

Minutes

Heritage Advisory Committee

Date: Tuesday, 13.07.2021 (Microsoft Teams Meeting)

Councillors: Co- Chaired by Cr. Bridgid O'Brien (BOB) and Councillor Edward Crossland (EC)

Attendance: Alexis Arrowsmith (AAR), Greg Chenhall (GC), Ian Wight (IW), Janet Taylor (JT), Jeffrey Atkinson (JA), Kirsteen Thomson (KT), Laura Campbell (LC), Malcolm MacDonald (MM), Nina Tory-Henderson (NTH) Terence Nott (TN), Ursula Chandler (UC), Ivan Gilbert (IG) - Group Manager, CEO's Office, Richa Swarup (RS) - Sr. Advisor City Heritage, CoY.

Apologies: None

diverse

vibrant

exciting

inclusive

<p>1. <u>Welcome and Introductions</u></p> <p>BOB welcomed all.</p>	
<p>2. <u>Confirming the minutes of the previous HAC meeting:</u></p> <p>The minutes of the HAC meeting of 10.05.2021 were adopted unanimously.</p>	<p><u>Actions</u></p> <p><i>No specific action needed.</i></p>
<p>3. <u>Actions arising from the previous meetings:</u></p> <p>Actions arising from the previous meeting were discussed. AA asked for clarifications about the role of the elected Councillors (on the HAC) when a HAC as a group provides advice is to the Yarra City Council. It was clarified that HAC councillors do not vote on a matter when HAC is making any recommendations to the Council. It was agreed that this be clarified in the HAC's ToR.</p> <p>Regarding the workshop with traffic and road engineers HAC recommended that the members would need more than 4 weeks' notice to prepare for the workshop.</p>	<p><u>Action</u></p> <ul style="list-style-type: none"> • <i>That RS identifies a date for the workshop and inform the HAC members ASAP.</i>
<p>4. <u>YARR Planning Scheme Am269:</u></p> <p>Whilst HAC members acknowledged that some changes have been made by the officers in responding to their submissions they had some key areas of concerns.</p> <p>After a considerable discussion the Committee resolved to advise Councillors that the preferred version of Amendment C269 should be amended as follows:</p> <p>I. Remove reference to 14 stories</p> <p>At Clause 02.01 'Context' under the sub heading Built Environment and Heritage the beginning of the fourth paragraph states:</p>	<p><u>Actions</u></p> <p><i>That the Delegate's report includes HAC's advice to the Council.</i></p>

‘The existing scale of development within the municipality is mostly characterised by low to mid- rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character.’

The words in brackets should be deleted as they imply that mid-rise buildings can be up to 14 stories. This would be inappropriate in many parts of activity centres.

II. Encourage use mandatory controls wherever possible

The Committee is of the firm view that mandatory height controls are far preferable as they provide certainty of outcome and avoid endless wrangling at VCAT. It would therefore like to see this expressed in the policy. This could occur at Clause 02.03 **Strategic Directions** which makes specific reference to height controls:

‘Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site.’

Or perhaps more appropriately as a response to the above Strategic Direction as an additional Strategy for Activity Centres at Clause 11.03-L:

‘Secure reliable outcomes regarding built form by employing mandatory height controls wherever possible’

III. List more items under distinctive features and landmarks

Also, at Clause 2.03 **Strategic Directions** under **Built Environment and Heritage** there is a list of nine of Yarra’s distinctive features and landmarks, which should be maintained and enhanced such as Industrial Buildings and Parks and Gardens. This seems to be some kind of checklist to make sure we understand the full range of types of places that comprise the cities heritage. If this is the case some other notable types of places should also be listed such as our notable *hotels* (pubs) and former *banks*, which are important local landmarks, but under risk of facadism. Also lacking is the mention of such as *bluestone laneways, kerbs and channels, lampposts and signs*.

It is suggested that following dot points be included:

- Conserve and adapt Yarra’s highly valued significant historic banks and pubs/hotels buildings.
- Protect and maintain historic infrastructure such as bluestones laneways, bluestone kerbs & channel as well as the remnants of inner circle railway tracks and historic lampposts.

