Gold Street Precinct
House	BLANCHE	STREET	12		COLLINGWOOD	1880-1890	Contributory	126570	Gold Street Precinct
House	BLANCHE	STREET	13		COLLINGWOOD	1890-1900	Contributory	126525	Gold Street Precinct
House	BLANCHE	STREET	14		COLLINGWOOD	1960-1980	Not Contributory	126575	Gold Street Precinct
House	BLANCHE	STREET	15		COLLINGWOOD	1880-1890	Contributory	126520	Gold Street Precinct
House	BLANCHE	STREET	16		COLLINGWOOD	1880-1890	Contributory	126580	Gold Street Precinct
House	BLANCHE	STREET	17		COLLINGWOOD	1960-1980	Not Contributory	126515	Gold Street Precinct
House	BLANCHE	STREET	18		COLLINGWOOD	1880-1890	Contributory	126585	Gold Street Precinct
House	BLANCHE	STREET	20		COLLINGWOOD	1890-1900	Contributory	126590	Gold Street Precinct
House	BLANCHE	STREET	22		COLLINGWOOD	1970-1990	Not Contributory	126595	Gold Street Precinct
House	BLANCHE	STREET	24		COLLINGWOOD	1880-1890	Contributory	126600	Gold Street Precinct

HO321 GOLD STREET PRECINCT EXTENSION									
NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	BLANCHE	STREET	26		COLLINGWOOD	1880-1890	Contributory	126605	Gold Street Precinct
Units	MATER	STREET	30	Unit 1	COLLINGWOOD	2000-2010	Not Contributory	357480	Gold Street Precinct
Units	MATER	STREET	30	Unit 2	COLLINGWOOD	2000-2010	Not Contributory	357490	Gold Street Precinct
Units	MATER	STREET	30	Unit 3	COLLINGWOOD	2000-2010	Not Contributory	357500	Gold Street Precinct
Units	MATER	STREET	30	Unit 4	COLLINGWOOD	2000-2010	Not Contributory	357510	Gold Street Precinct
Units	MATER	STREET	30	Unit 5	COLLINGWOOD	2000-2010	Not Contributory	357520	Gold Street Precinct
Units	MATER	STREET	30	Unit 6	COLLINGWOOD	2000-2010	Not Contributory	357530	Gold Street Precinct
Units	MATER	STREET	30	Unit 7	COLLINGWOOD	2000-2010	Not Contributory	357540	Gold Street Precinct
Units	MATER	STREET	30	Unit 8	COLLINGWOOD	2000-2010	Not Contributory	357550	Gold Street Precinct
Units	MATER	STREET	30	Unit 9	COLLINGWOOD	2000-2010	Not Contributory	357560	Gold Street Precinct
Units	MATER	STREET	30	Unit 10	COLLINGWOOD	2000-2010	Not Contributory	357570	Gold Street Precinct
Units	MATER	STREET	30	Unit 11	COLLINGWOOD	2000-2010	Not Contributory	357580	Gold Street Precinct
Units	MATER	STREET	30	Unit 12	COLLINGWOOD	2000-2010	Not Contributory	357590	Gold Street Precinct
Units	MATER	STREET	30	Unit 13	COLLINGWOOD	2000-2010	Not Contributory	357600	Gold Street Precinct
Units	MATER	STREET	30	Unit 14	COLLINGWOOD	2000-2010	Not Contributory	357610	Gold Street Precinct
Units	MATER	STREET	30	Unit 15	COLLINGWOOD	2000-2010	Not Contributory	357620	Gold Street Precinct
Units	MATER	STREET	30	Unit 16	COLLINGWOOD	2000-2010	Not Contributory	357630	Gold Street Precinct

HO321 GOLD STREET PRECINCT EXTENSION									
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
Units	MATER	STREET	30	Unit 17	COLLINGWOOD	2000-2010	Not Contributory	357640	Gold Street Precinct
Units	MATER	STREET	30	Unit 18	COLLINGWOOD	2000-2010	Not Contributory	357650	Gold Street Precinct
Units	MATER	STREET	30	Unit 19	COLLINGWOOD	2000-2010	Not Contributory	357660	Gold Street Precinct

