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BUILT FORM REVIEW:

FITZROY WEST MIXED USE PRECINCT

HERITAGE ANALYSIS & RECOMMENDATIONS

PREPARED FOR: City of Yarra

DATE: 12 November 2020

FILE: 2020-008

This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. The subject site forms part of the 37.5% of Victoria where there is currently no formally recognized Traditional Owner groups. Nonetheless, we acknowledge the Traditional Owners of the land at this place and pay our respects to their Elders past, present and emerging. For more information, please visit <https://www.aboriginalvictoria.vic.gov.au>

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Cover Image: *the south side of Kerr Street looking east from the intersection with Fitzroy Street (October 2018)*

GLOSSARY OF ABBREVIATIONS

Appendix 8	Incorporated Document 'City of Yarra Review of Heritage Overlay Areas 2007: Appendix 8 (revised May 2018)'
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
DDO	Design and Development Overlay
DPO	Development Plan Overlay
DELWP	Department of Environment, Land, Water and Planning
GRZ	General Residential Zone
HO	Heritage Overlay
I3Z	Industrial 3 Zone
MAC	Major Activity Centre
MUZ	Mixed Use Zone
NAC	Neighbourhood Activity Centre
NRZ	Neighbourhood Residential Zone
PPN	Planning Practice Note
VHR	Victorian Heritage Register

All photos taken by GJM Heritage in October 2018 and March 2020 unless otherwise stated.

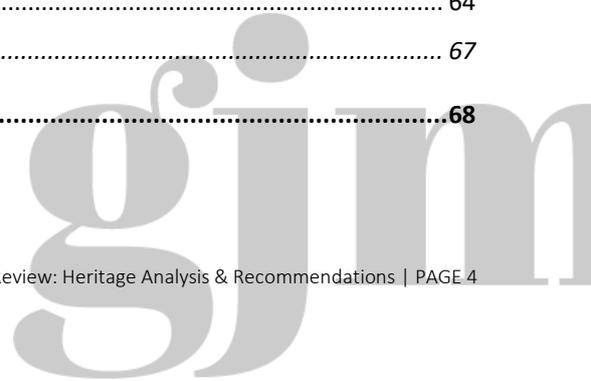
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EXECUTIVE SUMMARY

Hansen Partnership, on behalf of the City of Yarra (Council), has prepared a Built Form Review of three precincts: Alexandra Parade, Victoria Parade and Fitzroy West. This forms part of a larger project that considers built form controls for commercial high streets and mixed use / commercial zoned precincts within Fitzroy, Collingwood and (part) Clifton Hill (Figure 1). The purpose of this Built Form Review work is to determine where and how new development can appropriately occur. The desired built form outcomes will be translated into Design and Development Overlay (DDO) controls for the study area.

This report specifically considers the Fitzroy West Precinct (also referred to as the 'study area' in this report) which generally includes land within the northern part of Fitzroy between Nicholson and Brunswick Streets. The heritage advice contained within this report will help ensure that the Built Form Review and the subsequent DDO controls appropriately respond to the heritage fabric and values of the study area.

This report considers the built form parameters that are required to ensure the values of heritage places within the Fitzroy West Precinct are appropriately managed and protected, and that good heritage outcomes are being achieved for potential new or redevelopment on land subject to, or abutting, the Heritage Overlay.

Part II of this report provides an analysis of gaps, inconsistencies and inaccuracies in the current heritage controls within the study area and provides recommendations for addressing these issues.

This Heritage Analysis and Recommendation Report is presented in three parts:

Part I: The Project and Planning Framework

Part I introduces the project, the methodology applied to the project and the planning framework in which the project is occurring.

Part II: Heritage Analysis

Part II contains a heritage analysis of the study area. It details the heritage qualities and values of each precinct, identifies any gaps or issues with the existing heritage framework and provides recommendations for appropriately managing heritage places within the study area.

Part III: Built Form Recommendations

Part III contains specific built form recommendations to ensure heritage places and values are appropriately managed within a changing urban context. The specific recommendations are informed by modelling prepared by Hansen Partnership.



Figure 1. Brunswick and Smith Street Study Area

Source: 'Figure 2: Brunswick & Smith Street Built Form Review - Precincts' from the Victoria Parade Built Form Framework (Hansen Partnership, December 2020).

The Fitzroy West Precinct is denoted by the 'FW' and is mid-blue in colour.



PART I: THE PROJECT AND PLANNING FRAMEWORK



1.0 INTRODUCTION

1.1 YARRA'S HIGH STREETS & MIXED USE POCKETS

The City of Yarra is endowed with one of the largest and most highly intact collections of turn of the century 'High Streets' in the State of Victoria. These High Streets include the Major Activity Centres of Swan Street and Bridge Road in Richmond, Brunswick Street in Fitzroy, Smith Street straddling the suburbs of Fitzroy and Collingwood and Victoria Street, in Abbotsford and Richmond. They also include a number of Neighbourhood Activity Centres, including Gertrude Street in Fitzroy, Johnston Street in Fitzroy & Collingwood, Rathdowne Street and Nicholson Street in Carlton North, St Georges Road in Fitzroy North, and Queens Parade in Fitzroy North & Clifton Hill. Interspersed within these areas are various mixed use and commercial pockets, such as the Fitzroy West Precinct, that combine low scale residential development, former industrial and warehousing sites and local commercial offerings.

The value of these areas to the community is recognised by their inclusion in the Heritage Overlay of the Yarra Planning Scheme. However, the Activity Centre status of these High Streets and mixed use precincts presents a challenge: how do we manage the tension between the desire to retain these heritage values of these areas and the need to ensure the long-term sustainability of these centres and meet the growth objectives of the Yarra Planning Scheme?

1.2 BRIEF DESCRIPTION OF THE FITZROY WEST STUDY AREA

The Fitzroy West study area comprises the Mixed Use Zoned (MUZ) land within the area generally bounded by Alexandra Parade to the north, Brunswick Street to the east, Johnston Street to the south and Nicholson Street the west. It also includes the Commercial 2 Zoned (C2Z) land fronting Nicholson Street between Rose and Kerr streets and at the southeast corner of the intersection of Alexandra Parade and Nicholson Street. The majority of this area is designed as a Major Activity Centre within the Yarra Planning Scheme.

Streets are generally narrow (10m wide) with the exception of Westgarth and Kerr streets which have wider carriageways (20m) and are treelined.

The majority of the area is low-rise in scale with a diverse range of uses and building forms, including retail showrooms to Nicholson Street, small-scale factories and warehousing, offices and retail interspersed with residential uses. The study area includes rows of terraced housing, shop/residences, late nineteenth century and early twentieth century former factory buildings and single storey mid-late twentieth century factory and warehouse buildings. The nineteenth and early twentieth century buildings do not exceed two storeys in height. Buildings are generally constructed of face-brick or rendered masonry with punched window openings and a variety of hipped, pitched and saw-tooth roof forms.

Recent apartment developments on Kerr and Rose Street rise to around six storeys in height. No high-rise (10+ storey) development has occurred in the Fitzroy West Precinct.

The land to the north of the study area is predominately occupied by terraced housing dating from the late-nineteenth and early twentieth centuries. The Brunswick Street commercial High Street is located east of the study area, with the Johnston Street commercial High Street located to the south.

The small pocket at the southeast corner of the intersection of Alexandra Parade and Nicholson Street is occupied by a retail showroom, two low-rise office buildings and an at-grade car park dating from the second half of the twentieth century. These sites abut nineteenth century terraced housing to the east and south.



Figure 2: Fitzroy West precinct – outlined in black.
Source: nearmap, 17 February 2020

1.3 BRIEF HISTORY OF FITZROY WEST

This historical summary is based on the City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998).

Land within Newtown (now Fitzroy) was first offered for sale in 1838, as part of the first 'suburban' land allotments outside of the Melbourne Town Reserve. It was the landowners that laid out the first major streets in the southern portion of Fitzroy – Brunswick and Gertrude Streets. Early development was subsequently concentrated in the south of Fitzroy, while the land to the north remained largely undeveloped, comprising mainly paddocks and semi-rural sites such as dairies, with housing developing primarily after 1850. Following the discovery of gold in Victoria in 1851 and the resultant gold immigration, Fitzroy became the fastest growing ward in Melbourne, with development increasing dramatically in the 1850s.

The Fitzroy West Precinct is located in the north-west portion of Fitzroy, essentially bound by Nicholson Street, Johnson Street, Brunswick Street and Alexandra Parade. From the 1850s this area established as a primarily residential area, with some light industrial development. The densely packed buildings of varying forms and scales are evident on the 1900 Melbourne and Metropolitan Board of Works (MMBW) plan (Figure 3). Evidence of the Victorian-period residential development within the precinct remains at 4 Henry Street (1858), the pair of houses at 51-53 Kerr Street (1860s), the cottage at 10 Argyle Street (c1850-c1880), terrace houses at 2-6 Spring Street (c1870-c1890) and the houses at 81-87 Westgarth Street (1880-1890). Interspersed amongst the residences were light industrial complexes, such as the Arthur Engineering Co. factory (c1870-c1890; 71 Argyle Street), the factory at 66 Leicester Street (c1864; later served as the Melbourne Chess Club), the former Cordial Factory (1870-1890; 14-16 Argyle Street) and the factory/warehouse at 70 Leicester Street (1873). Serving the surrounding community were the former Wesleyan Church (c1850-c1870; 406-408 Fitzroy Street) and the corner hotels, such as the West of England Hotel (c1860-c1890; 385-393 Fitzroy Street) and Leicester Arms Hotel (1872; 81 Leicester Street).

Following the 1890s Depression, the economic fortunes of Victoria recovered and development within the precinct continued at a slower but steady pace throughout the first half of the twentieth century. Some residences and industrial complexes were constructed during the Edwardian period, retaining the mixed character of the area. However, development during the Interwar and Postwar periods was chiefly industrial, with the construction of new factories and warehouses. Since the 1970s the precinct has again seen an increase in development, with approximately one in five properties re-developed with light industrial factories, warehouses, and residential buildings.

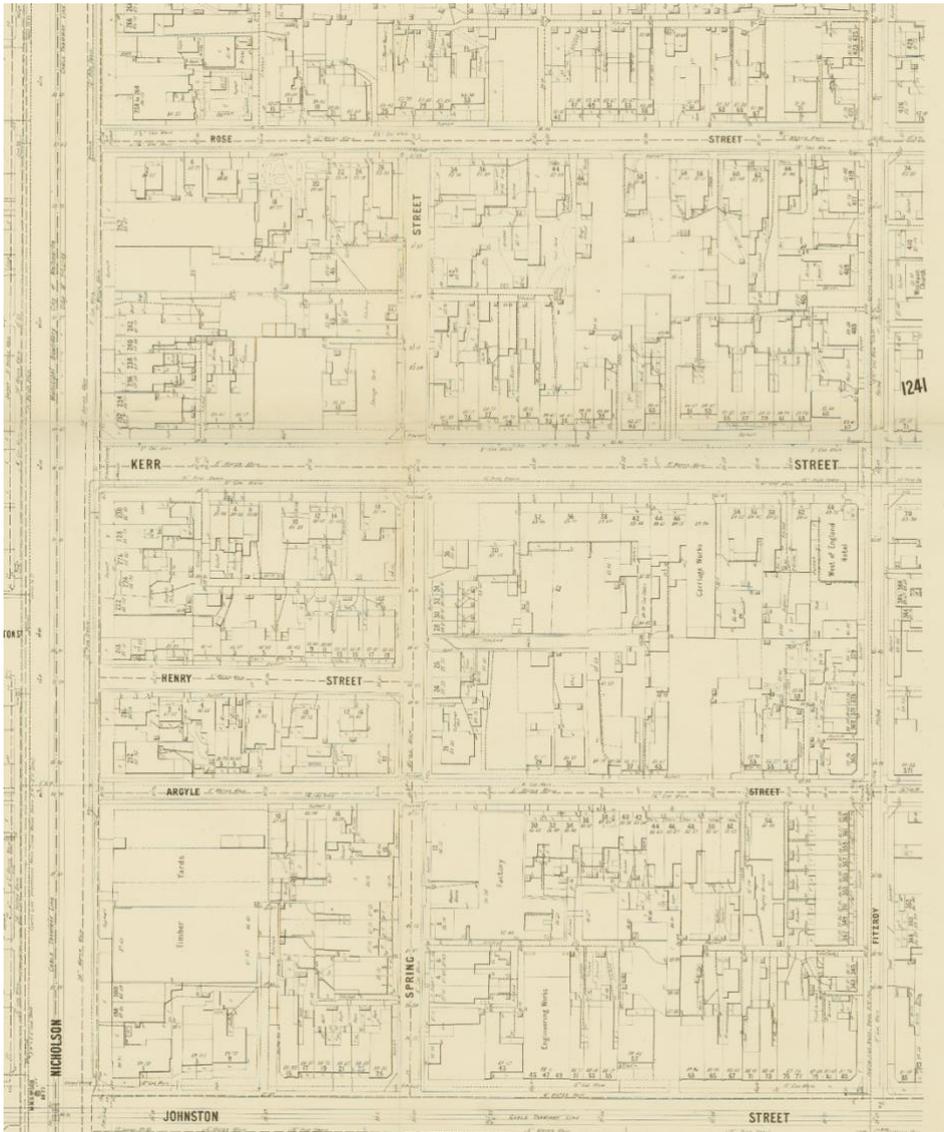


Figure 3: The dense development of the area between bounded by Rose, Brunswick, Johnston and Nicholson streets is evident by 1900. (MMBW Detail Plan 1241, dated 1900)



Figure 4: Fitzroy Street, Fitzroy during road reconstruction c1927 (COYL, Images FL1169)



Figure 5: Harrison's Cordial Factory from the corner of Argyle and Spring streets n.d. (COYL, Images FL1471)

Sources

Allom Lovell & Associates (1998), *City of Yarra Heritage Review, Thematic History*.

City of Yarra Libraries (COYL), online picture collection.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No. 1242, dated 1900.

1.4 SCOPE OF THE HERITAGE ANALYSIS & RECOMMENDATIONS REPORT

GJM Heritage has been commissioned to provide a detailed analysis of the heritage considerations for the Brunswick and Smith Street Built Form Review project area and to provide recommendations for the future management of these areas in the context of potential new development. This report considers the Fitzroy West Precinct and has been prepared simultaneously with those considering the Alexandra Parade and Victoria Parade precincts.

The following precincts have previously been considered in the *Brunswick and Smith Street Built Form Review*, GJM Heritage, 25 November 2019:

- Brunswick Street Activity Centre Spine
- Town Hall Mixed Use Precinct
- Smith Street Activity Centre Spine
- Johnston Street Activity Centre Spine
- Fitzroy East Mixed Use Precinct.

The proposed Gertrude Street Precinct and the MUZ area south of Gertrude Street between Young and Little Napier Streets was reviewed through the *Gertrude Street Built Form Framework: Heritage Analysis & Recommendations*, GJM Heritage, 9 December 2019.

The Collingwood Mixed Use Precinct was considered as part of a separate study: *Collingwood Mixed Use Pocket Heritage Analysis & Recommendations*, GJM Heritage, 6 June 2018.

The principal purpose of our engagement as part of this project is to ensure that any DDO controls arising from the Built Form Review take proper account of the heritage values of the precincts and individual buildings within the study area, in order to ensure appropriate weight is given to heritage when considering new development within the Fitzroy West Precinct.

The analysis within this report builds on the previous built form reviews and heritage analysis work conducted within the City of Yarra, and considers the parameters necessary to appropriately manage increased commercial and residential development within the precinct.

1.5 METHODOLOGY

The key documents informing the heritage analysis are:

- Yarra Planning Scheme Heritage Overlay Maps 1HO and 5HO
- Relevant Statements of Significance for heritage places and precincts within the study area and associated heritage studies
- Incorporated Document 'City of Yarra Review of Heritage Overlay Areas 2007: Appendix 8 (revised May 2018)' (Appendix 8)
- City of Yarra Heritage Grading Maps.

The above documents have been reviewed in the context of the following clauses of the Yarra Planning Scheme and the relevant Planning Practice Notes (PPNs) published by the Department of Environment, Land, Water and Planning (DELWP):

- The relevant provisions of the Yarra Planning Scheme, in particular, are:
 - Clause 15.03-1S 'Heritage conservation'
 - Clause 21.05-1 'Heritage'
 - Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay'
 - Clause 22.10 'Built Form and Design Policy'

- Clause 43.01 'Heritage Overlay'
- Clause 43.01 'Schedule to the Heritage Overlay'
- Clause 71.02-3 'Integrated Decision Making'
- PPN 1: *Applying the Heritage Overlay* (August 2018) (PPN1)
- PPN 59: *The role of mandatory provisions in the planning schemes* (September 2018) (PPN59)
- PPN 60: *Height and setback controls for activity centres* (September 2018) (PPN60).