IV. Reduce of Boundary Swan Street Major Activity Centre

Clause 2.04 **Strategic Framework Plan** shows this boundary extending north of the railway from Richmond Station to Tanner Street. The Panel for the Swan Street Activity CentreC191 did not consider this area but agreed that it should be shown as land subject

<p>to future strategic work. This should not be included in the MAC until the suitability of this area has been determined through this strategic work. Likewise, the larger scale map of the Swan Street Activity Centre should be adjusted to follow the railway line.</p> <p>V. Include reference to indigenous cultural heritage.</p> <p>At Clause 12.03-1L Yarra River Darebin and Merri Creek Corridors a strategy should be added to recognise indigenous cultural heritage:</p> <p style="padding-left: 40px;">Identify and protect sites of indigenous cultural heritage.</p> <p>VI. More inclusive policy on Landmarks is required</p> <p>At Clause 15.01-2L Landmarks insert the words in italics in the objective:</p> <p style="padding-left: 40px;">Maintain the visual prominence of and protect the views to <i>Yarra's Valued Landmarks including but not limited to those identified in Table 1.</i></p> <p>Table 1 is quite deficient and should not be relied upon exclusively until it is greatly enhanced.</p>	
<p>5. <u>HAC feedback on Heidelberg Road:</u></p> <p>Following points were discussed</p> <ul style="list-style-type: none"> • 20 m high street wall for precinct 3A will be very tall. • There is a need to protect views to the chimney. • There is a need that Council work with the City of Darebin on Heidelberg Road heights to avoid a canyon effect. <p>It was agreed that members can comment individually via the <i>Have Your Say</i> page of City of Yarra website by 27 July.</p>	<p><u>Action</u></p> <ul style="list-style-type: none"> • <i>That HAC members provide their feedback on Heidelberg Road precinct DDOs and HOs by 27 July.</i> • <i>RS convey HAC response about the need for discussions with Darebin Council to the Strategic Planning unit.</i>
<p>6. <u>Paint controls Gertrude Street precinct:</u></p> <p>GC presented a paper on paint controls for heritage properties on Gertrude street Fitzroy (Attachment 1) which lead to the discussion about the current Planning Scheme requirements. HAC requested RS to provide a clarification by email about the existing paint controls in the Planning Scheme.</p> <p>The committee considered that it would be important to introduce paint colour controls in the World Heritage Environs Area. It was also discussed that this issue can be pursued as a part of the feedback to World Heritage Environs Area Strategy Plan.</p>	<p><u>Action</u></p> <ul style="list-style-type: none"> • <i>That RS provide clarifications to HAC on the existing controls in the Planning Scheme.</i>

<p>7. <u>Updates:</u></p> <p>RS provided following updates:</p> <ul style="list-style-type: none"> Two new heritage walks for Richmond Hill and Cremorne precincts have been added on the City of Yarra website. Heritage walks Yarra City Council Links to all the heritage precincts have also been included on the heritage website Heritage precincts Yarra City Council Registrations Hearings: Heritage Council of Victoria will soon be considering Registrations hearing on Fairfield amphitheatre and kiosk, Fairfield and Queens Parade shopping precinct. Heritage budget 2021-22: RS informed that a new position for Heritage Officer (Indigenous speciality) has been approved in the budget for the year 2021-22. HAC desired that RS include a key item with substantial time to workshop key objectives and deliverables etc for a new heritage department for the Council as one of the key actions of the Heritage Strategy. adopted by the Council. Activity centre and mixed-use precincts: Brunswick Street, Smith Street, Gertrude Street, Alexandra Parade (DDO 38) Victoria Parade (DDO39) are awaiting decision from the Minister and Collingwood South DDO23, the existing interim DDO has been extended until June 2022. World Heritage Environs Area Strategy Plan consultation is likely to start soon. 	<p><u>Action</u></p> <ul style="list-style-type: none"> <i>That RS include discussion on a Heritage Department as a key item in the agenda for the next HAC meeting.</i>
<p>8. <u>Other matters:</u></p> <ul style="list-style-type: none"> HAC requested to meet the new Manager City Strategy in the next HAC meeting if possible. Quality of heritage advice: TN raised the point about the heritage adviser's advice on planning applications, especially pertaining to Royal Hotel Clifton Hill and 193 Queens Parade. He also forwarded an email on this issue. This lead to a lot of discussion. HAC was of the view that it is a time for an audit of heritage advisers' advice and bring changes as may be needed. 71-73 Smith Street: GC submitted a paper citing the history of the place and the need to correct the dates (See Attachment 2). HAC recommended that the information submitted by GC should be forwarded to the Strategic Planning unit so that it can be considered as a part of a future amendment relating to gaps and anomalies. Interim controls: EC informed about the growing concern of the community about losing the interior of Austral theatre and a likely petition on this subject. He emphasised on the need to explore various possibilities so that interiors of significant heritage buildings can be protected. He also suggested that he would be looking on to the possibility of writing to the Minister to introduce thresholds for interior controls. HAC welcomed the idea of contacting the Minister and indicated their full and ongoing support for any initiative from the Council that can save significant interiors. IW and MM also pointed out that the activity centre DDOs envisage significant heights including on the theatre sites which would not only have a detrimental impact to the heritage buildings but would 	<p><u>Actions</u></p> <ul style="list-style-type: none"> <i>That HAC Delegate's report include HAC's concern about the quality of heritage adviser's advice leading to loss of local heritage.</i> <i>That RS forward GC's paper to Strategic Planning unit.</i>

