

Submission on
Yarra Planning Scheme Amendment C231
Queens Parade, Clifton Hill
by
The 3068 Residents' Group (Inc)
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The 3068 Group Inc

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Incorporated 26 November 1998

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The overall aim of the 3068 Group is to maintain the heritage character, streetscape and amenity of the postcode area of 3068 and the City of Yarra.

Submission

Part 1: The Project and the Study Area

1.2 Scope of the Heritage Analysis & Recommendations Report

The Queens Parade Study Area should include the largest open space on Queens Parade, Mayors Park (1864) *At its North-Eastern end, the Study Area is highly visible from multiple vantage points, including Hoddle Street, and from the Heidelberg Road overpass.*¹

which:

- is not currently included in the Heritage Overlay,
- is an identified gap in the heritage framework²,
- warrants further consideration for inclusion within the Heritage Overlay,
- warrants a Statement of Significance to ensure adequate guidance for the management of important features.

Mayors Park is the largest open space in the Queens Parade Built Form Review Study Area of existing buildings and spaces.³ Mayors Park heritage significance should be upgraded in the Study and contribution to the urban form of Queens Parade should be acknowledged.

Mayors Park is part of the setting for Queens Parade Precincts 4 and 5.

“Setting: the immediate and extended environment that is part of or contributes to the significance and distinctive character of a place. May include views to, or from, a place.”⁴

Mayors Park creates views that links together, and enhances the setting, for many contributory, significant and State significant places:

- United Kingdom Hotel. (VHR H684, HO92).
- Former Clifton Motor Garage (VHR H2380). Esp. views from Rushall Crescent. C231 proposes to move site from HO330 to a site-specific overlay.
- Queens Parade historic shopping strip (HO330).
- Former London Bank, 370 Queens Parade (VHR H0892, HO221).
- Queens Parade Elms (HO93). Tree controls don't extend past Delbridge Street, but the elms extend to the Railway bridge and beyond the creek to Westgarth.
- Heidelberg Road elms (not protected); One is visible in the c1912 photo of Raines Reserve http://www.picturevictoria.vic.gov.au/site/yarra_melbourne/Collingwood/8980.html.
- Raines Reserve (to be included in HO231 (HO330) proposed by C231)
- The Holm Oak in Raines Reserve; listed on the National Estate and Yarra Significant Tree Register. Not protected in the planning scheme unless proposed HO231 applies tree controls (should be selected in the amendment documents for Schedule to clause 43.01!)

¹ Hansen op. cit., Contextual Analysis; Landscape and Streetscape; Streetscape Experience.

² City of Yarra Heritage Gaps Study

³ Hansen Partnership, Built Form Review for Yarra City Council, final draft revision C, 15 December, 2017, 1.0 Introduction, p.3

⁴ Landscapes of Cultural Heritage Significance: Assessment Guidelines, Heritage Council of Victoria, Feb 2015

- Darling Gardens (HO94, Tree controls apply).
- The double row of nineteenth century elms along Hoddle St and continuing along and within Mayors park. Elms in Darling Gardens (John's Reserve) are protected (HO94). The same row of elms in Mayors park are unprotected. These were originally a double line of trees along the eastern edge of Mayors Park and shown in the 1897 MMBW Detail Plan and 1904 MMBW Detail Plan No 1275. These trees are referred to in the statement of significance for Clifton Hill West (HO317)
- Clifton Hill Railway Station, gates and signal boxes, (HO90 VHR H1668);
- Clifton Hill Railway reserve with significant Peppercorns identified in the Collingwood Conservation Study (A. Ward 1989) and Yarra Significant Tree Register.
- Turnbull St, Hodgkinson St and North Terrace - protected by heritage overlay (HO317).
- Fitzroy North (HO327) has some connection to Mayor's Park, with views from Rushall Crescent.

Views from Mayors Park to Queens Parade heritage shops and dwellings should be considered principal view lines in the study area.

Part 2: Heritage Analysis

Precinct 5. Queens Parade Precinct, North Fitzroy/Clifton Hill (HO 330) What is significant?

One of the two oldest existing buildings in the precinct, 434 Queens Parade, the fmr. Northcote Arms Hotel (1855) is a gap in the heritage framework.

492 Queens Parade, the fmr. Scotch Thistle Hotel (1854), now Terminus Hotel, is included in the Queens Parade North Fitzroy precinct from south-west of Delbridge Street to Brennand Street:

Both hotels warrant at least individual statements of significance.