HO324 JOHNSTON STREET PRECINCT EXTENSION									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
Bourke & Cooke boot factory	CAMPBELL	STREET	114		COLLINGWOOD	1920	Contributory	123415	Johnston Street Precinct
House	CAMPBELL	STREET	127A		COLLINGWOOD	1910-1920	Contributory	123235	Johnston Street Precinct
House	CAMPBELL	STREET	129		COLLINGWOOD	1870-1890	Contributory	123230	Johnston Street Precinct
House	CAMPBELL	STREET	131		COLLINGWOOD	1870-1890	Contributory	123225	Johnston Street Precinct
House	CAMPBELL	STREET	133		COLLINGWOOD	1910-1920	Contributory	123220	Johnston Street Precinct
House	PALMER	STREET	69		COLLINGWOOD	1870-1880	Contributory	123435	Johnston Street Precinct
House	PALMER	STREET	71		COLLINGWOOD	1870-1880	Contributory	123430	Johnston Street Precinct
House	PALMER	STREET	73		COLLINGWOOD	1890-1900	Contributory	123425	Johnston Street Precinct
Coach Factory	PALMER	STREET	75		COLLINGWOOD	1925-1935	Contributory	123425	Johnston Street Precinct
House	PALMER	STREET	77		COLLINGWOOD	1980-2000	Not Contributory	139160	Johnston Street Precinct
House	PALMER	STREET	79		COLLINGWOOD	1980-2000	Not Contributory	139165	Johnston Street Precinct
House	PALMER	STREET	81		COLLINGWOOD	1980-2000	Not Contributory	139170	Johnston Street Precinct

APPENDIX F: DRAFT HO SCHEDULE

The three existing HO precincts with recommended extensions are highlighted in the following draft HO Schedule, and the one new individual place is added at the end of the schedule with its expected HO number (HO493). Note that this number may change, depending on the outcome of a number of previous Yarra Planning Scheme amendments that have not approved by the Minister for Planning to date.

23/04/2015
C178**SCHEDULE TO THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	40 ABBOTSFORD STREET ABBOTSFORD Timber Cottage	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO2	42 ABBOTSFORD STREET ABBOTSFORD Gothick House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO3	2 BOND STREET ABBOTSFORD Former Grosvenor Common School	-	-	-	-	Yes Ref No H654	No		No
HO4	31-35 CHURCH STREET ABBOTSFORD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO5	67 CHURCH STREET ABBOTSFORD River House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO6	13 CLARKE STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO7	29 CLARKE STREET ABBOTSFORD Yarradale Flats	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO8	31-37 CLARKE STREET ABBOTSFORD Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd	-	-	-	-	Yes Ref No H951	No		No
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd complex, including surrounding land uses and associated trees	Yes	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO10	CNR HENRY GIPPS STREET ABBOTSFORD Collingwood United Masonic Temple	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO11	2 GREENWOOD STREET ABBOTSFORD Former Stables	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO12	GROSVENOR STREET ABBOTSFORD Former Phoenix Biscuit Co. complex	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Heritage Overlay, Planning permit exemptions, July 2014	
HO13	13 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO14	19 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO15	2 HODDLE STREET ABBOTSFORD Former Robert Reid Clothing Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO16	48 HODDLE STREET ABBOTSFORD Yorkshire Stingo Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Heritage Overlay, Planning permit exemptions, July 2014	
HO17	140 HODDLE STREET ABBOTSFORD Collingwood Town Hall	-	-	-	-	Yes Ref No H140	Yes		No
HO18	198-210 HODDLE STREET ABBOTSFORD Former Whybrow's Shoe Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO19	324-326 HODDLE STREET ABBOTSFORD Former Trescowthick's Boot Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO20	265 JOHNSTON STREET House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO21	295 JOHNSTON STREET ABBOTSFORD Yarra Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO22	395 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO23	397 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO24	202 LANGRIDGE STREET ABBOTSFORD Former William Shoe Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO25	211 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO26	213 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO27	233 LANGRIDGE STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO28	LITHGOW STREET ABBOTSFORD Abbotsford Primary School	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO352	LULIE STREET ABBOTSFORD Victoria Park	-	-	-	-	Yes Ref No H75	No		No
HO29	34 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1034	No		No
HO30	36 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	--	Yes Ref No H1035	No		No
HO31	38 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1036	No		No
HO32	40 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1037	No		No
HO33	42 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1038	No		No
HO34	44 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1039	No		No
HO35	46 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1040	No		No
HO36	48 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1041	No		No
HO37	24 MAYFIELD STREET ABBOTSFORD House	No	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

YARRA PLANNING SCHEME

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								2014	
HO38	39 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H142	No		No
HO39	41 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H143	No		No
HO40	48 -60 NICHOLSON STREET ABBOTSFORD Former Denton Hat Mills	-	-	-	-	Yes Ref No H815	Yes		No
HO41	1 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO42	11 PARK STREET ABBOTSFORD Glandmire House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO43	22 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of	No

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								clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO44	23 PATERSON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO45	1 RAPHAEL STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO46	4 SOUTHAMPTON CRESCENT ABBOTSFORD Former Kodak Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO47	11 STANTON STREET ABBOTSFORD Former Church of Christ Tabernacle	-	-	-	-	Yes Ref No H141	Yes		No

YARRA PLANNING SCHEME

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HO48	Yarra River TRENERRY CRESCENT ABBOTSFORD Dights Mill Site	-	-	-	-	Yes Ref No H1522	No		No
HO49	29 VALIANT STREET ABBOTSFORD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO50	6 VICTORIA CRESCENT ABBOTSFORD House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO51	18 VICTORIA CRESCENT ABBOTSFORD Former Hatchers Laundry	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO52	57-63 VICTORIA CRESCENT ABBOTSFORD Former Tweedside Mills	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01	No