We note that the Minister for Planning has authorised the preparation and exhibition of Amendment C269yara to introduce a new Municipal Planning Strategy, local policies and supporting documents into the Yarra Planning Scheme. This amendment has gone on exhibition but is at an early stage of the amendment process, therefore the advice provided in this report has been informed by the relevant existing Local Planning Policy, in particular clauses 22.02, 22.03 and 22.10.

The following Planning Panels Victoria (Panel) reports are relevant to the implementation of the Built Form Review, particularly as many consider the appropriateness of DDOs (containing both mandatory and discretionary provisions) within activity centres (or in the case of Melbourne Amendment C240, the Capital City Zone) that are also subject, in part, to the Heritage Overlay:

- Boroondara C108 'Neighbourhood Centres and Commercial Corridors' (26 February 2014)
- Moreland Planning Scheme Amendment C134 'Brunswick Activity Centre' (15 May 2015)
- Melbourne Planning Scheme Amendment C240 'Bourke Hill' (4 May 2015)
- Bayside Planning Scheme Amendments C113, C114 and C115 'Mandatory provisions for the Sandringham Village, Bay Street and Church Street Activity Centres' (14 January 2015)
- Whitehorse Planning Scheme Amendment C175 'Box Hill Metropolitan Activity Centre' (6 October 2017).
- Stonnington Planning Scheme Amendment C223 'Glenferrie Road and High Street Activity Centre' (15 December 2017)
- Darebin Planning Scheme Amendment C161 'Fairfield Village' (3 December 2018)
- Yarra Planning Scheme Amendment C220 'Johnston Street Built Form Controls' (22 February 2019)
- Melbourne Planning Scheme Amendment C308 'Central Melbourne Urban Design' (16 May 2019)
- Yarra Planning Scheme Amendment C231 'Queens Parade Built Form Review' (31 October 2019)
- Yarra Planning Scheme Amendment C223 '81-95 Burnley Street and 26 Doonside Street, Richmond' (23 July 2020)
- Yarra Planning Scheme Amendment C191 'Swan Street Built Activity Centre' (15 October 2020).

The following reports have also informed this study:

- 'Review & Development of the City of Yarra Landmarks Policy – Landmarks & Views Assessment' prepared by Ethos Urban for the City of Yarra, October 2019.
- 'Fitzroy & Collingwood Built Form Review Stage 2: Fitzroy West Built Form Framework', Hansen Partnership, April 2020.
- Previous heritage built form reports and analysis prepared by GJM Heritage for the Brunswick and Smith Street, Swan Street and Queens Parade study areas.

We have approached the preparation of our heritage analysis as follows:

1. Completion of a desktop review of the above listed documents, heritage mapping and grading information, and the Statements of Significance for heritage places within the study area, including those places included in the Victorian Heritage Register (VHR). The extent of the Heritage Overlays were cross-checked against Google Streetview and VicPlan. This preliminary review familiarised the project team with the heritage fabric of the study area prior to fieldwork being undertaken.
2. Completion of fieldwork by Jim Gard'ner and Ros Coleman of GJM Heritage. All buildings and structures within the study area were inspected from the public realm with particular attention paid to the presentation of heritage buildings to the public realm (principally the street frontage). The purpose of the fieldwork was to:
 - Review the suitability of the extent of the existing Heritage Overlays and to identify if gaps existed.
 - Review the suitability of the existing Statements of Significance for heritage places against the extant heritage fabric and to identify where the statements required updating for the purposes of properly considering built form recommendations.
 - Review the extant heritage fabric against the heritage gradings contained within Appendix 8 and the Yarra Heritage Grading Map to identify any significant inconsistencies or inaccuracies.
 - Review the heritage buildings and streetscapes within the study area to identify the architectural and streetscape heritage features (e.g. parapets, roof forms, view lines, corner sites) that are relevant to a consideration of built form recommendations.
3. Participation in a workshop with Council and Hansen Partnership. The workshop:
 - Reviewed the proposed 'built form precincts' within the study area, characterised by existing built form characteristics.
 - Identified the desired future character of the built form precincts against heritage analysis and state and local planning policy drivers.

- Identified local landmarks.
 - Tested built form parameters for new development against the existing heritage fabric utilising cross-sectional drawings with sight-lines taken at natural eye level (1.6m) on the public footpath, and 3D modelling prepared by Hansen Partnership. Views were only considered from public streets; laneway and private realm views were not assessed.
4. Finalisation of heritage recommendations for new built form parameters having considered the above.

2.0 ANALYSIS OF THE PLANNING CONTEXT

2.1 ACTIVITY CENTRE PLANNING AND HERITAGE

The *Planning & Environment Act 1987* and the Victoria Planning Provisions (VPP) requires planning and responsible authorities to take a balanced approach to strategic and statutory planning functions that consider potentially competing objectives in an integrated manner to deliver a net community benefit for current and future generations.

The objectives of planning in Victoria as set out in Section 4(1) of the Planning and Environment Act are:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*
- *To facilitate development in accordance with the objectives set out in the points above.*
- *To facilitate the provision of affordable housing in Victoria.*
- *To balance the present and future interests of all Victorians.*

Clause 71.02-3 of the VPP addresses 'integrated decision making', and states:

Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

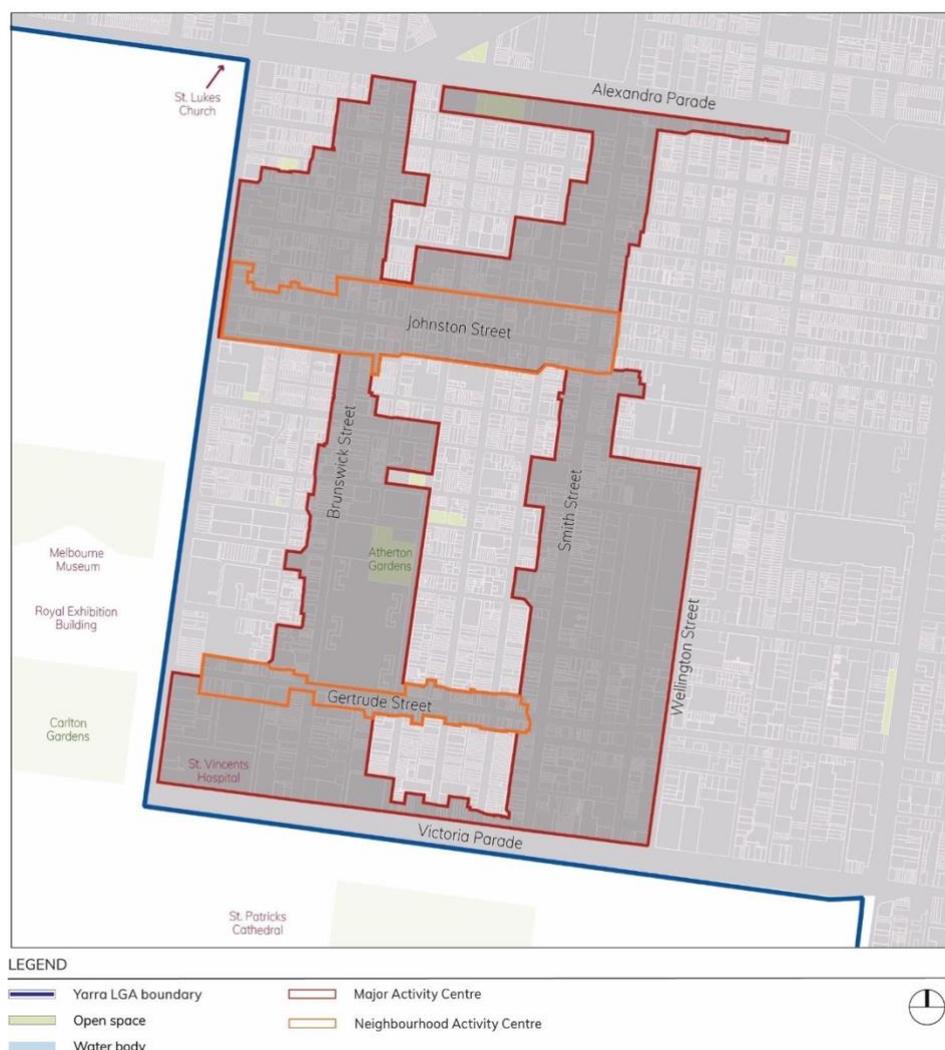
Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

Activity Centres and mixed use precincts that are also subject to extensive Heritage Overlay controls, such as the majority of the Fitzroy West study area, are an example of where the tension between competing planning objectives must be resolved in a balanced way. Fitzroy West has excellent public transport connections, vibrant retail, commercial and hospitality uses and a high demand for housing choice. The Fitzroy West Precinct houses a diverse range of uses and building types within which there are areas of highly intact late nineteenth century terraced housing and individual heritage buildings that are highly valued by the local community. A balance between the demand for more intensive development with the management of heritage values is therefore required. To achieve this, it is considered necessary that any DDO – and the background work that underpins it – specifically includes heritage considerations which frames the design objectives.

Amendment C269yara proposes to introduce Clause 11.03-1L to the Yarra Planning Scheme which provides local policy in relation to Major, Neighbourhood and Local Activity Centres and designates the majority of the Fitzroy West study area as a Major Activity Centre (MAC) (Figure 6). Note: the small part of the study area located at the southeast corner of the Intersection of Alexandra Parade and Nicholson Street does not form part of any proposed or designated Activity Centre.

Figure 6. Major and Neighbourhood Activity Centres in Fitzroy (Council endorsed version of Clause 11.03-1L)



2.2 YARRA PLANNING SCHEME – HERITAGE PROVISIONS

Council has well-established heritage provisions within its planning scheme at Clauses 21.05-1 and 22.02. Also of relevance to the protection of the heritage values of the study area is Clause 22.03, which includes policy to protect the visual prominence of landmarks visible from within the study area and Clause 22-10 which includes policy for new development abutting land within the Heritage Overlay

2.2.1 Heritage Policy

The relevant objective within Clause 21.05-1 ‘Heritage’ of the Municipal Strategic Statement (MSS) is *Objective 14: To protect and enhance Yarra’s heritage places*. The relevant strategies to implement this objective are:

- *Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.*
- *Strategy 14.2 - Support the restoration of heritage places.*



- *Strategy 14.3 - Protect the heritage skyline of heritage precincts.*
- *Strategy 14.4 - Protect the subdivision pattern within heritage places.*
- *Strategy 14.5 - Protect the significant landscape and heritage within streets, parks, gardens, waterways or other open spaces*
- *Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.*
- *Strategy 14.7 Protect sites of significance to Aboriginal people.*
- *Strategy 14.8 Apply the Development Guidelines for sites subject to a Heritage Overlay policy at clause 22.02.*
- *Strategy 14.9 Apply the Landmarks and Tall Structures policy at clause 22.03.*

Objective 14 and its associated strategies are considered to be generally compatible with appropriately sited and scaled higher density development within those parts of the Fitzroy West Precinct that are not solely occupied by rows of terraced housing. Strategy 14.3 to 'Protect the heritage skyline of heritage precincts' would not be achieved unless new upper-level development was to be of such low scale that it was fully concealed when viewed from the opposite side of the street as defined by the sightline tests described in Figures 2 and 3 of Clause 22.02. Avoiding any new visible built form above the parapets of buildings within the Heritage Overlay - although achieving the 'best' heritage outcome - would not enable a level of development that may reasonably be expected to be achieved within this diverse mixed use precinct, nor meet other strategic directions of the Yarra Planning Scheme. A balance therefore needs to be struck between achieving the outcome sought by Strategy 14.3 and meeting the development objectives of the City of Yarra. An acceptable heritage outcome would be one where, although new built fabric is visible above the parapets, roofline or chimneys of these buildings, the development is of a scale, set back and massing such that it retains the primacy of the heritage streetscape and avoids visually dominating existing heritage buildings and streetscapes.

It is considered that those areas of the study area containing only rows of single- or two-storey terraced housing cannot reasonably achieve higher density development without compromising the heritage value of these areas.

Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' provides detailed guidance for development of places within the Heritage Overlay, including demolition. The relevant objectives of Clause 22.02 are:

- *To conserve Yarra's natural and cultural heritage.*
- *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
- *To retain significant view lines to, and vistas of, heritage places.*
- *To preserve the scale and pattern of streetscapes in heritage places.*
- *To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.*

- *To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.*
- *To ensure that additions and new works to a heritage place respect the significance of the place.*
- *To encourage the retention of ‘individually significant’ and ‘contributory’ heritage places.*
- *To protect archaeological sites of cultural heritage significance.*

Again, these objectives do not preclude higher density development within the Fitzroy West Precinct with the exception of those parts of the study area occupied by single- and two-storey terraced housing. Larger scale development in these areas would be incompatible with the objective *‘To preserve the scale ... of streetscapes in heritage places’*.

The demolition policy provided at Clause 22.02-5.1 encourages the retention of ‘individually significant’ and ‘contributory’ buildings within a heritage precinct. Removal of part of a heritage place or contributory element is contemplated if (in general terms) it can be demonstrated that the removal of the part will not adversely affect the significance of the building, or – for a contributory building – the part is not visible from the street, abutting a park or public open space.

Given that the significance of most heritage places within the Fitzroy West Precinct lies predominantly in their presentation to the public realm, including facade detailing and the fine-grained pattern of subdivision, it is considered that a certain amount of rear demolition and redevelopment can be contemplated under the existing (or proposed) heritage policy.

With the exception of those heritage places included on the VHR – and therefore regulated under the *Heritage Act 2017* – the heritage controls within the Yarra Planning Scheme effectively limits the control of heritage fabric within the study area to that which is visible from the street, including primary building facades, rear laneway views (where they exist) and visible roof and chimney elements..

In relation to ‘New Development, Alterations and Additions’, Clause 22.02-5.7.1 sets out the following policy:

General

Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*
- *Not remove, cover, damage or change original historic fabric.*

- *Not obscure views of principle façades.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.

Minimise the visibility of new additions by:

- *Locating ground level additions and any higher elements towards the rear of the site.*
- *Encouraging ground level additions to contributory buildings to be sited within the ‘envelope’ created by projected sight lines (see Figure 1).*
- *Encouraging upper level additions to heritage places to be sited within the ‘envelope’ created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).*
- *Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.*

Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

The policy for full or partial concealment of rear additions to residential buildings as described in Figures 2 and 3 of the General Policy at Clause 22.02 is modified by the Specific Requirements at Clause 22.02-5.7.2 that applies to corner sites and sites with dual frontages, and industrial, commercial and retail heritage places:

Corner Sites and Sites with Dual Frontages

Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

...

Industrial, Commercial and Retail Heritage Place or Contributory Elements

Encourage new upper level additions and works to:



- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent.*

The specific provisions prevail over the general policy where there is a conflict or inconsistency. This establishes an expectation that new development behind industrial, commercial and retail buildings within the Heritage Overlay is not going to be fully or substantially concealed from public realm views. In addition, it should be noted that Kerr and Westgarth streets, like the typical commercial high streets in the City of Yarra, are 20m wide (building line to building line) whereas the remaining streets within the study area are approximately 10m wide, consistent with the residential examples shown in Figures 2 and 3 of Clause 22.02-5.7.1. In effect, the wider the street, the more visible a new rear development will be.

Although a greater level of concealment would generally provide a better heritage outcome, this specific sightline-based guidance in the heritage policy is designed to preserve and enhance the character and appearance of predominantly one and two-storey dwellings within typical narrow residential streets and the policy does not require that this be applied to multi-storey development of commercial or industrial buildings.

Further, the policy at 22.02-5.7.1 to ‘Discourage elements which ... are not contemporary with the era of the building such as ... reflective glass, glass balustrades and pedestrian entrance canopies’ may not achieve an appropriate urban design and architectural outcome in the industrial parts of the Fitzroy West Precinct. In such areas, a ‘contrasting’ or ‘interpretative’ design approach for new taller development above the heritage building is likely to be more recessive than a ‘respectful’ or ‘historicist’ one that would lead to the new additions inappropriately mimicking the historic form and potentially being more visually intrusive. Additions to the streetscapes of intact terraced housing and shop/residences should be more strictly informed by the materiality, rhythm, fenestration, roof forms and general heritage character of the streetscape.