Mayors Park, Public Park and Recreation Reserve, Queens Parade, Clifton Hill

Area, 24,240 sq. m

225m. frontage to Queens Parade,

265m. frontage to Hoddle Street,

Permanently reserved 23.11.1874, Gazette 74/62,

Invested in The Board of Land & Works and the Mayor, etc., of Town (sic) of Collingwood⁵.

Crown Grant 9.3.74

Mayors Park is significant for its retention of complementary overlays of development; comprising three major periods of planting and development each of which has respected the shape, context and Purpose of the Reservation.

Mayors Park and Darling Gardens are significant historically for being Crown grants permanently reserved in 1874, the purpose of the sites was stated as 'Public Recreation purposes'⁶ during the tenure of Clement Hodgkinson (1818-93) at the Surveyor General's Office from 1852⁷ and as honorary consulting engineer to municipal councils including Emerald Hill and East Collingwood..(1856-)⁸

(Darling Gardens was temporarily reserved for public gardens in June 1863⁹).

1870s:

Many significant trees in Mayors Park and Darling Gardens have been identified as significant, including elm groups, cotton and Canary Island palms and oaks, GJM Heritage¹⁰

1929:

Swimming pool, tennis pavilion and courts, semi-circular driveway and porch with Doric columns located on the North-South axis of the centre point of the curve of Dummett Crescent.

1976:

Collingwood Centenary Swimming Pool and contemporary planting located on the centre of the Turnbull Street frontage, ¹¹ later enlarged to Collingwood Leisure Centre. ¹².

⁵ Yarra C.C. cadastral plan and plan showing Darling Gardens and Mayors Park, 1878? (courtesy Tina Meyer)

⁶ Nigel Lewis Richard Aitken Pty Ltd, Darling Gardens Cultural Significance And Conservation Policies, Aug.1993, p.11

⁷ Lois Fox, unpublished research of the letters of Clement Hodgkinson and Ferdinand Von Mueller at the herbarium and Collingwood City Council records (1993)

⁸ Victorian History Magazine, 1968, vol.39 .p. 127

⁹ Lewis Aitken op.cit.,p.10

¹⁰ GJM Heritage, Yarra C231 Built Form Heritage Analysis, Appendix H; Yarra high Streets Statements of Significance, Nov 2017, 3. Clifton Hill Western Precinct (HO 317).

¹¹ on-site plaque.

¹² Ibid.

Maps:

1. Allotments in the Boroughs of East Collingwood and Fitzroy surveyed by P. Mc Golbrick, April 1864 ; photo-lithographed at the Department of Lands and Survey, Melbourne, by J. Noone, 25th April 1864.
2. Melbourne and District, De Gruchy & Co 1869, ¹³
3. Dept. Crown Lands and Survey, cadastral plan showing Darling Gardens and Mayors Park, c.1878 (courtesy of Tina Meyer),
4. 1879 Directory; Mayor's Park shown with trees planted on the perimeters earlier than the planting of trees in Darling Gardens. ¹⁴
5. 1879 "Plan of Melbourne and its suburbs", H. Byron Moore
Mayor's Park is shown planted with alternating trees on all three sides.
6. MMBW Detail Plan No,1218, 1895, shows Mayor's Park crossed by an orthogonal path from Hoddle Street aligned with the North side of 'Spensley Street', to the South of the pedestrian footbridge over the rail tracks.
7. Anderson Gowan Pty Ltd, 1921 Directory; Mayor's Park shown as planted with trees connecting the corners and paths connecting the mid -points of the sides.¹⁵
8. Vic-Roads Library 1954, aerial photo (54-229B), Mayor's Park; there is a line of trees along Hoddle Street and Heidelberg Road for the full length of the Park. There are palms along Heidelberg Road and Turnbull Street, but not in the park along the main pedestrian path.
9. Vic-Roads Library 1960, aerial photo (54-543B), Hoddle Street widened, a few of the inner row of trees along Hoddle Street remain. Mayor's Park palms ??? are well established. The main path has a curve as it meets Queens Parade.
10. 2003 Master Plan, Additional palm trees and relocations on main path and new elms along Hoddle Street, new deciduous trees in avenues along main paths.

¹³ De Gruchy & Co 1869 File-874] Plan 4 in Lewis Aitken P/L

¹⁴, Kearney, James, Melbourne and its suburbs, 1879, SLV. (courtesy Tina Meyer), in Aitken & Lewis, 1993, p.10

¹⁵ Anderson Gowan Pty Ltd,Collingwood Diectory, c.1921