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								Heritage Overlay, Planning permit exemptions, July 2014	
HO53	231 VICTORIA STREET ABBOTSFORD Former State Savings Bank	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO54	261 VICTORIA STREET ABBOTSFORD Former National Bank	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO55	275-277 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO56	295 VICTORIA STREET ABBOTSFORD Shop	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01	No

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								Heritage Overlay, Planning permit exemptions, July 2014	
HO57	297-301 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO58	371-377 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO59	385 VICTORIA STREET ABBOTSFORD Former East Collingwood Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO60	459-465 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01	No

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								Heritage Overlay, Planning permit exemptions, July 2014	
HO61	511 VICTORIA STREET ABBOTSFORD Shop	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO62	605 VICTORIA STREET ABBOTSFORD Former Brickmakers Arms Hotel (Terminus Hotel)	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO353	651 VICTORIA STREET ABBOTSFORD Skipping Girl Neon Sign	-	-	-	-	Yes Ref No H2083	No		No
HO63	651-653 VICTORIA STREET ABBOTSFORD Former Crusader Plate Building	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO64	655 VICTORIA STREET ABBOTSFORD Former Handley & Tilley Building	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO65	663 VICTORIA STREET ABBOTSFORD Former Alma Woolworks Complex	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO66	1 CHANDLER HIGHWAY ALPHINGTON Aratapu	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO67	Yarra River CHANDLER HIGHWAY ALPHINGTON Chandler Highway Bridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO68	17 COMO STREET ALPHINGTON Balclutha	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO69	20 COMO STREET ALPHINGTON Traquair	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO70	626 HEIDELBERG ROAD ALPHINGTON Australian Paper Mills	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO71	756-758 HEIDELBERG ROAD ALPHINGTON Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO72	838-852 HEIDELBERG ROAD ALPHINGTON Tower Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO73	53 LUCERNE CRESCENT ALPHINGTON House	Yes	No	Yes	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO74	54 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO75	65 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO76	75 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO77	93 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO78	18 OLD HEIDELBERG ROAD ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO79	Darebin Creek OLD HEIDELBERG ROAD ALPHINGTON Footbridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO80	5-7 REX AVENUE ALPHINGTON Alameda	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO81	3 ROEMER CRESCENT ALPHINGTON Rosemount	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO82	1 TOWER AVENUE ALPHINGTON Edgebaston	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO83	1 VIEW STREET ALPHINGTON Bokhara	Yes	Yes	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO84	31 YARRAFORD AVENUE ALPHINGTON House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO85	94 ALEXANDRA PARADE CLIFTON HILL Shot Tower	-	-	-	-	Yes Ref No H709	Yes		No
HO86	183-185 GOLD STREET CLIFTON HILL Gold Street Primary School (No. 1360)	-	-	-	-	Yes Ref No H1621	No		No
HO87	19-27 GRANT STREET CLIFTON HILL Former Clifton Sawmills and Box Factory Chimney	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO88	47-55 GRANT STREET CLIFTON HILL Houses	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO89	457 HODDLE STREET CLIFTON HILL Former Murray & Co Wool Works	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO90	JOHN STREET CLIFTON HILL Clifton Hill Railway Station Complex	-	-	-	-	Yes Ref No H1668	Yes		No
HO91	19-31 JOHN STREET CLIFTON HILL Railway Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO92	199 QUEENS PARADE CLIFTON HILL Former United Kingdom Hotel (now McDonald's)	-	-	-	-	Yes Ref No H684	Yes		No
HO93	QUEENS PARADE, BETWEEN ALEXANDRA PARADE & DELBRIDGE STREET CLIFTON HILL/ NORTH FITZROY Street Trees	No	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO94	BETWEEN NORTH TERRACE AND	No	No	Yes	No	No	No	Incorporated Plan	No

