

**Submission to Planning Panel on  
Yarra Planning Scheme Amendment C231  
Queens Parade, Clifton Hill  
23 August 2019**

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**THE  
3068  
GROUP**

**The 3068 Group Inc.**

PO Box 118, Clifton Hill 3068

Incorporated 26 November 1998, ABN 61 907 325 331

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.

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## 1. Introduction

### ***Villages of Yarra.***

Queens Parade has highly intact heritage and a functioning, some say vibrant, shopping village on a wide boulevard following a ridgeline.

On the edge of two cities, far from the Town Halls. The centre evolved with few civic buildings. There's a post office, community bank, primary school and some churches – all privately owned. [Ref Hansen Fig12 Land Use map, Community Education Institution.]

As well as the cafes, the centre retains a diverse mix of shops and a small chain supermarket. Other Villages and even high streets in Yarra have experienced serious decline. There very little activity in the Spensley Street neighbourhood activity centre. Nicholson Street Village, lacking service lanes, also high vacancy rates.

Queens Parade is functioning now as a neighbourhood activity centre with a good mix of services. But is endangered by many macro-economic and social factors, including franchise models, large box stores, car based shopping, and online deliveries of cooked food, groceries and goods.

Speculation in commercial property for redevelopment as an investment class is driving up rents [Spencer]. Mandatory height and built form controls will temper

the speculation because buyers and sellers can agree what the potential yield might be.

The Queens Parade village already achieves the objectives of the twenty-minute city, perhaps even a ten-minute city! Though organic change is inevitable, it would be better not to force large disruptions on the center as there could be unintended consequences for the services that operate there.

### ***Development Potential for Fourth Floor in Precinct 4***

Development Potential in Precinct 4 is limited. Community support for a four-storey height limit evaporated when the Ethos Urban model was distributed, and the implications understood.

Precinct 4's upper level is not a location where affordable housing is likely to be built. Top level apartments will enjoy spectacular views over Darling Gardens and Clifton Hill to the city skyline. Market forces will result in fewer, larger apartments on the upper level that will provide 'housing choice' [Gardner] for very few.

The Evidence of Andrew Spencer in the SGS Economics report states:

"about 12,000 square metres has been lost from Precinct 4 (the Activity Centre) and 9,000 square metres from Precinct 5 (North Eastern). These differences reflect the lowering of height limits within these two precincts in the Preferred Version of DDO16".

- C231: Evidence Statement of Andrew Spencer pg.10

Tables 3 and 4 of the SGS report on page 9 show that reducing the height from 6 to 4 stories has reduced the capacity for dwellings in Precinct 4 from 710 to 560. A loss of 150 dwellings, or 75 dwellings per lost floor. This is a 20% loss of capacity. It follows that reducing heights from four to three stories would reduce the capacity for dwellings above the shops by a further 75, or 10% of the originally exhibited capacity.

Both heritage advisors agreed that a three-storey maximum height limit in the precinct would lead to a better heritage result. The justification provided was not heritage, but concern whether the good heritage outcome could be justified by the fact that it would 'limit housing choice' and not achieve the correct 'balance'.

Daylight to the lower floor of the narrow shops and dwellings is also impaired by greater heights. This is important for such narrow width blocks.

The proposition is that Queens Parade heritage be given a lower level of protection in order to provide for no more than 75 luxury penthouse apartments.

In likelihood, far fewer than 75 since luxury apartments are larger, and individual site constraints.

In heavy lifting of providing new housing in the Activity Centre is more than catered for by Precincts 1,2,3 and 5. The State Planning Policy Framework for consolidation does not insist that housing be directed above historic shops when there are strategic locations nearby. In any case the expert advice of Mr. Spencer is that there is not a supply side constraint affecting housing affordability. Rather affordability is impaired because housing is an investment class, the tax system and because access to jobs, transport and services drives up prices.

Whether need for additional residential development outweighs objectives to conserve heritage in deciding whether to grant permit for demolition of a heritage building in the Heritage Overlay was considered in *Icon Co (Jessamine Avenue) Land Pty Ltd v Stonnington CC (Red Dot)* [2018] VCAT 1134.

“The Tribunal held that the ability to consider non-heritage factors when determining applications under the Heritage Overlay identified in the 1045 Burke Road case is not an excuse to downplay or override the purpose of the control in the Heritage Overlay in run-of-the-mill applications. There must be something about the circumstances of the site, the proposal or the strength of the broader policy framework that makes it relevant to give more weight to non-heritage objectives when exercising discretion under the Heritage Overlay.”