also result in significant impact to the heritage character of the precinct.	
9. <u>Dates for forward meetings:</u> The chair confirmed following date for the future meeting: <ul style="list-style-type: none">• Tuesday 14 September	<u>Action</u> <i>That RS organise the agenda and the meeting as per the schedule.</i>

Paint controls for heritage properties on Gertrude Street, Fitzroy

Greg Chenhall and Jenni Morrison
7 July 2021

Recommendation

It is recommended that paint colour controls be introduced into HO334 as well as introducing the need that previously unpainted surfaces remain unpainted on Contributory, Individually Significant and VHR buildings.

Below is a photo of the recent paint scheme on the corner hotel at 148 Gertrude Street, Fitzroy.



The hotel on this site was built in 1854 and called Drewery's Family Hotel, now The Gertrude. It is one of only 3 remaining hotels of the original 14 in Gertrude Street and is in Heritage Overlay 334 (South Fitzroy Precinct), listed as Contributory.

Council's Gertrude Street Built Form Framework (Prepared by Hansen Partnership in conjunction with GJM Heritage for City of Yarra, November 2019) does not specifically recommend paint colour controls for Gertrude Street. Jenni Morrison has spoken with an author of that report and the reason was to keep the status quo — that is, paint controls were not fully considered as part of that report.

This heritage hotel has recently been painted black, fluoro pink, fluoro yellow, has a wall of zebra stripes and racing stripes on the corner. There is concern that the owners don't know where to stop!

In the Yarra Planning Scheme the following clauses are relevant:

22.02-4

To conserve the historic fabric and maintain the integrity of places of cultural heritage significance. *This pub is culturally significant in Fitzroy.*

22.02-5.7.1

Encourage to respect the heritage character of the surrounding historic streetscape.

Encourage to be visually recessive and not dominate the heritage place.

22.02-54

Encourage paint colours to be consistent with the period of the heritage place.

Melbourne City Council has external paint controls in the suburbs with heritage overlays e.g. Carlton and East Melbourne, either side of Fitzroy.

Port Phillip Council has external paint controls in the heritage overlays.

These councils have the same Planning Heritage Overlay Decision Guidelines as Yarra.

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Delegates Report



This Delegates Report is presented for Council's consideration under the provisions of clauses 63 and 65 of the Yarra City Council Meeting Procedures Local Law 2011.

Committee	Heritage Advisory Committee
Appointed Councillors	Bridgid O'Brien, Edward Crossland and Anab Mohammad
Date of Committee Meeting	13 July 2021
Date of Report	17 July 2021
Report Author	Bridgid O'Brien

DELEGATES REPORT

The Heritage Advisory Committee met on 13 July 2021. Crs O'Brien and Crossland were in attendance and co-chaired the meeting. Cr O'Brien provides this report to Council.

Agenda items for this meeting included:

1. Actions arising from the previous meeting:

Regarding the workshop with traffic and road engineers HAC recommended that the members would need more than 4 weeks' notice to prepare for the workshop.

2. Yarra Planning Scheme Amendment C269:

Whilst HAC members acknowledged that some changes have been made by the officers in responding to their submissions they had some key areas of concern.