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	SOUTH TERRACE CLIFTON HILL Darling Gardens							under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO95	15-17 BEDFORD STREET COLLINGWOOD Former Boot Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO96	33-47 BEDFORD STREET COLLINGWOOD Purfleet Cottages	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO97	66 CROMWELL STREET COLLINGWOOD Cromwell Heights	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO98	1 DERBY STREET COLLINGWOOD Derby House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO99	2 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO100	3-7 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO101	8 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO102	10-16 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO103	51-55 GIPPS STREET COLLINGWOOD Glasshouse Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO104	31 HARMSWORTH STREET COLLINGWOOD Former Children's Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO105	16 ISLINGTON STREET COLLINGWOOD Former Smalley & Harkness Boot Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO106	61 ISLINGTON STREET COLLINGWOOD James Hood & Co. Malthouse	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO107	8 -10 JOHNSTON STREET COLLINGWOOD Belmont	-	-	-	-	Yes Ref No H871	Yes		No
HO354	35 JOHNSTON STREET COLLINGWOOD Keith Haring Mural	-	-	-	-	Yes Ref No H2055	No		No
HO108	51 KEELE STREET COLLINGWOOD Former Friendly Societies Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO109	55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO110	143 -145 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO111	147-149 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO112	151-153 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO113	160-176 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO114	COLLINGWOOD COLLEGE, CNR MCCUTCHEON WAY AND CROMWELL STREET COLLINGWOOD Doll's House	-	-	-	-	Yes Ref No H954	Yes		No
HO115	12 NAPOLEON STREET COLLINGWOOD Houses	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO116	NORTHUMBERLAND STREET COLLINGWOOD Former Victoria Old Distillery	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO117	46 OTTER STREET COLLINGWOOD St Joseph's Presbytery	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO118	46 OTTER STREET COLLINGWOOD	Yes	No	No	Yes	No	No	Incorporated Plan under the	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	St Joseph's Roman Catholic Church							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO119	46 OTTER STREET COLLINGWOOD St Joseph's School	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO120	46 OTTER STREET COLLINGWOOD St Joseph's Church Hall	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO121	37 OXFORD STREET COLLINGWOOD House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO122	39 -41 OXFORD STREET	Yes	No	No	Yes	No	No	Incorporated Plan under the	No

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	COLLINGWOOD Houses							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO123	50-52 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO124	51-55 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO125	57-63 OXFORD STREET COLLINGWOOD Terraces	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO126	58-62 OXFORD STREET	Yes	No	No	Yes	No	No	Incorporated Plan under the	No

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	COLLINGWOOD Terrace							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO127	79-93 OXFORD STREET COLLINGWOOD Former Foy & Gibson Furnishings Warehouse and Clothing Factory	-	-	-	-	Yes Ref No H896	No		No
HO128	95-101 OXFORD STREET COLLINGWOOD Former Foy & Gibson Powerhouse and Motor Garage	-	-	-	-	Yes Ref No H897	No		No
HO129	68-158 OXFORD STREET 103-115 OXFORD STREET 107-131 CAMBRIDGE STREET 7 STANLEY STREET COLLINGWOOD Part of former Foy & Gibson Complex	-	-	-	-	Yes Ref No H755	No		No
HO130	92-94 PERRY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO131	112A ROKEBY STREET COLLINGWOOD	Yes	No	No	No	No	No	Incorporated Plan under the	No

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	Former United Tannery and Boot Factory							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO132	89 RUPERT STREET COLLINGWOOD Former Davis' Pickle And Sauce Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO133	25 -27 SACKVILLE STREET COLLINGWOOD Former Methodist Mission Church	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO134	136 SACKVILLE STREET COLLINGWOOD Singapore Cottage	-	-	-	-	Yes Ref No H610	Yes		No
HO135	114 SMITH STREET COLLINGWOOD Grace Darling Hotel	-	-	-	-	Yes Ref No H660	No		No
HO136	174-176 SMITH STREET COLLINGWOOD Former Collingwood Post Office	-	-	-	-	Yes Ref No H973	No		No

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HO137	2 STANLEY STREET COLLINGWOOD House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO138	135 -141 VICTORIA PARADE COLLINGWOOD Prince Patrick Hotel and Shops	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO139	159 VICTORIA PARADE COLLINGWOOD Former Ebenezer Particular Baptist Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO140	59 WELLINGTON STREET COLLINGWOOD The Vine Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO141	1-21 ROBERT STREET & 88 WELLINGTON STREET COLLINGWOOD Former Yorkshire Brewery	-	-	-	-	Yes Ref No H807	No		No
HO142	125 WELLINGTON STREET COLLINGWOOD Sir Robert Peel Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO143	162 WELLINGTON STREET COLLINGWOOD Former Free Medical Mission Dispensary (Singleton Medical Centre)	-	-	-	-	Yes Ref No H497	No		No
HO144	215 WELLINGTON STREET COLLINGWOOD Former St.George's Presbyterian Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO145	259 WELLINGTON STREET COLLINGWOOD Portsea House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

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								2014	
HO146	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Boathouse	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO147	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Park	No	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO355	ALEXANDRA PARADE FITZROY "Aqua Profonda" sign, Fitzroy Pool	-	-	-	-	Yes Ref No H1687	No		No
HO148	17 BELL STREET FITZROY Former Exhibition High School Residence	-	-	-	-	Yes Ref No H1726	No		No
HO149	40-48 BELL STREET FITZROY Former National School	-	-	-	-	Yes Ref No H1031	No		No
HO150	9 BRUNSWICK STREET FITZROY Dodgshun House	-	-	-	-	Yes Ref No H1706	No		No
HO151	11 BRUNSWICK STREET FITZROY Mary McKillop Centre	-	-	-	-	Yes Ref No H149	No		No