2.2.2 Landmarks and Tall Structures

Clause 22.03 – ‘Landmarks and Tall Structures’ identifies a number of landmark buildings and advertising signs to which views should be protected. None of the landmarks and tall structures are located within the study area, nor does the study area provide any ‘primary’ or ‘secondary’ views of these structures as defined by the *Landmarks & Views Assessment* (Ethos Urban, October 2019).

2.2.3 Heritage Overlay

The head heritage provision of the VPP, Clause 43.01 ‘Heritage Overlay’, has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Clause 43.01-8 sets out 'Decision Guidelines' – in addition to those included in Clause 65 – that the Responsible Authority must consider before determining a permit application. These are:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*
- *Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.*

While some of these considerations are not obviously consistent with the addition of higher density development behind heritage buildings, the first purpose of 43.01

and the first decision guideline encompasses the whole Municipal Planning Strategy and the Planning Policy Framework (integrated decision-making). Therefore, a balance must be struck by the Responsible Authority between achieving the objectives of the Heritage Overlay and meeting the objectives of other parts of the VPPs including Activity Centre policy and mixed use or commercial zoning. There is established precedent for new rear development to be accommodated behind the front part of heritage buildings in commercial and industrial precincts throughout inner Melbourne without substantially compromising the identified heritage values of these heritage places.



3.0 HERITAGE IN DESIGN AND DEVELOPMENT OVERLAYS – PANEL FINDINGS

Planning Panels Victoria has considered a number of Planning Scheme Amendments that are of particular relevance to this project: Bayside Amendments C113, C114 and C115, Boroondara C108, Darebin Amendment C161, Moreland Amendment C134, Melbourne Amendments C240, Stonnington Amendment C223, Whitehorse Amendment C175, and Yarra Amendments C220 and C231 and C191. While these mainly consider the commercial High Street typology they provide useful guidance for this mixed use precinct that also forms part of a Major Activity Centre.

Panels for these Amendments considered the appropriateness of mandatory controls in the context of PPN59 and, in their recommendations provide guidance on which circumstances mandatory controls should be applied. In response to submissions, they also considered the issue of whether or not the DDO control should include objectives to protect heritage or whether this should be the sole domain of the Heritage Overlay provisions. In addition to these panel reports, Amendment C123 to the Banyule Planning Scheme, approved via ministerial intervention, provides further instruction as to the role of mandatory controls.

In addition, Yarra Amendment C223, while not introducing a DDO does consider the appropriateness of design guidelines to protect the heritage values of industrial buildings, such as those located in the study area.

These reports also provide useful guidance on the form and wording of DDO controls.

In summary, Panel has concluded that:

- The Heritage Overlay identifies what is significant within an Activity Centre.
- Heritage is an appropriate issue for DDOs to provide guidance on to inform future development.
- Mandatory controls should be used in exceptional circumstances and their application should be guided by PPN59 and PPN60.
- Formulae defining the proportion of new built form that can be viewed above the street wall is an appropriate mechanism for informing the design and massing of new built form.

The approach taken in the formulation of the built form controls to manage development affecting heritage places is to complement existing policy. Clause 22.02 - 'Development Guidelines for Sites Subject to the Heritage Overlay' and relevant parts of Clause 22.10 – 'Built Form and Design Policy' have been taken as the starting point for the development of these complementary controls and policy.

Where existing policy is considered to be satisfactory, no additional policy has been recommended. However, specific policy has been recommended where it is considered necessary to provide guidance to recognise the current role of the Fitzroy West Precinct as diverse mixed use area and to enable this future development while protecting its heritage values.

A discussion of the most relevant of the Panel reports is provided below, and at Section 3.10 the recommendations for each panel are summarised with comment on the implications for this review.

3.1 YARRA PLANNING SCHEME AMENDMENT C231

GJM Heritage prepared the Queens Parade Built Form Heritage Analysis and Recommendations (11 December 2017) which informed C231yara. C231yara seeks to apply built form controls in the form of DDOs to Queens Parade, Fitzroy North and Clifton Hill and amend Heritage Overlay controls that apply within the study area.

Of relevance to the Fitzroy West Precinct, the Panel for Amendment C231 found that the strategic work undertaken in support of the Amendment was strong and that it assisted in justifying the majority of the built form parameters recommended in DDO16, particularly with respect to mandatory controls. At p29 of the Panel Report, the Panel notes that:

Exceptional circumstances exist for the application of mandatory controls for development as the QPAC (Queens Parade Activity Centre) includes a number of significant and contributory heritage places and heritage fabric set within a consistent streetscape form.

Panel recognised that the wider, boulevard urban context would lead to a high visibility of upper-level development which in turn warrants the application of height limits, and linked the use of mandatory (instead of preferred) controls to the consistency of the heritage streetscape.

The Panel supported the mandatory upper-level setback of 8m within the Council preferred DDO and the combination of mandatory and preferred height controls where this will provide certainty where distinctive heritage fabric warrants greater protection. It also recognised that an Activity Centre with diverse built form can have areas of little change where growth can be accommodated elsewhere.

3.2 YARRA PLANNING SCHEME AMENDMENT C220

Johnston Street in Collingwood and the western part of Abbotsford (west of the railway viaduct) is a highly intact, predominantly Victorian/early-Edwardian era streetscape covered by the Heritage Overlay. C220yara introduced DDO controls along Johnston Street.

The Panel report provides commentary which is of relevance to a consideration of the proposed built form controls for Fitzroy West Precinct. In particular, the Panel stated:

In urban design terms, the 6 metre setback will retain the 'human scale' of Johnston Street, secure the distinction between the street wall and upper levels and will reduce the potential for overshadowing and adverse wind conditions.

...

The Panel does not agree that less significant sections [of Johnston Street] warrant a different treatment. Less significant areas equally deserve to exhibit the overall urban design outcome: a strong street wall with a distinct setback to the mid level form.

To achieve these objectives the Panel recommended that a building envelope requirement be established that, rather than being based on a sightline test from the opposite side of the street new, required new development to be within a 45° 'angular plane' drawn from the maximum street wall height. In combination with upper-level front setbacks and maximum building heights, the angular plane creates a further upper-level setback consistent with the application of the policy objective at Clause 22.02-5.7.1 that each higher element to industrial, commercial and retail buildings should be set further back from the lower heritage built form.

Figure 7: Building envelope requirement – Heritage Building (Figure 1 in Schedule 15 to Clause 43.02 Design and Development Overlay).

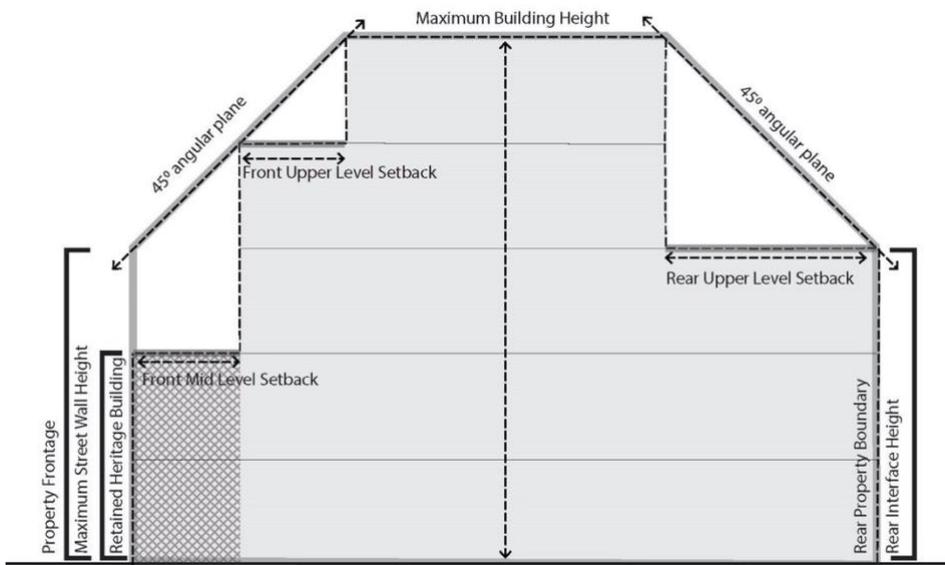
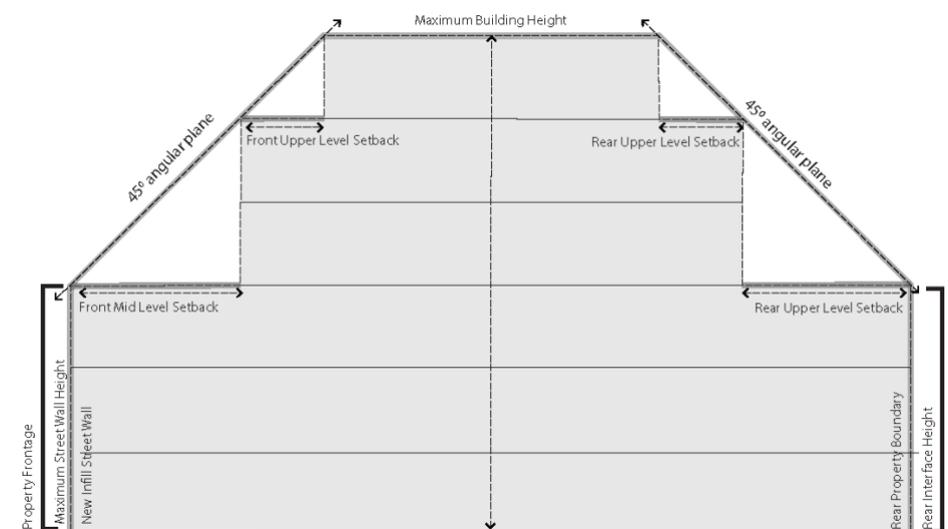


Figure 8: Building envelope requirement – Infill Building (Figure 2 in Schedule 15 to Clause 43.02 Design and Development Overlay).



3.3 YARRA AMENDMENT C191

Swan Street, Richmond is a Major Activity Centre with a highly intact turn of the century ‘High Street’ occupying a large proportion of its length, as well as smaller precincts and individual heritage places dispersed along its full extent.

Amendment C191yara proposes to introduce four DDOs (DDO25, DDO26, DDO27 and DDO28) to the Activity Centre, with the different controls reflecting the different existing physical conditions and the potential development opportunities evident throughout the Activity Centre.

In its report of 15 October 2020, the Panel supported the use of mandatory controls for street wall and 6m upper-level setbacks for individually significant heritage places and intact heritage streetscapes, as well as mandatory controls for overall building heights in intact heritage streetscapes. Mandatory controls were also supported to protect views to local landmarks.

For parts of the Activity Centre that present a less consistent and more diverse built form expression, discretionary controls were considered to be appropriate.

In contrast to the Panel considering C220yara, the C191yara Panel considered that it was unnecessary to provide additional parameters to guide the form of upper level development, instead finding that the combination of specified heights, setbacks and design requirements for new upper-level development to be “visually recessive”, were sufficient.

3.4 MORELAND AMENDMENT C134

Sydney Road, Brunswick is a Major Activity Centre with highly intact, predominantly Victorian streetscapes covered by the Heritage Overlay. Gazetted on 11 August 2016, C134 introduced DDO18, DDO19 and DDO20. DDO18 set mandatory street wall heights on Sydney Road north of Brunswick Road of between 8m and 11m.



DDO18 provides a preferred minimum 5m setback for development above the street wall and to establish a preferred ratio of $\frac{3}{4}$: $\frac{1}{4}$ street wall to new built form through the following design objective:

- *Be designed to ensure that it occupies no more than one quarter of the vertical angle defined by the whole building in the view from an eye-level of 1.7 metres on the opposite side of the street, as illustrated in Figure 1 below.*

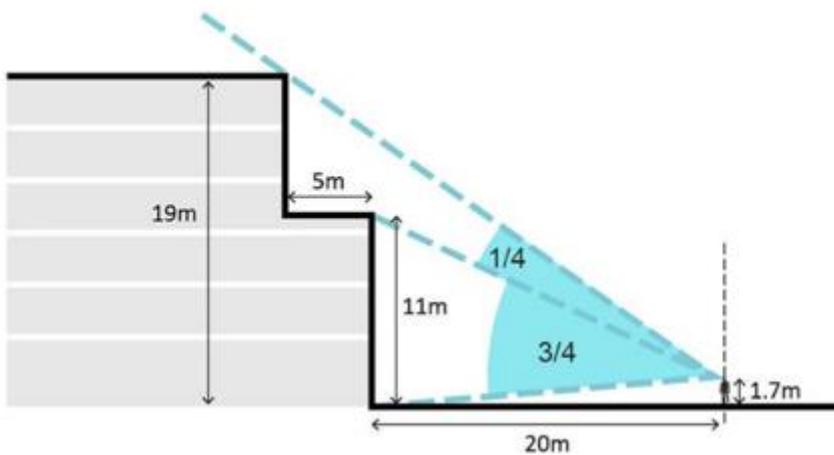


Figure 9: Upper-level setbacks along Sydney Road (Figure 1 in Moreland DDO18).

DDO18 also provides a useful model for dealing with upper level development where the existing heritage building has a street wall height of less than the 11m street wall height provided in that control:

- *Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons new development may occupy more than one quarter of the vertical angle defined by the whole building outlined in Figure 1 [Figure 9 of this report] above.*

3.5 BOROONDARA AMENDMENT C108 (C108)

The Panel considering C108boro discussed the use of mandatory street wall height, upper-level setbacks and overall heights across 31 Neighbourhood Activity Centres and three commercial corridors (Camberwell Road/Burwood Road and Canterbury Road).

In its report dated 26 February 2014, the Panel noted its strong support for the protection of heritage assets in Boroondara and recommended reinstatement of policy in the exhibited Amendment that encouraged new development on or adjoining a heritage place to be moderated. In particular, the Panel recommended that policy guidance be included that:

The combination of the height, setbacks and design treatment of new buildings should ensure a heritage place on or adjoining the site is not overwhelmed or dominated.

The Panel also considered the use of mandatory height and setback controls, and recognised that the version of *Plan Melbourne* at that time foreshadowed stronger policy support for the use of mandatory provisions in neighbourhood centres (and residential areas) to increase planning certainty.

The Panel report recognised that mandatory provisions that prescribed standards without a capacity for departures have been supported in areas of consistently high heritage value with consistent character. While acknowledging the heritage values and ‘main street’ character of the Neighbourhood Activity Centres subject to C108, the Panel also recognised that new development will be visible behind the retained façades – particularly from oblique views – and that invisibility of upper-level development is either unreasonable or not necessary to maintain the primacy of the street wall.

In conclusion, the Panel accepted some use of mandatory controls within Boroondara’s neighbourhood centres, but not in the commercial corridors:

The Panel recognises that Plan Melbourne foreshadows stronger policy support for the use of mandatory provisions in neighbourhood centres (and residential areas) to increase certainty. The Panel considers the combination of the street wall and upper level setbacks is critical in neighbourhood centres to maintain the established main street character and in these situations mandatory controls can be justified. However, we consider development with elements that exceed the nominated height and/or adopt alternative setbacks should not be precluded as they may produce better outcomes in some circumstances. The overall maximum height limits should therefore remain discretionary to allow for such circumstances.

It was the Panel’s conclusion that mandatory street wall heights which reflected the dominant character of the neighbourhood centres were acceptable (either 8m or 11m, depending on the context). It also found that if mandatory upper-level setbacks were to be adopted, they should be sufficient to ensure that in most cases the upper-storey will be clearly distinguishable from the street wall of the heritage building and be a recessive element in neighbourhood centre streetscapes. To achieve this, the Panel identified 5m as being an appropriate mandatory minimum setback for upper-level development in the context of Boroondara’s Neighbourhood Activity Centres.

3.6 WHITEHORSE AMENDMENT C175

C175whit sought to implement the *Box Hill Metropolitan Activity Centre Built Form Guidelines* (Hansen Partnership, 2016) by rezoning land, introducing the Built Form Guidelines as a reference document and applying a new DDO Schedule to introduce built form controls. In its consideration of this Amendment, the Panel Report dated 6 October 2017 stated:

The Panel would have benefited from a more sophisticated analysis of the heritage precinct that utilised three-dimensional modelling, sight lines and view-sheds to help understand the rationale for the proposed heritage related controls. Without this basic information, it is difficult to determine whether the proposed controls are appropriate...

and concluded that in the absence of this modelling:

- *The Built Form Responses regarding Heritage should not proceed in their current form.*

The absence of 3D modelling, and sight line and view-shed analysis in relation to those areas of the Box Hill Activity Centre that are subject to the Heritage Overlay appears to have been critical in Panel recommending that the proposed built form controls not be applied to address heritage.