After a considerable discussion the Committee resolved to advise Council that the preferred version of Amendment C269 should include the following:

I. Remove reference to 14 stories

At Clause 02.01 '**Context**' under the sub heading **Built Environment and Heritage** the beginning of the fourth paragraph states:

'The existing scale of development within the municipality is mostly characterised by low to mid- rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character.'

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Table 1 is quite deficient and should not be relied upon exclusively until it is greatly enhanced.

3. HAC feedback on Heidelberg Road:

The following points were raised:

- 20 m high street wall for precinct 3A will be very tall.
- There is a need to protect views to the chimney.
- There is a need that Council work with the City of Darebin on Heidelberg Road heights to avoid a canyon effect.

It was agreed that members can comment individually via the *Have Your Say* page of City of Yarra website by 27 July.

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A paper on paint controls for heritage properties on Gertrude street Fitzroy (Attachment 1) which lead to the discussion about the current Planning Scheme requirements was presented. HAC requested the Senior Heritage Officer provide a clarification by email about the existing paint controls in the Planning Scheme.

The committee considered that it would be important to introduce paint colour controls in the World Heritage Environs Area. It was also discussed that this issue can be pursued as a part of the feedback to World Heritage Environs Area Strategy Plan.

5. Updates:

The Senior Heritage Officer provided following updates:

- Two new heritage walks for Richmond Hill and Cremorne precincts have been added on the City of Yarra website.
[Heritage walks | Yarra City Council](#)
- Links to all the heritage precincts have also been included on the heritage website.
[Heritage precincts | Yarra City Council](#)
- Registrations Hearings: Heritage Council of Victoria will soon be considering Registrations hearing on Fairfield amphitheatre and kiosk, Fairfield and Queens Parade shopping precinct.
- Heritage budget 2021-22: The Senior Heritage Officer (RS) informed the committee that a new position of Heritage Officer (Indigenous speciality) has been approved in the budget for the year 2021-22.
HAC requested that RS include a key item with substantial time to workshop key objectives and deliverables for a new heritage department for the Council as one of the key actions of the Heritage Strategy, adopted by the Council.
- Activity centre and mixed-use precincts: Brunswick Street, Smith Street, Gertrude Street, Alexandra Parade (DDO 38) Victoria Parade (DDO39) are awaiting decision from the Minister and Collingwood South DDO23, the existing interim DDO has been extended until June 2022.
- World Heritage Environs Area Strategy Plan consultation is likely to start soon.

6. Other matters:

- HAC requested to meet the new Manager City Strategy at the next HAC meeting if possible.

- Quality of heritage advice: It was raised that the heritage advice on planning applications, especially pertaining to Royal Hotel Clifton Hill and 193 Queens Parade was considered poor. HAC is of the view that it is high time for an audit of heritage advisers' advice and bring changes as may be needed.
- 71-73 Smith Street: A paper citing the history of the place and the need to correct the dates (See Attachment 2) was discussed. HAC recommended that the information and paper be forwarded to the Strategic Planning unit so that it can be considered as part of a future amendment relating to gaps and anomalies.
- Interim controls: Cr Crossland informed the committee of a growing concern in the community about losing the interior of the Austral theatre and a likely petition on this subject. He emphasised the need to explore various possibilities so that interiors of significant heritage buildings can be protected. He also suggested that he would be looking into the possibility of writing to the Minister to introduce thresholds for interior controls. HAC welcomed the idea of contacting the Minister and indicated their full and ongoing support for any initiative from the Council that can save significant interiors. It was also discussed that the activity centre DDOs envisage significant heights including on the theatre sites which would not only have a detrimental impact to the heritage buildings but would also result in significant impact to the heritage character of the precinct.

PROPOSED MOTION

1. That Council:
 - (a) note this Delegate's Report;
 - (b) thank the committee for their expertise and advice.

Heritage listing of 71 & 73 Smith Street, Fitzroy

Greg Chenhall presenting a report by Josephine Lee

7 July 2021 for HAC meeting 13 July 2021

Summary

In addition to the recommendation made by GJM Heritage in the Brunswick Street and Smith Street Heritage Assessments, which reassess the significance of shops at 51 to 69 Smith Street, the much older pair of bluestone and brick shops at 71 and 73 Smith Street now need to be recognized for their **1854** construction date, high degree of intactness and continuous occupation.