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HO152	13 BRUNSWICK STREET FITZROY Shop and residence	-	-	-	-	Yes Ref No H150	No		No
HO347	20 BRUNSWICK STREET FITZROY Cathedral Hall	-	-	-	-	Yes Ref No H1967	No		No
HO153	25 -37 BRUNSWICK STREET FITZROY Barcelona Terrace Gardens	No	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO345	38-40 BRUNSWICK STREET, FITZROY Former Melbourne Veterinary College	-	-	-	-	Yes Ref No H1939	No		No
HO154	39-49 BRUNSWICK STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H470	No		No
HO155	236-252 BRUNSWICK STREET AND 33-62 GREEVES STREET FITZROY Shops	-	-	-	-	Yes Ref No H559	No		No
HO156	34-38 FITZROY STREET FITZROY Former Devonshire Arms Hotel	-	-	-	-	Yes Ref No H528	No		No
HO356	185-193 FITZROY STREET FITZROY Christian Israelite Sanctuary	-	-	-	-	Yes Ref No H 97	No		No
HO157	GEORGE STREET FITZROY State School No. 450	Yes	No	No	No	No	No	Incorporated Plan under the provisions of	No

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								clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO158	268 GEORGE STREET FITZROY St Mark's Anglican Church	-	-	-	-	Yes Ref No H553	Yes		No
HO159	64-78 GERTRUDE STREET FITZROY Glass Terrace	-	-	-	-	Yes Ref No H446	No		No
HO160	181-183 GERTRUDE STREET AND 89 GEORGE STREET FITZROY Shops	-	-	-	-	Yes Ref No H886	No		No
HO161	209 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H152	No		No
HO162	211 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H153	No		No
HO163	213 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H154	No		No
HO164	215 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H155	No		No
HO165	217 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H156	No		No
HO166	219 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H157	No		No
HO167	221 GORE STREET FITZROY	-	-	-	-	Yes Ref No	No		No

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	Cobden Terrace					H158			
HO168	331 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H159	No		No
HO169	333 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H160	No		No
HO170	335 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H161	No		No
HO171	35-39 HANOVER STREET FITZROY Edward Wills House	-	-	-	-	Yes Ref No H162	No		No
HO358	95 KING WILLIAM STREET FITZROY All Saints Church Hall	-	-	-	-	Yes Ref No H2172	Yes		No
HO172	36 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H164	No		No
HO173	38 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H165	No		No
HO174	40 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H166	No		No
HO175	42 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H167	No		No
HO176	44 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H168	No		No
HO177	46 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H169	No		No

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HO178	48 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H170	No		No
HO179	50 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H171	No		No
HO180	201 NAPIER STREET FITZROY Fitzroy Town Hall	-	-	-	-	Yes Ref No H147	Yes		No
HO181	48 NICHOLSON STREET CORNER GERTRUDE STREET FITZROY Former Fitzroy Cable Tram Engine House (MMTB Building)	-	-	-	-	Yes Ref No H584	Yes		No
HO182	40 NICHOLSON STREET FITZROY Osborne House	-	-	-	-	Yes Ref No H1607	No		No
HO183	50-68 NICHOLSON STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H172	No		No
HO184	88 NICHOLSON STREET FITZROY Convent of Mercy and Academy of Mary Immaculate	-	-	-	-	Yes Ref No H507	Yes		No
HO185	98 NICHOLSON STREET FITZROY Cairo Flats	-	-	-	-	Yes Ref No H1005	No		No
HO186	122 NICHOLSON STREET FITZROY House	-	-	-	-	Yes Ref No H539	No		No
HO187	165-167 SMITH STREET FITZROY Former Union Bank of Australia	-	-	-	-	Yes Ref No H506	No		No
HO188	VICTORIA PARADE FITZROY	No	No	Yes	No	No	No	Incorporated Plan under the	No

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	Street Trees							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO189	VICTORIA PARADE FITZROY/ COLLINGWOOD Ornamental Tramway Poles	-	-	-	-	Yes Ref No H1023	No		No
HO190	77 VICTORIA PARADE FITZROY Former Eastern Hill Hotel	-	-	-	-	Yes Ref No H816	No		No
HO191	169 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H177	No		No
HO192	171 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H178	No		No
HO193	173 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H179	No		No
HO194	175 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H180	No		No
HO195	177 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H181	No		No
HO196	179 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H182	No		No
HO197	203 VICTORIA PARADE FITZROY Terrace	-	-	-	-	Yes Ref No H590	No		No

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HO198	557-567 DRUMMOND STREET NORTH CARLTON Cambridge Terrace	-	-	-	-	Yes Ref No H1606	No		No
HO199	38-94 LEE STREET NORTH CARLTON Lee Street Primary School (No.1252)	-	-	-	-	Yes Ref No H1626	No		No
HO200	100 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H76	No		No
HO201	102 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H77	No		No
HO202	104 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H78	No		No
HO203	106 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H79	No		No
HO204	108 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H80	No		No
HO205	110 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H81	No		No
HO206	112 PATERSON STREET NORTH CARLTON	-	-	-	-	Yes Ref No H82	No		No