3.7 STONNINGTON AMENDMENT C223

The Glenferrie Road and High Street Major Activity Centre encompasses the two linear commercial strips of Glenferrie Road and High Street in Malvern as well as two peripheral areas. The Heritage Overlay, which covers all of Glenferrie Road and most of High Street, acknowledges the area for its *'metropolitan significance as one of the major strip shopping centres to have retained its role into the late twentieth century, and for the quality and integrity of its Victorian, Federation and Interwar building stock'*.¹ C223stn sought to apply new built form provisions through the application of DDO19 to the entire Activity Centre, with precincts A and B covering the commercial and heritage precincts of Glenferrie Road and High Street respectively.

While the Amendment proposed an 8-10m setback above the street wall for precincts A and B, the Panel found it to be effectively a concealment of upper-level additions, supporting instead a 5m setback as adequate to respect heritage values without removing development capacity. This was derived from the precedent in the Boroondara Planning Scheme and was seen to equate to the typical first room of a Victorian-era building. The Amendment was otherwise generally supported by the Panel as an appropriate balance between protecting heritage values and enabling growth. Discretionary preferred maximum building heights between 14.5 metres (4 storeys) and 21 metres (6 storeys) were supported through precincts A and B.

The Panel also reviewed the drafting of discretionary and mandatory provisions, addressing the appropriateness of the terms 'should' and 'must'. The Panel noted that confusion arose from the DDO parent clause, and until such time as the clause is redrafted, the term 'must' is to be used for schedule requirements with the addition of further clarification if it can be varied with a permit.

3.8 DAREBIN AMENDMENT C161

C161 proposed to implement the *'Fairfield Village Heritage Assessment, 2017'* (Heritage Intelligence) and *'Fairfield Village Built Form Guidelines 2017'* (Hansen Partnership) through the application of Heritage Overlay (HO313) and DDO21 to the Fairfield Village Neighbourhood Centre. DDO21 created two sub precincts: Area 1 to

¹ Retrieved from Victorian Heritage Database, 18 January 2018
(<https://vhd.heritagecouncil.vic.gov.au/places/31530>)

be applied to the proposed HO313 precinct; with the remainder of the Neighborhood Centre covered by Area 2.

The Panel found the application of the Heritage Overlay in conjunction with the DDO would enable the precinct *‘to support a variety of housing typologies at increased densities’* in a way that *‘allows the heritage place to be identified and understood’*. Further, the Panel supported the application of a mixture of mandatory and discretionary controls to Area 1 of the DDO in the form of:

- Mandatory maximum building heights at 14.5m and 17.5m (four and five storey), triggered by a lot width of 24m for five-storey.
- Mandatory maximum street wall height to be the greater of 8.5m or the adjacent street wall.
- Discretionary minimum front setbacks above the street wall at generally 4m, and 8m if constructing to a fifth level.
- The addition of a 3m side setback at the fifth-floor level – introduced as a discretionary provision to prevent the creation of a dominating wall of development along Station Street.

3.9 YARRA AMENDMENT C223

81-95 Burnley Street and 26 Doonside Street is a strategic development site occupied – in part – but two individual heritage places (HO252 and HO375) that formed part of the Repco factory, offices and laboratory. C231yara is a proponent-led Amendment that seeks to rezone the land from Industrial 3 Zone (I3Z) to Mixed Use Zone and introduce a Development Plan Overlay Schedule 15 (DPO15) to inform new development. The Panel considered, amongst other things, the appropriateness of including setback and height controls within DPO15, and found that an 8m preferred upper-level setback was appropriate above the intact Burnley Street façade of the former Repco factory building. Of relevance to the Fitzroy West Precinct, and the former factory buildings that occupy whole blocks or address prominent corner sites within the study area in particular, is Panel’s conclusion that it was appropriate that the Built Form Requirements within DPO15 include an objective for new development to retain the three-dimensional form of the heritage building.

3.10 SUMMARY

Table 1 – Summarised recommendations and implications

YARRA AMENDMENT C231	
<i>Recommendation</i>	<i>Implications</i>
8m mandatory setbacks appropriate	An 8m mandatory setback can be justified for highly intact heritage streetscape.
Combination of preferred and mandatory heights.	The use of a balanced combination of preferred and mandatory heights is appropriate to respond to varied conditions.



Limiting heights within heritage precincts while allowing housing capacity to be met elsewhere in the broader precinct.	The most highly intact areas warrant low heights to protect heritage streetscapes.
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YARRA AMENDMENT C220

Recommendation

Implications

A 6m upper-level setback will retain the 'human scale' of Johnston Street, securing the distinction between the [heritage] street wall and upper-levels.

A 6m mandatory upper-level setback is an appropriate minimum.

The less significant sections of Johnston Street do not warrant lesser built form controls.

The same controls should be applied within the DDO irrespective of the significance of the street.

A preferred ratio of 2/3:1/3 street wall to new upper-level built form should be replaced with a 45 degree angular plane.

A 45 degree angular plane above a nominal 11m street wall height can inform the preferred mid-level built form rather than a ratio based sightline test, within a two-storey streetscape.

In combination with upper-level front setbacks and maximum building heights, the angular plane creates a further upper-level setback from the mid-level setback.

Upper-level development should be set further back from the street wall consistent with the guidance at 22.02-5.7.2.

YARRA AMENDMENT C191

Recommendation

Implications

Combination of preferred and mandatory heights.

The use of a balanced combination of preferred and mandatory heights is appropriate to respond to varied conditions.

Limiting heights within heritage precincts while allowing housing capacity to be met elsewhere in the broader precinct.

The most highly intact areas warrant low heights to protect heritage place. Larger scale development should be encouraged outside these heritage places.

A 6m upper-level setback is necessary to avoid facadism and to retain the prominence of the heritage street wall

A 6m mandatory upper-level setback is an appropriate minimum for site-specific Heritage Overlays and intact heritage streetscapes.

The combination of upper-level front setbacks, maximum building heights and design requirements in respect of upper-level development is sufficient to manage taller built form in heritage contexts.

Further guidance in the form of a sight-line test or angular plane formulae is not warranted. Note: this conclusion differs from that of the Panel that considered C220yara.

MORELAND AMENDMENT C134

Recommendation

Implications



<p>The application of mandatory street wall heights to Sydney Road is justified.</p>	<p>Provides a justification for the application of mandatory street wall heights within streetscapes with consistent street wall heights.</p>
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<p>Established a preferred ratio of ¾ : ¼ street wall to new upper-level built form.</p>	<p>The use of a sightline test to inform new upper-level built form is appropriate.</p>
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BOROONDARA AMENDMENT C108

Recommendation

Implications

The combination of the height, setbacks and design treatment of new buildings should ensure a heritage place on or adjoining the site is not overwhelmed or dominated.

The DDO can include height, setback and design treatment controls to avoid new development dominating heritage places.

New development will be visible behind the retained façades – particularly from oblique views – and that invisibility of upper-level development is either unreasonable or not necessary to achieve the primacy of the street wall.

Some visibility of new upper-level development (including from oblique views) will be acceptable and complete concealment is not necessary.

Mandatory upper-level setbacks to the commercial corridors are justified.

Provides a justification for the application of mandatory upper-level setbacks within the study area.

WHITEHORSE AMENDMENT C175

Recommendation

Implications

In the absence of modelling, built form heritage controls should not proceed.

That 3D modelling, sightlines and viewshed analysis should inform built form controls.

STONNINGTON PLANNING SCHEME AMENDMENT C223

Recommendation

Implications

Panel supported a 5m upper-level setback instead of the 8-10m setbacks proposed that effectively concealed upper-level development.

There is an expectation that the visibility of some new upper-level built form will be acceptable and complete concealment is not necessary.

Application of the words ‘should’ and ‘must’ within controls.

Use ‘should’ for preferred controls and ‘must’ for mandatory controls.

DAREBIN AMENDMENT C161

Recommendation

Implications

The application of mandatory building heights to Fairfield Village is justified.

Mandatory building heights within the study area may be appropriate to protect heritage values.

The application of mandatory street wall heights to Fairfield Village is justified.

Mandatory street wall heights within the study area may be appropriate to protect the heritage street wall.



The use of 'Valued Street Façade' provision not supported. Confirms reliance on the Heritage Overlay to protect valued streetscapes.

YARRA AMENDMENT C223

Recommendation

Implications

It is appropriate for built form guidance to include provisions to retain the three-dimensional form of heritage buildings.

Provides a justification for seeking to maintain the legibility of three-dimensional form of buildings that occupy whole, or a substantial part of the block or turn the corner such the former factories within the Fitzroy West Precinct.



4.0 MANDATORY AND DISCRETIONARY HEIGHT AND SETBACK CONTROLS

Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes (September 2018) (PPN59) notes that the VPPs are predominantly performance-based and that mandatory provisions are the exception. The PPN sets out a series of five criteria against which to test proposed mandatory provisions, being:

- Is the mandatory provision strategically supported?
- Is the mandatory provision appropriate to the majority of proposals?
- Does the mandatory provision provide for the preferred outcome?
- Will the majority of proposals not in accordance with the mandatory provision be clearly unacceptable?
- Will the mandatory provision reduce administrative costs?

Planning Practice Note 60: Height and Setback Controls for Activity Centres (PPN60) provides specific guidance on the use of mandatory height and setback controls in Activity Centres. In September 2018, DELWP published an updated version of PPN60 following the completion of the pilot project *Better Height Controls in Activity Centres*².

Of relevance to this matter, PPN60 provides an additional justification for the use of mandatory controls based on 'comprehensive strategic work', which reads:

Mandatory height or setback controls should only be applied where:

- *exceptional circumstances exist; or*
- *council has undertaken comprehensive strategic work and is able to demonstrate that mandatory controls are appropriate in the context, and*
- *they are absolutely necessary to achieve the preferred built form outcomes and it can be demonstrated that exceeding these development parameters would result in unacceptable built form outcomes.*

In relation to 'exceptional circumstances', PPN60 states:

Exceptional circumstances may be identified for individual locations or specific and confined precincts, and might include:

- *significant heritage places where other controls are demonstrated to be inadequate to protect unique heritage values.*
- *sites of recognised State significance where building heights can be shown to add to the significance of the place, for example views to the Shrine of Remembrance...*

² Refer to the Panel Report to Yarra C220 chapter 1.2 for further discussion on the pilot project and the amendment to PPN60.

To pursue mandatory controls, PPN60 also states:

Where exceptional circumstances are identified, mandatory height and setback controls should only be applied where they are absolutely necessary to achieve the built form objectives or outcomes identified from the comprehensive built form analysis. Where mandatory controls are proposed, it will need to be demonstrated that discretionary controls could result in an unacceptable built form outcome.

The amended version of PPN60 reflects a broader shift over time within the application of the VPPs in favour of the use of mandatory controls.

For this project, the purpose of the Hansen Built Form Review and this report is to provide a comprehensive strategic basis for height and setback controls within the study area.

The Panels that considered C108boro, C161dare, C134, C220yara, C191yara and C231yara provide further guidance on the application of mandatory built form controls within the Fitzroy West Precinct.

These Panels concluded that for Heritage Overlays within Activity Centres:

- Mandatory controls were appropriate for street wall heights along Sydney Road, in 31 neighbourhood centres in Boroondara and Area 1 of the Fairfield Village Neighbourhood Centre
- Mandatory upper level setbacks were appropriate in many of Boroondara's neighbourhood centres
- Mandatory heights were appropriate for Area 1 of the Fairfield Village Neighbourhood Centre
- Mandatory setbacks were appropriate for Johnston Street with a mixture of preferred and mandatory height limited combined with a 45 degree angular plane test.
- Mandatory height and upper level setback controls were appropriate to protect the most highly consistent and intact parts of Queens Parade and to protect views to key landmarks.
- Mandatory height and upper level setback controls were appropriate to protect the most highly consistent and intact parts of Queens Parade.

Substantial parts of the Fitzroy West Precinct have intact rows of terraced housing or shop/residences where mandatory controls are appropriate to protect the visual primacy of the heritage buildings in these locations. The areas within the Fitzroy West Precinct without graded heritage buildings or intact streetscapes do not require the application of mandatory height or setback controls to protect the identified heritage values of HO334.

PART II: HERITAGE ANALYSIS



5.0 STUDY AREA ANALYSIS

5.1 PRECINCT BOUNDARY



Figure 10: Fitzroy West Study Area (black) overlaid an aerial image
Source: adapted from VicPlan.

As noted previously, this report focuses on the Fitzroy West Precinct, as shown in Figure 10 above. The following precincts were considered in the *Brunswick and Smith Street Built Form Review*, GJM Heritage, 25 November 2019:

- Brunswick Street Activity Centre Spine
- Town Hall Mixed Use Precinct
- Smith Street Activity Centre Spine
- Johnston Street Activity Centre Spine
- Fitzroy East Mixed Use Precinct.

Gertrude Street was the subject of the *Gertrude Street Built Form Framework: Heritage Analysis & Recommendations*, GJM Heritage, 9 December 2019.

The Collingwood Mixed Use Precinct was considered as part of a separate study: *Collingwood Mixed Use Pocket Heritage Analysis & Recommendations*, GJM Heritage, 6 June 2018.

The Fitzroy West Mixed-Use and the Victoria Parade Boulevard precincts are subject of separate reports prepared as part of this study.

The following sections contain an analysis of the heritage components and qualities of the Fitzroy West Precinct, including significant views. An analysis of future built

form character considerations has also been provided, along with recommended built form parameters to appropriately manage heritage values.

5.2 HERITAGE CHARACTERISTICS

The graded heritage buildings are typically two-storey shop/residences or single- and two-storey terraced housing. A number of the nineteenth century dwellings and shop/residences located in otherwise industrial streetscapes lack a cohesive heritage context. The graded factory buildings within the study area are typically constructed of masonry (often face brick) and have pitched roofs expressed through the gable end. Window openings are normally regularly spaced with larger openings on the ground floor for horse-drawn and motorised vehicle access.

The three buildings located in the isolated part of the study area at the intersection of Alexandra Parade and Nicholson Street are all graded 'not-contributory'.

The photos below are generally ordered from north to south and west to east within the study area.



Figure 11: (left) Southeast corner of the intersection of Alexandra Parade and Nicholson Street ('not-contributory' within HO334).



Figure 12: (right) Houses, 76-80 Cecil Street, Fitzroy ('Contributory' within HO334)



Figure 13: (left) Houses and former shop/residence, 65-69 Westgarth Street, Fitzroy (no. 65 to the left outside study area and is zoned NRZ) ('Contributory' within HO334)



Figure 14: (right) Terraced houses, 81-87 Westgarth Street, Fitzroy ('Individually significant' within HO334)



Figure 15: (left) Shop/residences, 60-66 Westgarth Street, Fitzroy (no. 60 to the right outside the study area and zoned NRZ) ('Contributory' within HO334)

Figure 16: (right) Houses, 43-45 Leicester Street, Fitzroy (no. 43 outside the study area and zoned NRZ) ('Contributory' within HO334).



Figure 17: (left) former David Marshall Factory, 71 Leicester Street, Fitzroy ('Contributory' within HO334)

Figure 18: (right) former Leicester Arms Hotel, 81 Leicester Street, Fitzroy ('Individually significant' within HO334).



Figure 19: (left) Houses, 44-46 Leicester Street, Fitzroy ('Contributory' within HO334).

Figure 20: (right) former factory, 62-66 Leicester Street, Fitzroy ('Individually significant' within HO334).



Figure 21: (left) former factory, 70 Leicester Street, Fitzroy ('Individually significant' within HO334).

Figure 22: (right) Fitzroy Market site from intersection of Fitzroy and Rose streets (ungraded within HO334).





Figure 23: (left) former Engineering Company Workshop, 50-52 Rose Street, Fitzroy (now only a façade) ('Contributory' within HO334)



Figure 24: (right) Factory/warehouse (now only a façade), 21-23 Rose Street, Fitzroy ('Contributory' within HO334).



Figure 24: (left) 282-298 Nicholson Street, Fitzroy (ungraded within HO334).



Figure 26: (right) former Wesleyan Church, 406-408 Fitzroy Street, Fitzroy ('Individually significant' within HO334).



Figure 27: (left) Factory/warehouse, 15-19 Kerr Street, Fitzroy ('Contributory' within HO334).



Figure 28: (right) Terraced houses, 51-67 Kerr Street, Fitzroy (nos 51-53 'Individually significant'; nos 55-67 'Contributory' within HO334).