Recommendation

To update the record of construction date for 71 and 73 Smith Street at the same time as the recommendations regarding the properties to the south are implemented.

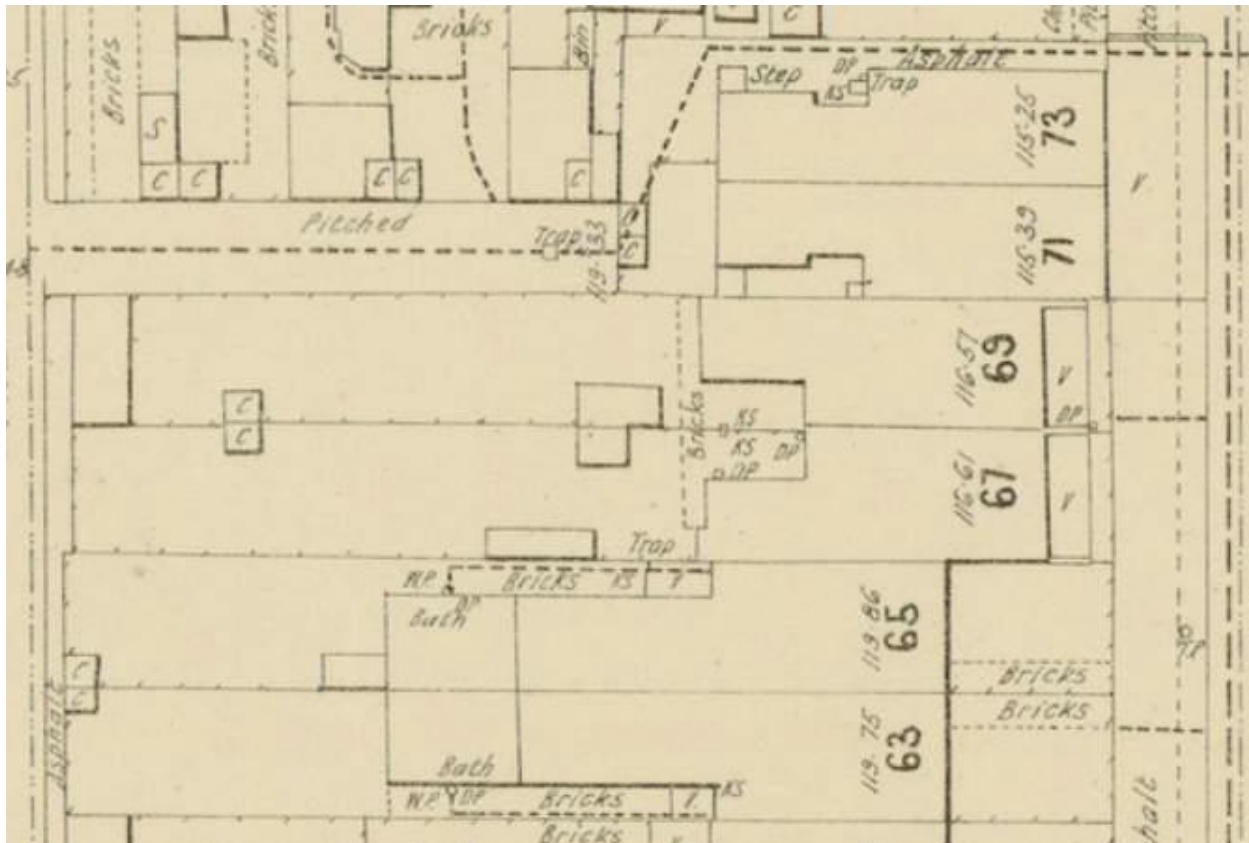
Paper

History of 71 and 73 Smith Street, Fitzroy: a pair of bluestone shops built in 1854.

Based on the 2014 *Heritage Gaps Study* by Anthemion Heritage Consultancies, the pair of two-storey bluestone and brick shops now numbered 71 and 73 Smith Street have been included in the Yarra Planning Scheme Heritage Overlay 464 (Smith Street South Precinct), as individually significant. That study suggests that the existing buildings were built in 1883/4 based on their 'Boom style detailing'.