### ***A Question of Balance***

*‘how do we balance the retention of these highly valued streets with the need to ensure the long-term sustainability of these centres and meet the growth objectives of the Yarra Planning Scheme?’*

- Queens Parade Built Form Heritage Analysis & Recommendations. GJM Heritage, Dec 2017

*‘Having inspected the site and surrounds, I agree with the submissions of the Council and the residents that the proposed fourth level will dominate the hotel building. It will detract from the building’s prominence within, and contribution to, the heritage precinct. It does not achieve a satisfactory level of compliance with the Heritage Policy.’*

- VCAT determination for 139 Queens Parade in *Intellect Projects Pty Ltd v Yarra CC* 2012<sup>1</sup>

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<sup>1</sup> VCAT 537 VCAT P3053/2011, Yarra PLN11/0207

The 3068 Group welcomes the work of Council, Hansen and GJM to prepare these reports and this amendment, which seeks to resolve the many issues council grapples with when development application occur in the study area.

The Hansen report is an excellent framework. A further draft could improve the report, address some of the issues found and incorporate new understandings from this process. There is no dispute that the different precincts have different objectives and require different controls.

The GJM report is also thorough, well researched, and will serve as a useful document for Queens Parade for many years.

It is a good start. Both reports can benefit from incorporating local knowledge, including from many of the submissions received.

Council has been careful to present a consistent position to the panel. This is understandable. As the reports have been studies and their implications are considered, more refined solutions become available and should be preferred.

What is the role of a Heritage expert - to advocate or to advise? Balance is not something that heritage experts alone can or should adjudicate. This is a role for the panel. If the panel is receiving heritage advice that is already balanced towards consolidation, this introduces a structural bias into the advice received by the panel.

### ***Disrespectful Upper level development***



*183 Hoddle Street Abbotsford (Corner Gipps St) Before and After development.*

The former heritage shops and dwellings are no longer viable.

The building form has no integrity and the façade remains as an incongruous apron devoured by the new four-storey development.

This is what we fear.

## ***Scope of the Heritage Study***

The title of the GJM report is built form heritage. This seems to downplay the role of the tree boulevard and landscapes. It is not clear if these were in scope. There is no guidance on how to manage these landscapes and living heritage.

The scope of the Yarra High Street document is one that is quite unclear. The aim of providing a Statement of Significance for Individually Significant sites is supported. It is hard to infer the methodology for which sites were included and which were excluded. The review process is also unclear.

Selotta Shoe Factory in HO337 is in the Yarra High Streets with an identical Statement as in Appendix 7 of Butler on pg231.

The former National Bank at 270 Queens Parade, gets a Statement of Significance, based on the Lewis Vines 1978 study, but misses the architect recorded in the VHD as W.A. Tyree.

The Hansen Report shows HO330 in Fig 5 shaded orange. The study area is outlined in red and the proposed changes to HO330 boundary is shown as a green dotted line. The study area included the residential area between Napier and Delbridge Street. The study should also have included the mix of residential, public and commercial zones areas north of Rushall Crescent, including the Terminus Hotel. This sub precinct has a mix of residential and commercial buildings as well as redevelopment sites close to residential interfaces.

The GJM report is a good start and the Hansen report defines the precinct framework well. We believe more detailed research is required to inform the DDO. Particularly where the microstructure of Precinct 4 does not fit the generic DDO provisions.

The following table lists all 37 sites in HO330 graded Individually Significant. It also shows whether they have an individual SOS in the VHD or just the HO330 PRECINCT Statement of Significance. Only 7 sites in HO330 were found in the Yarra High Streets. Many of the remaining sites have research either published or in submissions and heritage impact assessments that could form a basis for writing a Statement of Significance.

Address	Name	SOS in VHD	SOS in YHS
492 QUEENS PARADE FITZROY NORTH	Scotch Thistle	PRECINCT	
139 QUEENS PARADE CLIFTON HILL	Daintons Family Hotel, later Normanby Hotel	PRECINCT	43
89 QUEENS PARADE CLIFTON HILL	Clifton Hill Hotel	PRECINCT	42