Figure 29: (left) Shop/residences and terraced houses, 71-81 Kerr Street, Fitzroy ('Contributory' within HO334).



Figure 30: (right) Shop/residences and terraced houses, 85-91 Kerr Street, Fitzroy ('Contributory' within HO334).





Figure 31: (left) former Gumleaf Papers Pty. Ltd. Factory, 2 Kerr Street, Fitzroy ('Individually significant' within HO334).

Figure 32: (right) Terraced houses, 76-84 Kerr Street, Fitzroy ('Contributory' within HO334).



Figure 33: (left) Terraced houses, north side of Henry Street, Fitzroy ('Contributory' within HO334).

Figure 34: (right) House, 4 Henry Street, Fitzroy (Individual Heritage Overlay - HO422).



Figure 35: (left) Warehouse/workshop (later Jenkins Hall offices), 25 Argyle Street, Fitzroy ('Contributory' within HO334)

Figure 36: (right) Warehouses and apartments on the north side of Argyle Street, Fitzroy ('Not-contributory' within HO334 except no. 35-41 (now only a façade) which is 'Contributory' within HO334)



Figure 37: (left) Former Arthur Engineering Co. factory), 71 Argyle Street, Fitzroy ('Individually significant' within HO334) (October 2018)

Figure 38: (right) Façade of the former Arthur Engineering Co. factory under development (May 2020)





Figure 39: (left) Houses and warehouse, 10-16 Argyle Street, Fitzroy (no. 10 'Individually significant'; no. 12 'Contributory'; no. 16-14 "Jubilee" 'Contributory' within HO334). Note: numbering in Appendix 8 does not accord with current street addresses

Figure 40: (right) Former Harrison's Cordial Factory at 8-12 Spring Street and 14-16 Argyle Street, Fitzroy (VHR H2257).

Figure 41: (left) Former Union Hotel, 38-38A Argyle Street and house, 36 Argyle Street, Fitzroy ('Contributory' within HO334)



Figure 42: (right) Terraced houses, 48-52 Argyle Street, Fitzroy ('Contributory' within HO334)



Figure 43: (left) Terraced houses, 347-363 Fitzroy Street, Fitzroy ('Contributory' within HO334)

Figure 44: (right) Pair of terraced houses, 1-3 Spring Street, Fitzroy ('Contributory' within HO334)



Figure 45: (left) Terraced houses, 2-6 Spring Street, Fitzroy ('Individually significant' within HO334)

Figure 46: (right) Factory/warehouse, 1 Harrison Place, Fitzroy (ungraded within HO334)



5.3 HERTIAGE TYPOLOGIES

The heritage buildings within the study area generally share the same typical characteristics which include:

- Attached terraced construction
- Masonry construction with less than 40% of the wall face comprised with openings such as windows and doors
- Painted render or face brick façades
- Parapeted front facades with solid parapets, open balustrades or more elaborate gables
- Either no setback from the street boundary, or a small garden setback
- Early or altered shop fronts to the shop/residences
- Verandahs or later canopies, particularly on the south side of the street
- Visible chimneys normally set back between 3m and 4m from the front elevation of terraced houses and shop/residences.

The following examples show typical building typologies found within the study area. It must be noted that buildings of a particular type will not necessarily demonstrate all the features identified below, and may include other features such as visible roofs and chimneys.

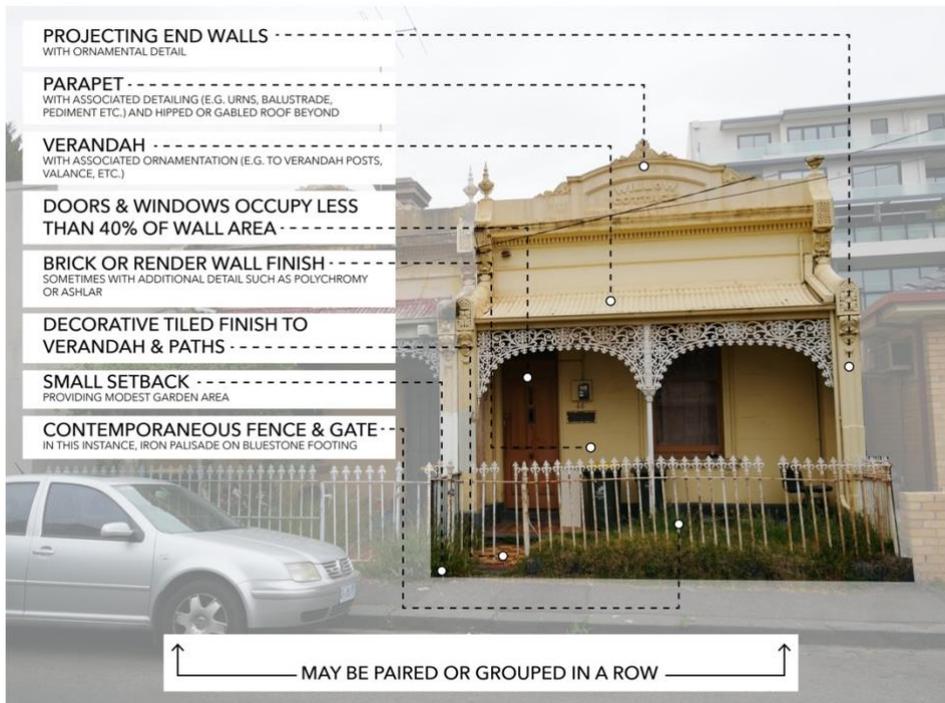


Figure 47: Single storey terraced houses (46 Leicester Street, Fitzroy; 'Contributory' within HO334)

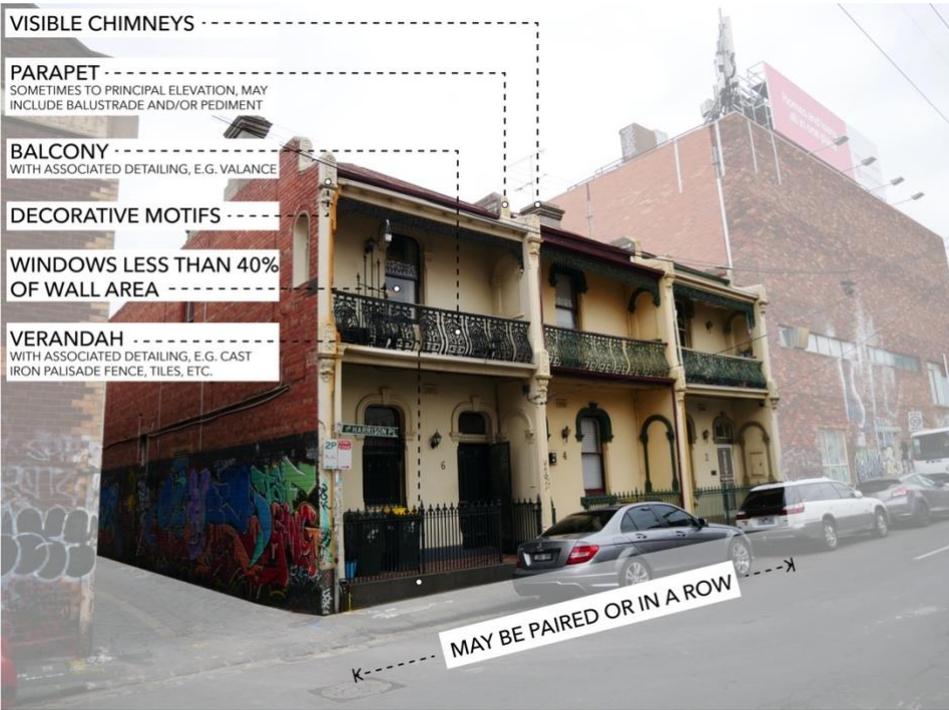


Figure 48: Two storeyed terraced houses with verandahs (2-6 Spring Street, Fitzroy; 'Individually significant' within HO334)



Figure 49: Two-storeyed terraced houses without verandahs (71-81 Kerr Street, Fitzroy ('Contributory' within HO334)





Figure 50: Prominent corner building, (former Leicester Arms Hotel, 81 Leicester Street, Fitzroy; 'Individually significant' within HO334)

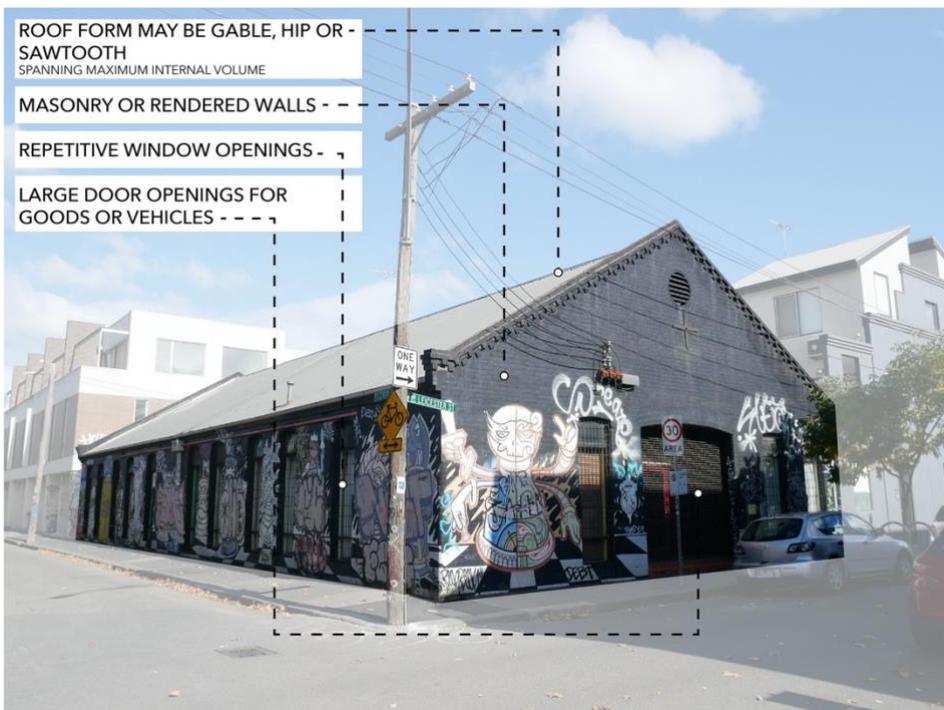


Figure 51: Small scale (single storey) factory building (62-66 Leicester Street, Fitzroy; 'Individually significant' within HO334)



Figure 52: Larger scale (two storey) factory building (Former Harrison’s Cordial Factory at 8-12 Spring Street and 14-16 Argyle Street, Fitzroy; VHR H2257)

5.4 LOCAL LANDMARKS

The Fitzroy West Precinct does not include any of the municipal-wide landmarks within the City of Yarra that are identified within Clause 22.03 ‘Landmarks and Tall Structures’ of the Yarra Planning Scheme nor any of the views of these landmarks included in the report entitled *Landmarks & Views Assessment* (Ethos Urban, October 2019). Having said that, the location, scale, function and architectural form and detail of some buildings within the study area has resulted in them acting as local landmarks. These buildings serve as markers, wayfinding aids or landmarks in the local streetscape context due to their siting at key intersections or their scale within the surrounding streetscape.

In the context of the study area, the local landmarks include a number of the larger factory buildings and complexes on prominent street corners, and a place of worship (former Wesleyan Church). These buildings are generally identified within Appendix 8 as ‘Individually Significant’ or are included on the VHR and are described in Table 2.

Table 2 – Local landmark buildings

Address	Building Name	Type	Corner	Grading	Photograph
71 Argyle Street, Fitzroy	Former Arthur Engineering Co. factory	Two-storey factory on a prominent corner site (currently under development)	Argyle and Fitzroy streets	Individually Significant (HO334)	

406-408 Fitzroy Street, Fitzroy	former Wesleyan Church	Place of worship	-	Individually Significant (HO334)	
70 Leicester Street, Fitzroy	Former factory	Two storey-factory on a prominent corner site	Fitzroy and Leicester Streets	Individually Significant (HO334)	
8-12 Spring Street and 14-16 Argyle Street, Fitzroy	Former Harrison's Cordial Factory;	Two-storey factory complex on a prominent corner site	Argyle and Spring streets	VHR H2257	 Source: VHD, 28 May 2010

6.0 FITZROY WEST HERITAGE ANALYSIS

6.1 HERITAGE STATUS

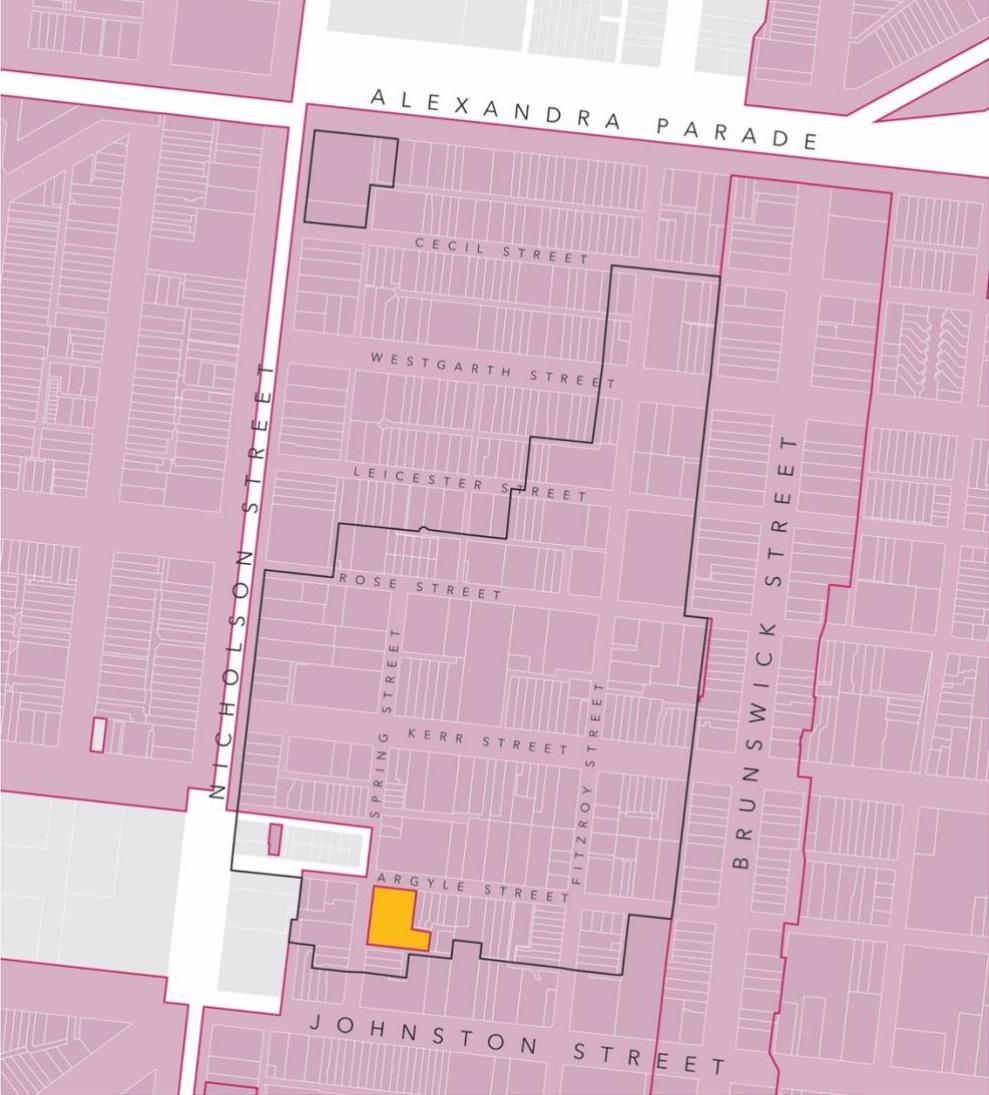
6.1.1 Existing conditions

The vast majority of the Fitzroy West Precinct is subject to HO334 – South Fitzroy Precinct. The land not subject to HO334 is limited to the small area of land bounded by Henry Street to the north, Spring Street to the east, Argyle Street to the south and Nicholson Street to the west. There is a single place (Former Harrison’s Cordial Factory at 8-12 Spring Street) included on the VHR within the study area and one individual Heritage Overlay place (the bluestone cottage at 4 Henry Street which is located just outside the western extent of HO334. Although the majority of the Fitzroy West Precinct is included within HO334, it has a diverse character with a large proportion of ungraded buildings within the study area (graded ‘not-contributory’ in Appendix 8). The majority of graded buildings are located in the southern part of the study area and address Argyle, Fitzroy, Henry, Kerr and Spring streets. Large parts of the study area, including whole streetscapes along Leicester and Rose streets, have few or no graded heritage buildings.