Researching family history, my partner has identified the land now known as 69 Smith Street as formerly belonging to his great-grandfather Edward Paterson, a builder who worked in Fitzroy in the 1850s and 1860s. (This Paterson is not that of the Paterson Emporium family.)

Knowing that the wooden dwelling recorded on this land in the Burchett Index dated 30 August 1843 was long since replaced, we visited the site anyway and were surprised to discover the two apparently intact bluestone shops on the much smaller parcel of land to the north.



The current layout of the buildings matches the MMBW 1898 plan for this land. The shallow depth of the site seems to have discouraged redevelopment, such as has occurred in the 1890s on the larger sites to the south. Interior inspections reveal many details typical of early bluestone construction and some evidence of later Victorian shopfront alterations.

The recent Brunswick Street and Smith Street Heritage Assessments undertaken by GJM Heritage reassess the significance of shops at 51 to 69 Smith Street and recommends that internal controls imposed after the 2014 Anthemion Gaps study be removed. We would also like to see the assumed 1880s dates for the bluestone and brick shops at 71 and 73 be corrected to show an 1854 construction date. These may in fact be some of the earliest remaining shops in Smith Street.

The following is the detailed research we have undertaken to back up the claim. The 1914 Gaps Study did not allow for detailed rate book research, which we have now undertaken.

Prior to the 1858 creation of Fitzroy as a separate municipality, the site now occupied by 71 and 73 was known as 49 Smith Street.

The Burchett Index has an entry for May 1854 for the corner of Smith and Gertrude for 'two 2-storey bluestone and brick shop/dwellings for owner John F Lindsay. We know

that these two shops were some distance south of the corner, which remained as vacant unenclosed land during the nineteenth century and is now in part a triangular public park.

The first rate notices for the next land south of Gertrude has two identical entries describing 'stone house 3 rooms, shop, yard and wood convenience'. The northernmost of the pair always had a higher rate value because it includes a right-of-way inside the north boundary, which remains to this day fenced into Lot 1 (No 73).

There was no appreciable change in ratable value until 1873. The buildings continued to be occupied, suggesting that they were modified by the addition of the ornate shopfronts and upper pediments now visible, rather than newly constructed at this date.

The site of the two brick shops, possibly then known as 69 and 71, had two occupiers listed every year in Sands and McDougall for the years 1868 to 1892, indicating two separate shops. Barling W, bootmaker, was the occupier of 73 from 1889–1892. Kingston Umbrellas occupied 71 from 1874–1878.





Summary

In addition to the recommendation made by GJM Heritage in the Brunswick Street and Smith Street Heritage Assessments, which reassess the significance of shops at 51 to 69 Smith Street, the much older pair of bluestone and brick shops at 71 and 73 Smith Street now need to be recognized for their **1854** construction date, high degree of intactness and continuous occupation.

Josephine Lee

Extract from page 3 of Brunswick and Smith Street Built Form Review: Heritage Analysis & Recommendations by GJM Heritage 25 Nov 2019

1.1.2 Brief History of Smith Street

The following brief history is drawn from the Statement of Significance for HO333 Smith Street Precinct, the 1998 *City of Yarra Thematic History* (Allom Lovell & Associates) and supplemented with additional research.

Smith Street was originally established as a route from Melbourne to Heidelberg, following an irregular track that ran north-east from the top of Bourke Street. Robert Hoddle's survey re-routed and formalised the track into the new Eastern Road, later

named Smith Street. It was to form the boundary between Fitzroy and Collingwood and was first subdivided by the colonial government in 1838. Private subdivisions on the western (Fitzroy) side of the street occurred from 1842. Subdivision commenced on the eastern (Collingwood) side in 1849.

Allotments in Smith Street remained largely undeveloped until 1851 when industry began to develop in the area. The absence of a local government and the subsequent lack of local facilities accounted for this slow growth. The area experienced a rapid population boom following the gold rush and by the mid-1860s a number of small businesses were operating on Smith Street; the east side of the street in particular accommodated a variety of shops serving local everyday needs. Examples of this type of development include the shops at 293–295 Smith Street (1852–3), which are some of the earliest surviving retail buildings in Melbourne. The Grace Darling Hotel (no. 144), built in 1854 and the former Foresters Hall at no. 114 (1868) are early buildings of architectural note on Smith Street.