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	Terrace								
HO207	114 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H83	No		No
HO208	116 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H84	No		No
HO209	118 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H85	No		No
HO210	1009-1025 RATHDOWNE STREET & 440 PARK STREET NORTH CARLTON Former Cable Tram Engine House Tram Depot	-	-	-	-	Yes Ref No H718	No		No
HO211	Cnr George Street ALEXANDRA PARADE NORTH FITZROY Former Fitzroy Gas Works Valve House and Store	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO212	Cnr Fergie Street ALFRED CRESCENT NORTH FITZROY State School No. 1490	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

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								2014	
HO213	BRUNSWICK STREET AND ALFRED CRESCENT NORTH FITZROY Edinburgh Gardens	No	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO214	863 BRUNSWICK STREET NORTH FITZROY Railway Substation	-	-	-	-	Yes Ref No H939	No		No
HO215	Cnr Freeman Street BRUNSWICK STREET NORTH FITZROY Fitzroy Cricket Club complex: Grandstand, Timber Gatehouse, Entrance Gateway, Brick Gatehouse	-	-	-	-	Yes Ref No H751	Yes		No
HO216	96 MCKEAN STREET NORTH FITZROY Haselmere	-	-	-	-	Yes Ref No H163	No		No
HO217	Cnr Church St 472 NICHOLSON STREET NORTH FITZROY Uniting Church	-	-	-	-	Yes Ref No H148	Yes		No
HO218	20 RUSHALL CRESCENT NORTH FITZROY Old Colonists' Homes includes landscaping	-	-	-	-	Yes Ref No H821	No		No
HO219	131 ST GEORGES ROAD NORTH	-	-	-	-	Yes Ref No	No		No

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	FITZROY York House					H176			
HO220	251 ST GEORGES ROAD NORTH FITZROY Post Office	-	-	-	-	Yes Ref No H900	No		No
HO221	370-374 QUEENS PARADE NORTH FITZROY ANZ Bank	-	-	-	-	Yes Ref No H892	No		No
HO222	14 ABINGER STREET RICHMOND Richmond Creche and Day Nursery	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO223	6 BAKER STREET RICHMOND House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO224	22-50 BENDIGO STREET RICHMOND Former Wertheim Piano Factory (GTV9 Studios)	-	-	-	-	Yes Ref No H2165	No		No
HO225	19 BENDIGO STREET RICHMOND	Yes	No	No	No	No	No	Incorporated Plan	No

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	House							under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO226	18 BERRY STREET RICHMOND House	-	-	-	-	Yes Ref No H710	No		No
HO227	6 BOSISTO STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO228	649 BRIDGE ROAD RICHMOND Former Cable Tram Depot	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO229	Yarra River BRIDGE ROAD RICHMOND Hawthorn Bridge	-	-	-	-	Yes Ref No H 50	No		No
HO230	333 BRIDGE ROAD RICHMOND Richmond Police Station	Yes	No	No	No	No	No	Incorporated Plan under the	No

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								provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO231	30 BRIGHTON STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO232	164-166 BRIGHTON STREET RICHMOND Maroura & Korein	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO233	90 BURNLEY STREET RICHMOND Congregational Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO234	144 BURNLEY STREET RICHMOND	Yes	No	No	Yes	No	No	Incorporated Plan under the	No

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	Enfield							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO235	271 BURNLEY STREET RICHMOND Burnley Uniting (Presbyterian) Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO236	300 BURNLEY STREET RICHMOND St Bartholemew's Church Complex	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO237	336 BURNLEY STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO238	377 BURNLEY STREET RICHMOND	Yes	No	No	No	No	No	Incorporated Plan under the	No