Figure 53: Heritage Overlay and VHR map – Victoria Parade precinct outlined in black.
Source: adapted from VicPlan.

Heritage Overlay shaded in pink

VHR places shaded in yellow.



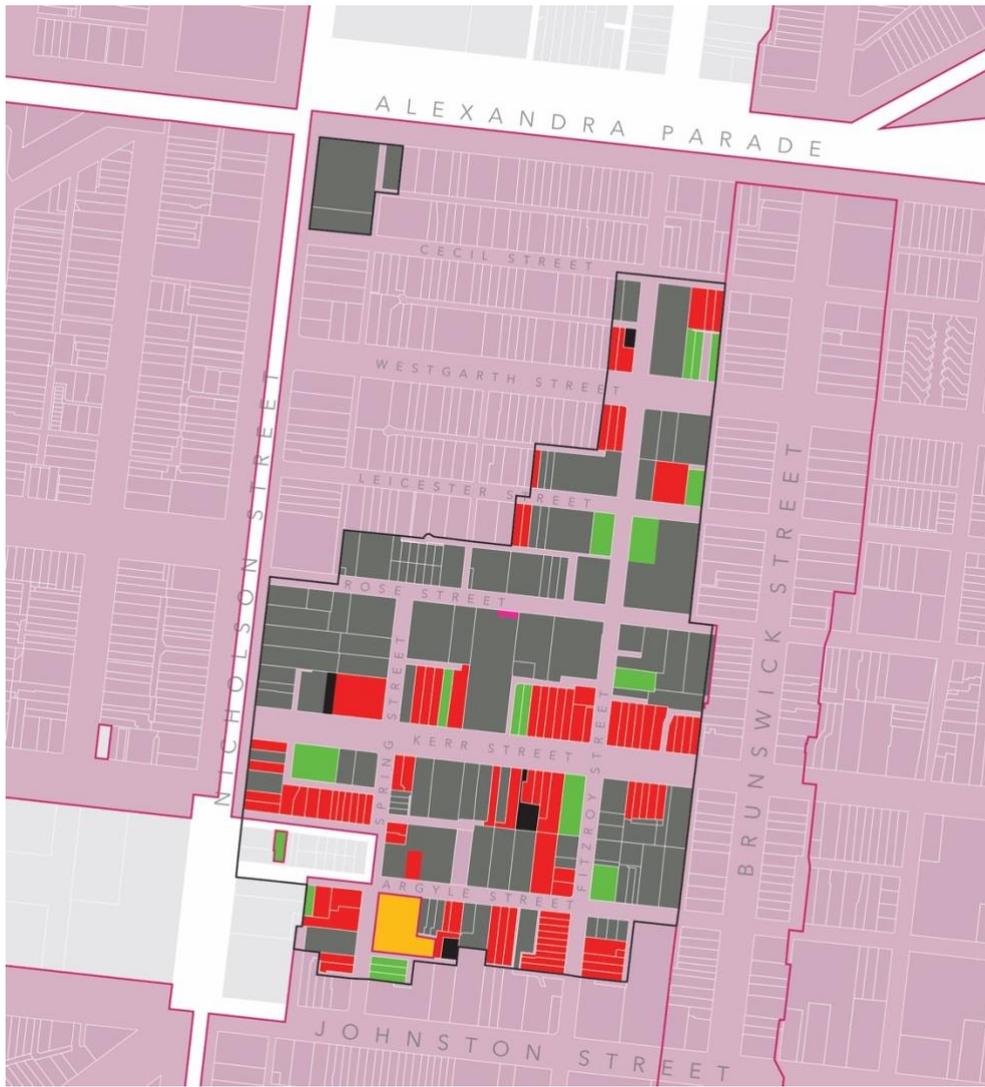


Figure 54: Current heritage gradings from Appendix 8 – Victoria Parade precinct outlined in black. Source: adapted from VicPlan

- KEY**
- INDIVIDUALLY SIGNIFICANT
 - CONTRIBUTORY
 - NOT CONTRIBUTORY
 - VHR
 - UNGRADED
 - 50-52 ROSE STREET FACADE ONLY (BALANCE OF SITE REDEVELOPED)

The existing heritage status for the buildings within the study area are listed in Table 3. We note that there are numerous inconsistencies between the street addresses provided within Appendix 8 and those identified in VicPlan. The addresses, dates of construction and gradings provided below are taken directly from Appendix 8.

Table 3 – Existing heritage status

VICTORIAN HERITAGE REGISTER				
VHR #	Name	Address	Heritage Overlay	Date
H2257	Former Cordial Factory	14-16 Argyle Street, Fitzroy	HO466	1870-1890
INDIVIDUAL HERITAGE OVERLAYS				



<i>Heritage Overlay #</i>	<i>Name</i>	<i>Address</i>	<i>Appendix 8 Grading</i>	<i>Date</i>
HO422		4 Henry Street, Fitzroy	Individually significant	1858

PRECINCT HERITAGE OVERLAYS

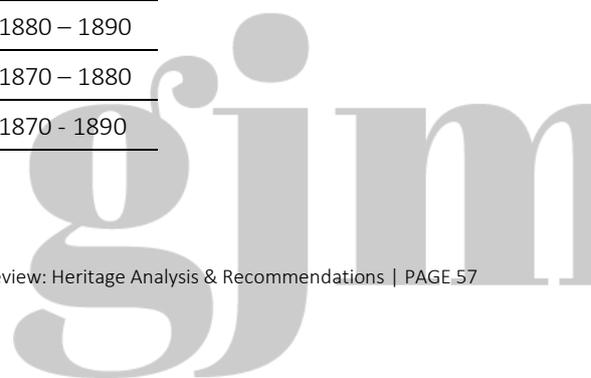
<i>Heritage Overlay #</i>	<i>Name</i>	<i>Address</i>	<i>Appendix 8 Grading</i>	<i>Date</i>
HO334	South Fitzroy Precinct	6 Alexandra Parade: offices	Not contributory	1970 - 1980
		10 Argyle Street	Individually significant	1850 - 1880
		12 Argyle Street: Warehouse/workshop	Contributory	1850 - 1890
		25 Argyle Street: Warehouse/workshop, later Jenkins Hall offices	Contributory	1890 – 1910
		25-31 Argyle Street	Not contributory	1990 - 2000
		30-34 Argyle Street: Apartments	Not contributory	2000 - 2010
		35-41 Argyle Street: Warehouse/workshop	Contributory	1870 - 1910
		36 Argyle Street	Contributory	1880 – 1890
		38 Argyle Street (rear): Factory/warehouse / stable?	Contributory	1870 - 1890
		38-38a Argyle Street: Union Hotel, former	Contributory	1880 – 1890
		40-42 Argyle Street: warehouse/workshop	Not contributory	??
		43-47 Argyle Street: Factory, vacant land	Not contributory	1970 - 1980
		44-46 Argyle Street: Factory	Not contributory	??
		47-49 Argyle Street: Ungraded	Ungraded	??
		48-52 Argyle Street	Contributory	1870 - 1890
		51-53 Argyle Street: Factory	Not contributory	1970 - 1980
		54 Argyle Street: Factory	Not contributory	1970 - 1980



55 Argyle Street: Exeter Cottages	Contributory	1850 - 1890
56-60 Argyle Street: Apartments	Not contributory	1990 - 2000
57 Argyle Street: Exeter Cottages	Contributory	1850 - 1890
71 Argyle Street: Factory, Arthur Engineering Co.	Individually significant	1870 - 1890
73-75 Argyle Street: vacant land	Not contributory	??
77-79 Argyle Street: Factory/offices	Not contributory	1960 - 1970
81-83 Argyle Street: Factory/workshop	Not contributory	1900 - 1915
64 Cecil Street: Townhouse	Not contributory	1990 -2000
66 Cecil Street	Not contributory	1940 – 1950
70 Cecil Street: Apartments	Not contributory	1990 -2000
76 Cecil Street	Contributory	1870 -1890
78 Cecil Street	Contributory	1990 -1915
80 Cecil Street	Contributory	1900 -1915
347-363 Fitzroy Street	Contributory	1870 - 1890
348-352 Fitzroy Street	Contributory	1870 – 1890
354 Fitzroy Street: Factory, workshop	Contributory	1905 – 1915
356 Fitzroy Street	Not contributory	1990 - 2000
371 Fitzroy Street	Contributory	1870 - 1890
373-379 Fitzroy Street: Factory	Not contributory	1990 - 2000
380 Fitzroy Street	Ungraded	??
385-393 Fitzroy Street: West of England Hotel	Individually significant	1860 - 1890
403 Fitzroy Street	Contributory	1850 -1890
405 Fitzroy Street: Factory/workshop	Contributory	1925 -1935



406-408 Fitzroy Street: Wesleyan Church, former	Individually significant	1850 -1870
467 Fitzroy Street	Ungraded	
1 Harrison Place	Ungraded	??
1-11 Henry Street	Contributory	1860 - 1870
13-19 Henry Street	Contributory	1870 - 1880
16-20 Kerr Street: Factory/warehouse	Not contributory	1930 - 1950
23 Kerr Street: Factory/warehouse, offices	Not contributory	1930 -1940
24-26 Kerr Street	Contributory	1900-1915
25 Kerr Street	Contributory	1870 -1890
27 Kerr Street	Contributory	1870 -1890
29 Kerr Street	Contributory	1870 -1890
30 Kerr Street: Factory/warehouse	Not contributory	??
31 Kerr Street	Individually significant	1870 -1890
32-34 Kerr Street: Factory/warehouse	Not contributory	??
33-35 Kerr Street	Contributory	1870 1890
36-38 Kerr Street: Factory/warehouse	Not contributory	1950 - 1960
42 Kerr Street	Contributory	1870 – 1900
44 Kerr Street	Contributory	1870 - 1890
46 Kerr Street	Not contributory	1870 - 1890
48 Kerr Street	Contributory	1900 – 1915
51 Kerr Street	Individually significant	1860 – 1870
52 Kerr Street	Ungraded	??
53 Kerr Street	Individually significant	1860 -1870
54 Kerr Street	Contributory	1870 – 1880
55-63 Kerr Street	Contributory	1880 – 1890
56 Kerr Street	Contributory	1870 – 1880
58 Kerr Street	Contributory	1870 - 1890



62 Kerr Street	Contributory	1870 – 1890
64 Kerr Street: West of England Hotel	Individually significant	1860 - 1870
65 Kerr Street	Contributory	1860 -1890
67 Kerr Street: Shop & residence	Contributory	1860 -1870
71 Kerr Street: Shop & residence	Contributory	1870 -1890
73-81 Kerr Street	Contributory	1870 – 1890
76-80 Kerr Street	Contributory	1870 - 1890
82 Kerr Street	Contributory	1880 – 1890
84 Kerr Street	Contributory	1880 – 1890
85-91 Kerr Street	Contributory	1870 - 1890
88-90 Kerr Street: Factory/warehouse	Not contributory	1960 – 1970
44-46 Leicester Street Willow Cottage/Leicester Cottage	Contributory	1880 -1890
45 Leicester Street: WH Veens Terrace	Contributory	1880 -1890
47 Leicester Street	Not contributory	1990 -2000
48 Leicester Street	Not contributory	1990 -2000
49 Leicester Street	Not contributory	1990 -2000
50 Leicester Street	Not contributory	1990 -2000
56 Leicester Street	Not contributory	1990 -2000
59-61 Leicester Street	Not contributory	1990 -2002
66 Leicester Street: Factory, later the Melbourne Chess Club	Individually significant	1864?
67-69 Leicester Street	Not contributory	1940 -1950
70 Leicester Street: Factory/warehouse	Individually significant	1873
71 Leicester Street: David Marshall Factory	Contributory	1912
81 Leicester Street: Leicester Arms Hotel	Individually significant	1872



268 Nicholson Street: J Wilson, Shop & residence, former	Contributory	1870 - 1890
270-268 Nicholson Street: Factory/warehouse former?	Not contributory	??
276 Nicholson Street: Shop	Contributory	1870 - 1890
278 Nicholson Street: Shop	Not contributory	??
280 Nicholson Street: Shop & residence	Contributory	1896
282-298 Nicholson Street / 17 Kerr Street: Factory/warehouse	Contributory	1900 - 1915
300-302 Nicholson Street: Shop, showroom, factory/warehouse	Not contributory	
304 Nicholson Street: factory/warehouse, offices	Not contributory	1930 - 1940
366 Nicholson Street: Offices	Not contributory	1990 - 2000
368-370 (aka 372-374) Nicholson Street: Factory/warehouse, former, now Showroom	Not contributory	1925 – 1935
15 Rose Street: Substation	Not contributory	1960 - 1970
17 Rose Street: Factory/warehouse	Not contributory	1960 - 1970
20-26 Rose Street: Factory/warehouse	Not contributory	1970 - 1980
21-23 Rose Street: Factory/warehouse	Contributory	1915 - 1925
25-33 Rose Street: Townhouses	Not contributory	1990 - 2000
35 Rose Street: Factory/warehouse	Not contributory	1930 - 1950

42-44 Rose Street: Units	Not contributory	2000 -2010
45-53 Rose Street: Factory/warehouse	Not contributory	1960 -1970
46-48 Rose Street: Factory/warehouse	Not contributory	1960 -1970
50-52 Rose Street: Engineering Company Workshop	Contributory	1915 -1925
54 Rose Street: Factory/warehouse	Not contributory	??
61 Rose Street: Factory/warehouse	Not contributory	1970 -1980
63-69 Rose Street: Townhouse	Not contributory	1990 -2000
71-73 Rose Street: Martini Ice townhouses/units	Not contributory	1990 -2000
74-76 Rose Street	Not contributory	1850 -1890
75-87 Rose Street: Factory/warehouse	Not contributory	1950 -1970
78-84 Rose Street	Not contributory	1930 -1940
88-90 Rose Street: Apartments, former Factory/warehouse site	Not contributory	1990 -2000
1-3 Spring Street	Contributory	1870 – 1890
2-6 Spring Street	Individually significant	1870 - 1890
5 Spring Street: Apartments	Not contributory	1990 - 2000
11-13 Spring Street: Factory/warehouse, now offices	Contributory	1880 - 1930
24-26 Spring Street	Contributory	1870 - 1890
28-32 Spring Street: Factory/warehouse	Not contributory	1970 - 1980
50 Spring Street: Factory/warehouse, now Apartments	Not contributory	1930 -1940

62 Westgarth Street: shop & residence, former?	Contributory	1888
64 Westgarth Street: shop & residence, former	Contributory	1888
66 Westgarth Street: shop & residence, former	Contributory	1888
67 Westgarth Street	Contributory	1880 -1890
69 Westgarth Street: Shop, former	Contributory	1850 -1890
70-76 Westgarth Street: Factory	Not contributory	1970 -1980
78-82 Westgarth Street: Factory/warehouse	Not contributory	1960 -1970
81 Westgarth Street	Individually significant	1880 -1890
83 Westgarth Street	Individually significant	1880 -1890
85 Westgarth Street	Individually significant	1880 -1890
87 Westgarth Street	Individually significant	1880 -1890

6.1.2 Recommended Changes

The review of the existing extent and grading of buildings was limited to substantial omissions and anomalies. The review did not include a complete re-assessment of the 'Individually significant' / 'Contributory' / 'Not-contributory' gradings of individual buildings. As noted above, there are large areas of the study area that contain few, if any, graded buildings. These areas with few graded buildings lack visual cohesion and do not present as intact parts of a heritage precinct. They include the southeast corner of Alexandra Parade and Nicholson Street, and those properties that face Leicester and Rose streets.

A small number of extant properties are currently ungraded due to having been omitted from Appendix 8 (refer to Appendix I for the identified anomalies). These should be subject to a heritage assessment and included within the updated Incorporated Document entitled 'City of Yarra Database of Heritage Significant Areas' proposed to be introduced in the Yarra Planning Scheme through Amendment C245yara. Within the study area there are numerous errors in the gradings shown on the City of Yarra's heritage grading map which should be updated to accurately reflect Appendix 8 (or its successor document).

We also note that there is considerable inconsistency between the street addresses within Appendix 8 and those identified in VicPlan, particularly in the areas around the intersection of Argyle and Spring streets. In some cases, addresses are listed twice with different gradings provided for the sites listed. It is therefore recommended that Appendix 8 be redrafted to use VicPlan addresses to avoid confusion and the potential mis-identification of sites and their gradings. A thorough review of the addresses used in Appendix 8 did not form part of the scope of this study and errors in addresses have generally not been included in the table of the identified anomalies is provided at Appendix I.

6.2 ZONING

6.2.1 Existing conditions

The land within the Fitzroy West Precinct is zoned MUZ with the exception of the properties addressing Alexandra Parade and Nicholson Street (zoned C1Z).

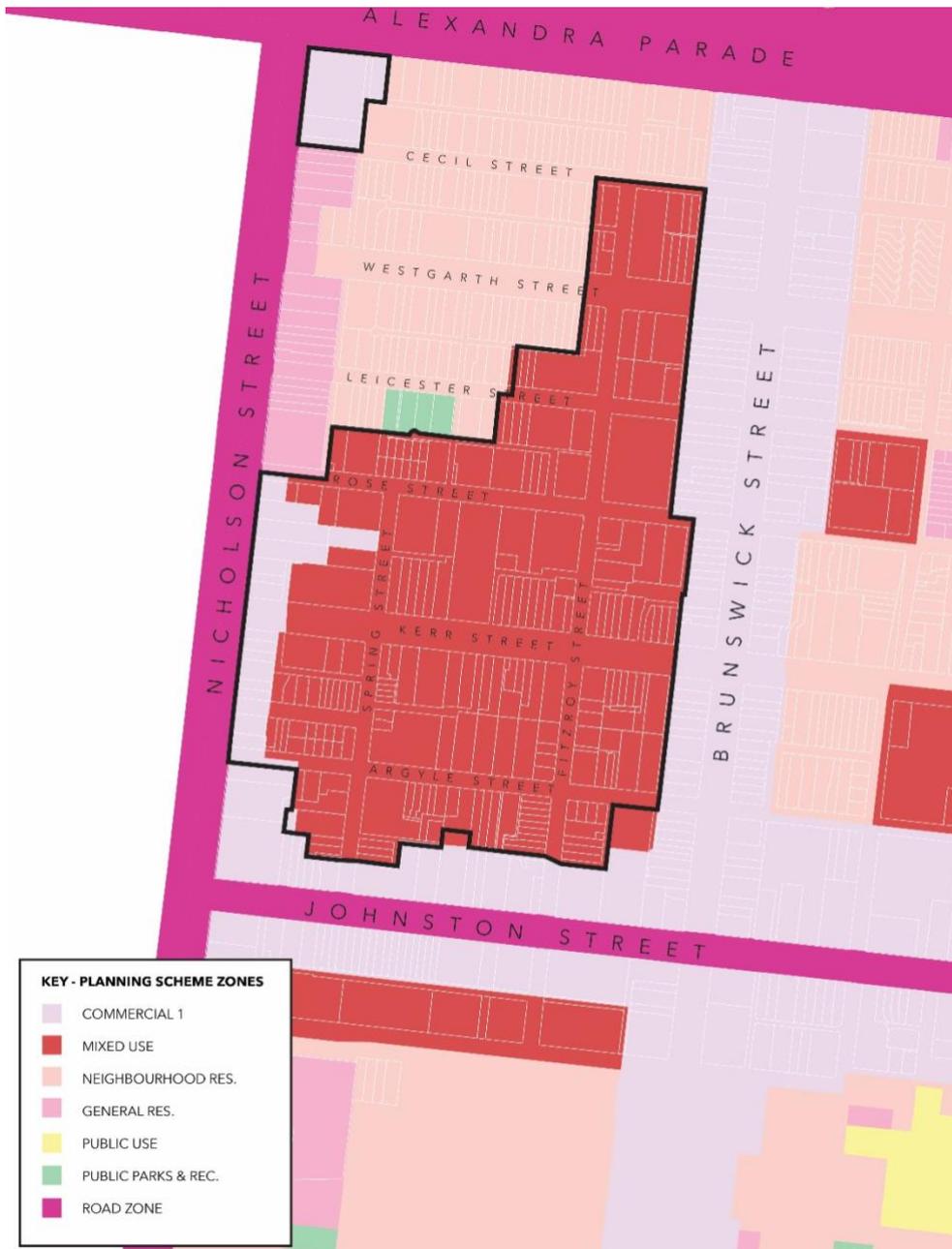


Figure 55: Zone map – Fitzroy West Precinct Outlined in black.
Source: adapted from VicPlan.

6.2.2 Recommended Changes

The zoning of the majority of the land MUZ reflects the historic and current mixed-use character of this part of Fitzroy. Having said that, there are a number of individual properties at the edges of the study area where one part of an identical terrace is zoned MUZ while the remaining part of this row (which is outside the study area) is zoned NRZ and is therefore subject to the more restrictive planning controls associated with that zone. In these instances, we recommend that those zoning anomalies be corrected so that the historic form and current use of the building is



reflected in the relevant zone, whether that be MUZ or NRZ. This includes the following recommended rezoning:

- pair of terraced houses at 44 and 46 Leicester Street from MUZ to NRZ;
- terraced house at 45 Leicester Street from MUZ to NRZ; and
- shop/residence at 60 Westgarth Street from NRZ to MUZ.

These examples of zoning inconsistency are illustrated in the table at Appendix I.

6.3 POTENTIAL FUTURE CHARACTER CONSIDERATIONS

The Fitzroy West Precinct contains a greater diversity of built form and a lower proportion of graded buildings than is typically found in Heritage Overlay precincts within the City of Yarra. This is particularly true of the northern part of the study area. Therefore, development within parts of the study area will be less constrained by heritage concerns than most other land subject to HO334. The land within the Fitzroy West Precinct at the intersection of Alexandra Parade and Nicholson Street has no heritage fabric and the lengths of Leicester and Rose streets within the study area lack any form of consistent or cohesive heritage built form. Having said that, these areas remain generally low rise with new development not exceeding six-storeys in height, and urban design considerations should inform their future preferred character. It is noted that a substantial proportion of Rose Street between Nicholson and Fitzroy streets has been developed over the past 10-20 years as multi-unit residential development of between four and six-storeys in height.

The majority of buildings that are graded 'Individually significant' or 'Contributory' within the precinct are rows of single and two-storey terraced houses. These terraces are made up of small, narrow sites that are generally not appropriate for multi-storey mixed-use development. New development associated with this type of heritage fabric would normally be moderated to two or three-storeys in height through the application of the NRZ or GRZ zoning respectively. The fine-grained character of these streetscapes should be maintained, and new development should be scaled to avoid visually dominating the historic terraced housing. In the cases of these terrace rows a DDO is required to moderate the height of future development.

The industrial (factory, warehouse or workshop) buildings are single or two-storey and are generally small in scale compared with the larger industrial complexes found elsewhere in the municipality such as in the eastern part of Fitzroy or within Collingwood. New development should respect the scale of these buildings, many of which define the urban form of the precinct, and maintain their visual prominence within the streetscape and as local landmarks.

6.4 RECOMMENDED BUILT FORM PARAMETERS

Any DDO proposed for the Fitzroy West Precinct should apply built form guidance to ensure that new built form is respectful of the heritage places within the area.

A DDO control applied to properties within the Fitzroy West Precinct should ensure new development respects the heritage significance of the graded buildings and is sited, massed and designed to be visually recessive and to not dominate the heritage

place. This includes ensuring that appropriate interfaces are provided between the single- and two-storey scale heritage buildings and potential new development.

There are a substantial number of historic residential dwellings including intact rows of single or two-storey terraced houses within the study area. While the inclusion of these within the MUZ appropriately reflects the diverse mix of uses within the study area as whole, these dwellings have little ability to be substantially redeveloped without adversely affecting their heritage values. In these instances, which are residential in history, built form and current use, height controls analogous to those within the NRZ or GRZ should be applied and the residential policies at Clause 22.02-5.7.1 of the Yarra Planning Scheme should inform new development.

GJM participated in the analysis of the Fitzroy West Precinct with Hansen Partnership and the City of Yarra, during which:

- Heritage and urban context information, known planning scheme Amendments, and past and current planning applications was collected and analyzed; and
- Built form parameters from the above analysis were drawn and then tested, firstly via cross-sectional drawings and then via a 3D model to determine their appropriateness.

Informed by the analysis and testing methodology outlined above, it is recommended that a DDO should seek built form outcomes that:

- Retain the visual prominence of local landmarks in the streetscape.
- Retain chimneys and principal roof forms visible from the public realm (excluding laneways).
- Ensure new development within the Heritage Overlay does not visually dominate the existing heritage fabric.
- Ensure any upper-level or infill development (in more intact streetscapes) is subservient to heritage fabric and is visually recessive in mass, scale and materiality.
- Avoid exceeding the six-storey (20m) scale of the existing and emerging built form on redevelopment sites and three-storeys (11m) behind graded terraced housing.
- Encourage the top-most level (or levels) of new development to be set further back from a heritage frontage (as encouraged at Clause 22.02-5.7.2) and treated as a visually separate roof top element.
- Retain the visual prominence of the industrial buildings at key corners, including at the intersections of Leicester and Fitzroy streets, Argyle and Spring streets and Argyle and Fitzroy streets.
- Establish a street wall height for infill development within consistent heritage streetscapes such as Kerr Street that reflects the established two (Victorian-era) storey scale of those precincts.
- Encourage the ground level setback to match the lesser setback of any neighbouring heritage buildings.

- Ensure that the heritage buildings remain prominent within the Fitzroy West Precinct and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back a minimum of 6m from the street wall and for redevelopment to respect the existing inter-floor heights of the heritage fabric

7.0 BUILT FORM TESTING

To assist in the translation of the ‘Recommended Built Form Parameters’ in Part II into specific guidance that could be translated into a DDO control, the heritage analysis was reviewed against cross-sectional drawings of potential development envelopes and 3D computer modelling prepared by Hansen Partnership and the City of Yarra to test the appropriateness of particular built form outcomes that achieved the intent of the ‘Recommended Built Form Parameters’.

As well as the cross-sectional drawing studies, 3D computer modelling using Sketchup Pro™ of potential bulk and massing envelopes for the study area was also interrogated. The existing built form was modelled along with approved, but not yet constructed, development in the Fitzroy West Precinct. It was used as a ‘working’ massing model to inform heights and setbacks on key development sites and to provide a comparative visual analysis. Given the relatively small proportion of the study area that is subject to the Heritage Overlay the 3D modelling was particularly useful in testing the generally more generous built form parameters applied to the larger, less-encumbered potential development sites rather than those with intact heritage buildings.

The Sketchup model was also interrogated to consider the impact of new buildings from the natural eye level (1.6m) on the public footpath.

Extensive field work was undertaken and site visits were used to inform the recommendations made in this report. Views of heritage places were only considered from the public footpath or from the central median strip with particular emphasis placed on intersections and tram stops where pedestrians are likely to dwell.

PART III: BUILT FORM RECOMMENDATIONS



8.0 BUILT FORM RECOMMENDATIONS

Any DDO applied to the Fitzroy West Precinct should include provisions to complement, but not duplicate, the decision guidelines at Clause 43.01-8 (Heritage Overlay), State Planning Policy at Clause 15.03-1S and local policy within Clauses 22.02, 22.03 and 22.10 (or as translated into the post-VC148 Planning Policy Framework through Amendment C269yara) of the Yarra Planning Scheme to inform new development.

Having regard to the heritage conditions within the study area as well as cross-sectional drawings and 3D modelling prepared by Hansen Partnership and the City of Yarra, it is recommended that the built form controls set out in 8.1 below be applied to new development to ensure appropriate weight is given to the heritage values within the study area.

The cross-sectional drawings and 3D modelling helped assess whether or not the upper-level development would 'be visually recessive and not dominate the heritage place' as sought at Clause 22.02-5.7.1. The setting back of new development in accordance with the sightline at Clause 22.02-5.7.1, combined with the recommended three-storey maximum building heights, should protect the heritage values of the terraced housing that makes up the majority of the historic built form within the study area.

The redevelopment of the graded industrial buildings within the precinct, should be considered in the context of the scale, heritage fabric, roof forms and the citation or Statement of Significance for the place (if available).

Buildings with prominent roof forms that contribute to their heritage significance - examples of which include the former factory at 62-66 Leicester Street or the former Wesleyan Church at 406-408 Fitzroy Street - will provide little or no opportunity for development above the historic form.

Buildings graded 'Individually significant' and 'Contributory' or included in the VHR are referred to as 'heritage buildings' within the table below and those graded 'Not-contributory' or that are vacant are considered 'infill sites'. The Executive Director, Heritage Victoria will be the principal decision-maker in relation to any redevelopment of the Former Harrison's Cordial Factory at 8-12 Spring Street and 14-16 Argyle Street, Fitzroy.

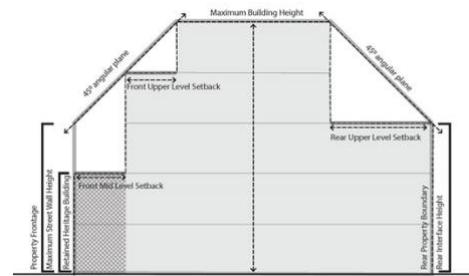
8.1 RECOMMENDED DDO CONTROLS

Built Form Element	Mandatory	Preferred	Rationale
Street wall height (infill development) within or immediately adjacent to land subject to the Heritage Overlay	-	Match the parapet height of the adjacent heritage building to the width of the property boundary for a distance of 6m, whichever is less.	To ensure new built form responds to its immediate heritage context.



Front setback (infill development) within or immediately adjacent to land subject to the Heritage Overlay	-	Match the lesser setback of the adjacent heritage building from any and all street frontages excluding laneway frontages.	To ensure new built form responds to the heritage context which generally has a small or no setback.
Minimum setbacks above street wall / front façade	6m from the principle street frontage. Note: the setbacks for individual heritage places should be informed by their Statements of Significance and the historic fabric of the heritage place.	6m from the secondary street frontage on corner sites.	<p>While the built form of heritage buildings varies within the Fitzroy West Precinct, there are areas of largely intact heritage streetscapes within the precinct.</p> <p>A mandatory minimum 6m setback from the principle street frontage of heritage buildings is appropriate given the low scale built form and the need to protect the visual prominence of the heritage buildings. This distance will also retain the majority of visible chimneys and roof forms.</p> <p>The application of a mandatory 6m setback is consistent with that through DDO25, DDO26, DDO27 and DDO28 proposed to be introduced through C191yara. A larger setback from the principal facades of heritage buildings may be required development to be set back, and for the retention of an appropriate and legible three-dimensional heritage form.</p> <p>A preferred setback is appropriate from secondary street frontages to allow for the range of building forms. This preferred setback on corner sites will help retain the legibility of the heritage building's three dimensional form.</p>
Maximum building heights within the Heritage Overlay (commercial and industrial buildings)	-	14m (4 storeys) to 24m (7 storeys) depending on the depth of the block, neighbouring built form and context.	<p>The variety of site depths, existing urban form and interface conditions require a range of maximum building heights.</p> <p>A preferred control will enable a wide range of design responses.</p> <p>The overall height and building form above heritage buildings should be informed by the preferred building envelope defined by the 45° angular plane described in DDO15</p>





Heritage Building

Maximum building heights within the Heritage Overlay (residential buildings) 11m (3 storeys) -

The majority of heritage fabric within the study area are single- and two-storey residential buildings, many of which are located in intact terrace rows. This building type and use is generally included within NRZ or GRZ across the City of Yarra and elsewhere in metropolitan Melbourne. The application of a 11m (3 storey) height limit will moderate additions to that considered acceptable for this building type across Melbourne and will, with appropriate setbacks, ensure that the new built form will remain secondary to the retained heritage fabric.

A mandatory provision is appropriate as it matches the nature of the control applied to buildings of this form and use elsewhere within the City of Yarra.

8.2 ADDITIONAL GUIDANCE

The heritage policy proposed as part of C269yara includes specific strategies to address new development and alterations to commercial and industrial heritage places. If these provisions are implemented through Amendment C269yara, additional heritage design requirements are not likely to be needed within a DDO. However, if new development is to be informed by the existing heritage provisions at Clauses 15.03-1S, 21.05-1, 22.02 and 43.01 of the Yarra Planning Scheme, we recommend that the following heritage design requirements be applied to a DDO:

- New infill development within intact or consistent heritage streetscapes should:
 - Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the existing module of structural bays.
 - Retain the visual prominence of prominent corner buildings and local landmarks.
 - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.