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	Former Bank of Australasia							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO239	Yarra River CHURCH STREET RICHMOND Church Street Bridge	-	-	-	-	Yes Ref No H1917	No		No
HO359	326-348 CHURCH STREET RICHMOND St Ignatius Church Complex	-	-	-	-	Yes Ref No H2146	Yes		No
HO240	560 CHURCH STREET RICHMOND Former Bryant and May Industrial Complex	-	-	-	-	Yes Ref No H626	No		No
HO241	293 CHURCH STREET RICHMOND Former Lalor House	-	-	-	-	Yes Ref No H211	No		No
HO242	360 CHURCH STREET RICHMOND St Stephen's Anglican Church	-	-	-	-	Yes Ref No H586	Yes		No
HO243	13 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO244	79 COPPIN STREET RICHMOND	Yes	No	No	No	No	No	Incorporated Plan	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Former Griffiths Boot Factory							under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO245	234 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO246	55-67 CREMORNE STREET RICHMOND Former Cremorne Street State School No. 2084 [Barton TAFE]	-	-	-	-	Yes Ref No H1634	No		No
HO247	119 CREMORNE STREET RICHMOND Former Yarra Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO248	9-15 CROWN STREET RICHMOND Queens Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Heritage Overlay, Planning permit exemptions, July 2014	
HO249	16-18 CUBITT STREET RICHMOND Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO346	DARLINGTON PARADE, RICHMOND Vaucluse College	-	-	-	-	Yes Ref No H1927	No		No
HO250	9-11 DAVID STREET RICHMOND Former Builders Steel Form Supply Co.	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO251	138-160 BUCKINGHAM STREET RICHMOND Yarra Primary School (No. 2798)	-	-	-	-	Yes Ref No H1635	No		No
HO252	26 DOONSIDE STREET RICHMOND Former Repco Offices	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay,	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Planning permit exemptions, July 2014	
HO253	30-38 DOVER STREET RICHMOND Hurst Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO343	105-115 DOVER STREET RICHMOND Slade Knitwear Sign	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO254	19 DUKE STREET RICHMOND Former Council Stables	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO255	58-60 EDINBURGH STREET RICHMOND Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay,	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Planning permit exemptions, July 2014	
HO256	1 EGAN STREET RICHMOND Perseverance	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO257	29 ERIN STREET RICHMOND Elim	-	-	-	-	Yes Ref No H651	No		No
HO258	24 GIPPS STREET RICHMOND Former Richmond Rifles Volunteer Orderly Room	-	-	-	-	Yes Ref No H1362	No		No
HO259	21-31 GOODWOOD STREET RICHMOND Pelaco Sign	-	-	-	-	Yes Ref No H1149	No	-	No
HO260	7 GLEADELL STREET RICHMOND Former Gas Inspector's Residence	-	-	-	-	Yes Ref No H1610	Yes		No
HO261	3 GLEADELL STREET RICHMOND Richmond Baths	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								2014	
HO350	2 GOUGH STREET CRMEORNE Nylex Plastics sign 2 & 15 GOUGH STREET CREMORNE STREET Richmond Maltings	-	-	-	-	Yes Ref No H2049 & Ref No H2050	No		No
HO262	Yarra River GRANGE ROAD RICHMOND MacRobertson Bridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO340	148 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO341	150 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO263	261 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO264	263 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO265	345 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO266	117 HODDLE STREET RICHMOND House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO267	171 HODDLE STREET RICHMOND Urbrae	-	-	-	-	Yes Ref No H719	No		No
HO268	3 HULL STREET RICHMOND Roeberry House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO269	4 -6 HUNTER STREET RICHMOND Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO270	72 KENT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO271	86 KENT STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay,	No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Planning permit exemptions, July 2014	
HO272	175 KENT STREET House	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO273	36 LESNEY STREET RICHMOND House	-	-	-	-	Yes Ref No H711	No		No
HO274	131 LORD STREET RICHMOND Former Fire Station	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO275	41 MADDEN GROVE RICHMOND Warehouse	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO276	347 MARY STREET RICHMOND	Yes	No	No	No	No	No	Incorporated Plan under the	No

YARRA PLANNING SCHEME

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	Richmond Terminal Station							provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO277	1-11; 2-12 MITCHELL STREET RICHMOND Houses	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO278	19 MURPHY STREET RICHMOND Kilmarnock	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO279	ODDYS LANE RICHMOND Former Richmond Power Station	-	-	-	-	Yes Ref No H1055	No		No
HO280	419-421 PUNT ROAD RICHMOND Houses	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

YARRA PLANNING SCHEME

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								2014	
HO281	Yarra River PUNT ROAD RICHMOND Hoddle Bridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO282	RIVER STREET (CNR MURPHY ST) RICHMOND Former J Kennon & Sons Wool Store	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO283	rear 179 SOMERSET STREET RICHMOND St James Roman Catholic Church	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO284	2 STAWELL STREET RICHMOND Fincham Organ Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July	No

YARRA PLANNING SCHEME

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								2014	
HO357	90-92 SWAN STREET RICHMOND Former Richmond South Post Office	-	-	-	-	Yes Ref No H48	No		No
HO285	291 SWAN STREET RICHMOND Former Central Club Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO286	365 SWAN STREET RICHMOND Former Burnley Theatre	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO287	Yarra River SWAN STREET RICHMOND Wallen Road Bridge	-	-	-	-	Yes Ref No H380	No		No
HO360	140-160 SWAN STREET RICHMOND (CREMORNE) Dimmeys	-	-	-	-	Yes Ref No H2184	No		No
HO288	216 SWAN STREET RICHMOND Former State Bank	-	-	-	-	Yes Ref No H732	No		No
HO289	316 VICTORIA STREET RICHMOND	Yes	No	No	Yes	No	No	Incorporated Plan	No

YARRA PLANNING SCHEME

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	House							under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	
HO290	318-326 VICTORIA STREET RICHMOND Byrne's Arcade Terrace	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO291	488-496 VICTORIA STREET RICHMOND Former Simpson's Glove Factory	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO292	Yarra River VICTORIA STREET RICHMOND Victoria Bridge	-	-	-	-	Yes Ref No H374	No		No
HO293	5 WELLINGTON STREET RICHMOND Former Freemason's Tavern	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay,	No

YARRA PLANNING SCHEME

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								Planning permit exemptions, July 2014	
HO294	15 WELLINGTON STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO295	67 WELLINGTON STREET RICHMOND Former Sutherland's Distillery	Yes	No	No	Yes	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO296	79-93 & 80-94 WELLINGTON STREET RICHMOND Warrick Terrace and Leicester Terrace	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO297	Yarra River YARRA BOULEVARD RICHMOND Hawthorn Railway Bridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay,	No

YARRA PLANNING SCHEME

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								Planning permit exemptions, July 2014	
HO298	BURNLEY PARKLANDS RICHMOND Corroboree Tree	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes
HO299	THE BOULEVARD RICHMOND The Boulevard Parklands	No	No	Yes	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO306	THE BOULEVARD RICHMOND AND SWAN STREET BURNLEY Burnley Gardens	-	-	-	-	Yes Ref No H2052	No		No
HO300	YARRA BEND PARK YARRA BEND Bluestone quarry	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO302	YARRA BEND PARK YARRA BEND Deep Rock Swimming Club, includes foundation stone and pioneer memorial stones	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO301	YARRA BEND ROAD FAIRFIELD Fairlea Womens Prison, Yarra Bend Asylum (includes Asylum Gate Pillar, Remnant Trees)	-	-	-	-	Yes Ref No H1552	No		No
HO303	101 YARRA BEND ROAD, FAIRFIELD Fairfield Hospital (former)	-	-	-	-	Yes Ref No H1878	Yes		No
HO304	YARRA BEND ROAD YARRA BEND Yarra Bend Golf Club House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO305	Yarra River YARRA BEND ROAD YARRA BEND Kane's Bridge	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO307	Yarra River YARRA BEND PARK YARRA BEND Yarra River Protectorate Station site	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes
HO308	Barkly Gardens Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO309	Bendigo Street Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO310	Bridge Road Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO311	Brunswick Street Precinct, Fitzroy	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO312	Campbell Street Precinct, Collingwood	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO313	Charles Street Precinct, Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO314	Yarra Falls Precinct Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO315	Church Street Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO316	Clifton Hill Eastern Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO317	Clifton Hill Western Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO318	Collingwood Slope Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO342	Cremorne Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO319	Elm Grove Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO320	Fairchild Street Precinct, Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO321	Gold Street Precinct, Collingwood	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

YARRA PLANNING SCHEME

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HO322	Golden Square Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO323	Green Street Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO324	Johnston Street Precinct, Collingwood	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO325	Kennedy Street Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO326	North Carlton Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO327	North Fitzroy Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO328	Park Crescent Precinct, Alphington	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO329	Princes Hill Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO330	Queens Parade Precinct, North Fitzroy/Clifton Hill	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO331	Racecourse Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO332	Richmond Hill Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO333	Smith Street Precinct, Fitzroy/Collingwood	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO334	South Fitzroy Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO335	Swan Street Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO336	Victoria Parade Precinct, Collingwood	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO337	Victoria Park Precinct, Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

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HO338	West Richmond Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO339	William Street Precinct, Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO344	Yarra Bend Road, Fairfield Fairfield Hospital Grounds (former)	Yes	No	Yes	No	No	Yes	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO349	Rosella Factory Complex, Buildings 1, 2 (façade and 8 metres depth of building only), 6, 7, 12, 13, 15, and 18 (façade and 7.5 metres depth of building only), with emphasis on fabric from the main Rosella complex development period (c1905- 1940).	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO351	Former "Spicer Factory", 163-167 Noone Street, Clifton Hill (for a depth of 14.5 metres from the front façade/Noone Street title boundary).	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO361	World Heritage Environs Area Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO470* #1	31 Leslie Street, Richmond	No	No	No	No	No	No		No
HO465	218-222 NICHOLSON STREET FITZROY Former Avon Butter Factory	-	-	-	-	Yes Ref No H2315	No		No
HO466	8-12 SPRING STREET AND 14-16 ARGYLE STREET FITZROY Former cordial factory	-	-	-	-	Yes Ref No H2257	No		No
HO467	1 HOPETOUN PLACE FITZROY NORTH Former Melbourne Tramways and Omnibus Company Stables	-	-	-	-	Yes Ref No H2336	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO468	111 QUEENS PARADE FITZROY NORTH Porter prefabricated iron store	-	-	-	-	Yes Ref No H2243	No		No
HO469	YAN YEAN WATER SUPPLY SYSTEM CLONBINANE TO FITZROY NORTH	-	-	-	-	Yes Ref No H2333	No		No
HO493	2 JAMES STREET ABBOTSFORD Former Commercial Stables and Hitching Posts	No	No	No	No	No	No		No