- Ensure façade treatments and the articulation of new development are simple and do not compete with heritage buildings.
- Avoid the replication of existing decorative features and architectural detail.
- The adaptation of existing heritage buildings should:
 - Discourage highly reflective glazing in historic openings.
 - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
 - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- New upper-level development behind existing heritage buildings should:
 - Retain the visual prominence of parapet and roof-top elements including balustrades, pediments, lanterns, towers, belvederes, urns and other architectural features, where these exist.
 - Be set back to retain the visual prominence of prominent corner buildings and local landmarks.
 - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
 - Retain the primacy of the three-dimensional form of the heritage building.
 - Incorporate materials and finishes that are recessive in texture and colour.
 - Generally utilise visually lightweight, but high quality, materials that create a juxtaposition with the heavier masonry of the heritage facades.
 - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
 - Provide a recessive backdrop to the heritage street wall and individual heritage buildings.
 - Avoid highly articulated facades with recessed and projecting elements.
 - Avoid highly contrasting or vibrant primary colours.
 - Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
 - Be articulated to reflect the fine-grained character of narrow sites.
 - Encourage that upper-level development behind rows of identical or similar shop/residences is consistent in form, massing and façade treatment as existing upper-level development (where this exists).

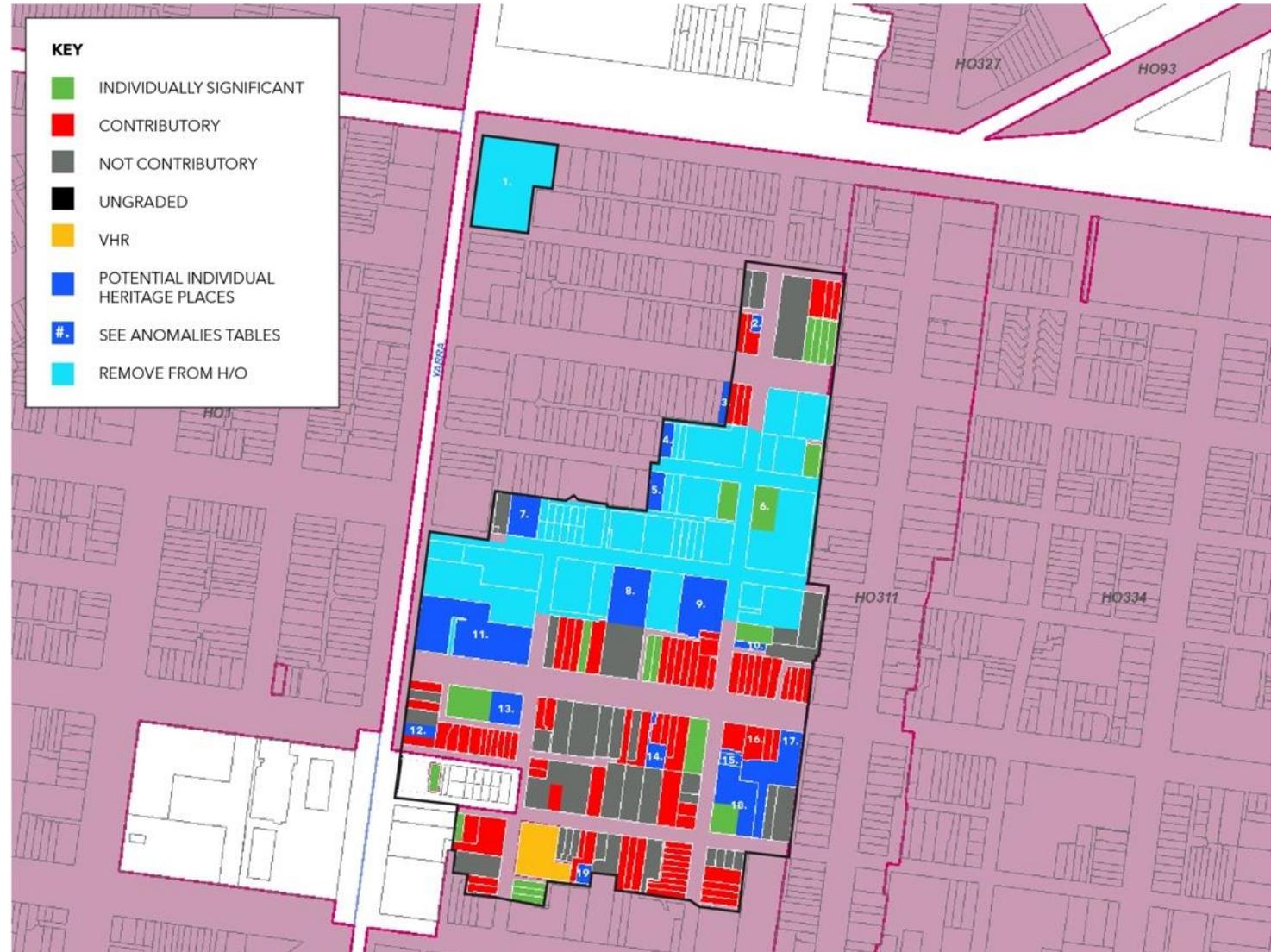
- New development on land immediately abutting heritage buildings should:
 - Provide a sensitive site-responsive transition between the existing heritage fabric and the new proposed built form.
 - Retain the visual prominence of prominent corner buildings and local landmarks.
 - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
 - Ensure façade treatments and the articulation of new development are simple and do not compete with the heritage fabric.
 - Avoid the replication of existing decorative features and architectural detail.

APPENDIX I – Fitzroy Mixed Use Precinct Anomalies

A1.1 Qualifications

- Only obvious omissions and anomalies have been identified and inconsistencies in street addresses have not been identified
- Review of gradings across the precinct has not been undertaken
- Photos taken by GJM October 2018 and May 2020 unless otherwise noted.

A1.2 Anomalies Map



A1.3 Anomalies

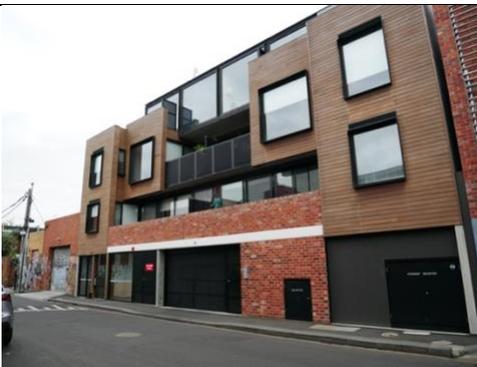
Map references generally identified from west to east and north to south.

MAP REF	ADDRESS (HO NUMBER)	CURRENT GRADING APPENDIX 8	CURRENT GRADING PRECINCT MAP	PROPOSED GRADING	COMMENTS / RECOMMENDATION (BOLD)	IMAGES
1.	366-374 Nicholson Street and 6 Alexander Parade, Fitzroy (HO334)	Not-contributory	Not-contributory	Remove from HO334	There is no heritage fabric on these prominent sites at the intersection of Alexandra Parade and Nicholson Street and the redevelopment on this land should not trigger the heritage provisions of the Yarra Planning Scheme. Remove land from the extent of HO334.	
2.	467 Fitzroy Street, Fitzroy (HO334)	Ungraded	Ungraded	Not-contributory	This recently developed site does not appear within Appendix 8. Update Appendix 8 and the grading map to show this property as 'Not-contributory'	



3.	60 Westgarth Street, Fitzroy (HO334)	Contributory	Contributory	Contributory	<p>60-66 Westgarth Street is a row of four two-storey shop/residences built as a terrace. Three of four buildings are zoned MUZ (numbers 62, 64 and 66). Number 60 is zoned NRZ.</p> <p>Rezone 60 Westgarth Street from NRZ to MUZ</p>	
4.	45 Leicester Street, Fitzroy (HO334)	Contributory	Contributory	Contributory	<p>45 Leicester Street (right of image) is a single storey terraced house. It is currently zoned MUZ whereas its pair at 43 Leicester Street (left of image) is zoned NRZ. This appears to be the result of an error in the mapping of the zone boundaries.</p> <p>Rezone 45 Leicester Street from MUZ to NRZ.</p>	
5.	44 & 46 Leicester Street, Fitzroy (HO334)	Contributory	Contributory	Contributory	<p>44 & 46 Leicester Street is a pair of highly intact single storey terraced houses. They currently zoned MUZ and form the boundary to NRZ zoned land to the west. This appears to be the result of an error in the mapping of the zone boundaries.</p> <p>Rezone 44 & 46 Leicester Street from MUZ to NRZ.</p>	



6.	68-70 Leicester Street, Fitzroy (forms part of 75-87 Rose Street) (HO334)	Individually significant	Not-contributory	Individually significant	<p>This two-storey brick factory building dates from 1873 and is located at the northwest corner of the Fitzroy Market site (75-87 Rose Street). It is included in Appendix 8 as 'Individually significant' (addressed as 70 Leicester Street) but is shown as 'Not-contributory' on the grading map.</p> <p>Amend the grading map to show 68-70 Leicester Street as 'Individually significant'</p>	
7.	21-23 Rose Street, Fitzroy (HO334)	Contributory	Contributory	Not-contributory	<p>21-23 Rose Street is identified in Appendix 8 as a factory/warehouse dating from 1915-25 and is graded 'Contributory'. This property has been redeveloped and no intact heritage fabric remains.</p> <p>Amend Appendix 8 and grading map.</p>	
8.	46-48 and 50-52 Rose Street, Fitzroy (HO334)	46-48 Rose Street – Not-contributory (1960-70 Factory/warehouse use) 50-52 Rose Street – Contributory (1915-25, Engineering Company Warehouse)	48 Rose Street – Not-contributory 54 Rose Street - Contributory	48 Rose Street – Contributory (retained façade) 54 Rose Street – Not-contributory	<p>48 Rose Street and 41 Kerr Street has been redeveloped as an apartment development which retains the remnant façade of the Engineering Company Warehouse with no heritage fabric behind. Appendix 8 incorrectly addresses that building at 50-52 Rose Street. 54 Rose Street is occupied by the various structures that make up the Rose Street Market.</p>	

					Amend Appendix 8 and grading map.	
9.	415, 417 and 419 Fitzroy Street, Fitzroy (HO334)	Ungraded	Ungraded	Not-contributory	415, 417 and 419 Fitzroy Street are tilt-slab factory buildings dating from the late-twentieth century and do not contribute to the South Fitzroy Precinct. Amend Appendix 8 and grading map to show these sites as 'Not-contributory'.	 <p>Source: Google Streetview, July 2019</p>
10.	404-408 Fitzroy Street, Fitzroy (HO334)	406-408 Former Wesleyan Church – Individually significant Land immediately south 1/TP566748 - ungraded	406-408 Former Wesleyan Church – Individually significant Land immediately south 1/TP566748 - ungraded	406-408 Former Wesleyan Church – Individually significant Land immediately south 1/TP566748 – Not-contributory	The land immediately south of the former Wesleyan Church at 406-408 Fitzroy Street (top image) is occupied by substantially altered single storey factory/warehouse buildings and an access way to the rear of 71-77 Kerr Street. This parcel of land is currently not included in Appendix 8. Amend Appendix 8 and the grading map to grade this property at 1/TP566748 'Not-contributory'	

11.	7-19 Kerr Street and 282-298 Nicholson Street, Fitzroy (HO334)	15-19 Kerr Street – Contributory 17 Kerr Street – Contributory 282-298 Nicholson Street – Not contributory	15-19 Kerr Street – Contributory 17 Kerr Street – Contributory 282-298 Nicholson Street – Contributory	15-19 Kerr Street – Contributory 17 Kerr Street – Contributory 282-298 Nicholson Street – Not contributory	<p>15-19 Kerr Street (top image) are two storey factory/warehouse buildings dating from 1900-15 and are graded 'Contributory' in Appendix 8. A separate entry for 17 Kerr Street, while apparently redundant, is also provided in Appendix 8.</p> <p>7 Kerr Street (middle image) is occupied by a single storey brick factory warehouse dating from the Inter-war period – there is no reference to this building in Appendix 8.</p> <p>While forming part of the same parcel of land as 7-19 Kerr Street, 282-298 Nicholson Street is occupied by showrooms dating from c.1940-50. All the land is identified as 'Contributory' in the grading maps.</p> <p>Assess 7 Kerr Street to determine whether or not a 'Contributory' grading is warranted.</p> <p>Amend the grading map to show 282-298 Nicholson Street as 'Not-contributory', and 15-19 Kerr Street as 'contributory.'</p>
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12.	270 Nicholson Street, Fitzroy (HO334)	270-268 Nicholson Street – Not-contributory	Contributory	Not-Contributory	<p>This single storey showroom building does not contribute to the Fitzroy South Precinct but is identified as ‘Contributory’ in the grading map and is graded ‘Not-contributory’ in Appendix 8.</p> <p>Amend the grading map to show 270 Nicholson Street as ‘Not-contributory’.</p> <p>Appendix 8 provides two entries for 268 Nicholson Street, one addressed 268 Nicholson Street and one 270-268 Nicholson Street.</p> <p>Amend Appendix 8 to replace the address ‘270-268 Nicholson Street’ with ‘270 Nicholson Street’.</p>	
13.	2-20 Kerr Street, Fitzroy (HO334)	Gumleaf Papers Pty. Ltd. Factory 2 Kerr Street – Individually significant 16-20 Kerr Street – Not contributory	2-20 Kerr Street – Individually significant	2 Kerr Street – Individually significant 16-20 Kerr Street – Not contributory	<p>2-20 Kerr Street is occupied by single storey brick factory/warehouse buildings dating from 1939 (2 Kerr Street) and c.1930-50 (16-20 Kerr Street). Appendix 8 grades the former ‘Individually significant’ and the latter ‘Not-contributory’.</p> <p>Update grading map to reflect the grading within Appendix 8.</p>	

14.	52 Kerr Street, Fitzroy (HO334)	Ungraded	Ungraded	Contributory	<p>52 Kerr Street is located at the rear of numbers 54 and 46 (note there is no number 50 Kerr Street) and was asserted at the time of its recent sale (October 2019) as dating from the 1880s. This property does not appear within Appendix 8 nor the grading maps.</p> <p>Assess 52 Kerr Street to determine if it warrants inclusion within Appendix 8 as 'Contributory'.</p>	 <p>Source: realestate.com.au/sold/property-house-vic-fitzroy-132109186</p>
15.	70-74 Kerr Street and 380 Fitzroy Street, Fitzroy (HO334)	70-74 Kerr Street - Not-contributory 380 Fitzroy Street – Ungraded	70-74 Kerr Street - Not-contributory 380 Fitzroy Street – Ungraded	70-74 Kerr Street - Not-contributory 380 Fitzroy Street – Not-contributory	<p>380 Fitzroy Street is located at the rear of 70-74 Kerr Street and is occupied by at grade car park. This land does not appear on Appendix 8 or the grading maps.</p> <p>Amend Appendix 8 and the grading map to show 380 Fitzroy Street as 'Not-contributory'</p>	
16.	76, 78 & 80 Kerr Street, Fitzroy (HO334)	Contributory	Ungraded	Contributory	<p>76, 78 and 80 Kerr Street are a row of three terraced houses dating from c.1870-90. They are graded 'Contributory' in Appendix 8 but do not appear on the grading map.</p> <p>Update grading maps to show 76-80 Kerr Street as 'Contributory'.</p>	



17.	88-90 Kerr Street, Fitzroy (HO334)	Not-contributory	Individually significant	Not-contributory	<p>88-90 Kerr Street is a c.1970-80s office building that is graded 'Not-contributory' in Appendix 8. It is shown as 'Individually significant' in the grading map.</p> <p>Update grading maps to show 88-90 Kerr Street as 'Not-contributory'.</p>	 <p>Source: Google Streetview, July 2019.</p>
18.	71-75 Argyle Street, Fitzroy (HO334)	Factory, Arthur Engineering Co., 71 Argyle Street - Individually significant 73-75 Argyle Street – Not-contributory	Part Individually Significant; Part ungraded	71 Argyle Street - Individually significant 73-75 Argyle Street – Not-contributory	<p>71-75 Argyle Street is an irregularly shaped, consolidated site currently undergoing redevelopment. The Argyle and Fitzroy Street façades of the two-storey factory building at 71 Argyle Street dating from c.1870-90 have been retained.</p> <p>Update grading map to reflect the grading within Appendix 8.</p>	
19.	1 Harrison Place (HO334)	Ungraded	Ungraded	Contributory	<p>The freestanding building at 1 Harrison Place is a two-storey brick factory/warehouse building from c.1900 which has been converted to an office/residence. It is moderately intact but remains legible to its original period, form and design.</p> <p>Assess 1 Harrison Place to determine if it warrants inclusion within Appendix 8 as a 'Contributory' building.</p>	