314 QUEENS PARADE FITZROY NORTH	Ryans Buildings, Shop & residence	PRECINCT	
270 QUEENS PARADE FITZROY NORTH	Former National Bank of Australasia	YES	43
97-99 QUEENS PARADE CLIFTON HILL	Melbourne Savings Bank, later State Savings Bank	PRECINCT	42
470 QUEENS PARADE FITZROY NORTH	Clifton Hill & Northcote United Friendly Societies Dispensary	PRECINCT	
83-87 QUEENS PARADE CLIFTON HILL 3068	Clifton Hall & Clifton Picture Theatre, later Cinema Italia	PRECINCT	
434 QUEENS PARADE FITZROY NORTH	434 Queens Parade	PRECINCT	
1/436 QUEENS PARADE FITZROY NORTH	unit 1, 436 Queens Parade	PRECINCT	
438 QUEENS PARADE FITZROY NORTH	438 Queens Parade	PRECINCT	
476 QUEENS PARADE FITZROY NORTH	Melbourne Tramways & Omnibus & Company Office, part	PRECINCT	
440 QUEENS PARADE FITZROY NORTH	440 Queens Parade	PRECINCT	
442 QUEENS PARADE FITZROY NORTH	442 Queens Parade	PRECINCT	
141-147 QUEENS PARADE CLIFTON HILL	Clifton Hill Post Office, former	PRECINCT	43
338 QUEENS PARADE FITZROY NORTH	338 Queens Parade	PRECINCT	
336 QUEENS PARADE FITZROY NORTH	336 Queens Parade	PRECINCT	
149 QUEENS PARADE CLIFTON HILL	Campi's Buildings shop & residence	PRECINCT	
167 QUEENS PARADE CLIFTON HILL	Campi's Buildings shop & residence	PRECINCT	
159 QUEENS PARADE CLIFTON HILL	Campi's Buildings shop & residence	PRECINCT	
163-165 QUEENS PARADE CLIFTON HILL	Campi's Buildings shop & residence	PRECINCT	
151 QUEENS PARADE CLIFTON HILL	Campi's Buildings Shop & residence	PRECINCT	
153-155 QUEENS PARADE CLIFTON HILL	Campi's Buildings Shop & residence	PRECINCT	
157 QUEENS PARADE CLIFTON HILL	Campi's Buildings shop & residence	PRECINCT	
456 QUEENS PARADE FITZROY NORTH	454-456 Queens Parade	PRECINCT	
460 QUEENS PARADE FITZROY NORTH	460 Queens Parade	PRECINCT	

105 QUEENS PARADE CLIFTON HILL	House, also doctor's surgery	PRECINCT	42
264 QUEENS PARADE FITZROY NORTH	Surgery & residence	PRECINCT	
428 QUEENS PARADE FITZROY NORTH	428 Queens Parade	PRECINCT	
420 QUEENS PARADE FITZROY NORTH	420 Queens Parade	PRECINCT	
185 QUEENS PARADE CLIFTON HILL	Raven, WG Undertaker, later Raven's Funerals	PRECINCT	
424 QUEENS PARADE FITZROY NORTH	424 Queens Parade	PRECINCT	
274 QUEENS PARADE FITZROY NORTH	274 Queens Parade	PRECINCT	
276 QUEENS PARADE FITZROY NORTH	276 Queens Parade	PRECINCT	
127-129 QUEENS PARADE CLIFTON HILL	Albert Hall, also Masonic Hall, later Samian Social Club	PRECINCT	43
205-211 QUEENS PARADE CLIFTON HILL	Clifton Motors Pty Ltd, Motor Engineers, Show Room and Garage, later Bayford Motors	YES	
370-374 QUEENS PARADE FITZROY NORTH	London Bank of Australasia, later the ANZ Bank	YES	

It may be that those missing statements do exist in a study of citation somewhere.

A similar exercise for HO327 and HO317 would also show a level of incompleteness.

### ***Role of the DDO***

“[130] It is not, in my view, the role of the design and development overlay to determine the built form envelope and design objectives on a site by site basis, but rather to apply parameters for future decision making across the broader precincts.”

- GJM Evidence in Chief pg49. Response to 3068 Submission

The 3068 Group submits that the real damage that this DDO will cause is that, while the intention is to set limits, the reality is that it creates an expectation. When a DDO allows a certain height or setback, it becomes even harder for the heritage guidelines to operate and moderate in a site-specific way.

The DDO creates a development expectation.

Exhibit A is - 388-390 Queens Parade (VCAT P703/2019). A permit for five stories was agreed at a VCAT compulsory conference and granted in 2017 (PLN17/050). Subsequently, and before council's preferred DDO, the applicant applied to VCAT



to modify the permit to allow a sixth storey. After the preferred DDO was released, the applicant withdrew the amended application.

A large part of this submission is based on the individual buildings, sites and landscapes that make up the heritage character of Queens Parade, with an emphasis on precinct 4. The submission presents what development controls would be appropriate for that site.

Each part of Queens Parade needs its own heritage solution, P4 is not homogenous.

Our overall conclusion is that a more nuanced approach is justified. Particularly for precinct 4. Development Applications are not for precincts, but for sites.

### ***A risk-based approach***

The southern, older part of the City of Yarra is characterized by shopping high streets, Swan St and Bridge Rd, Victoria and Johnston Streets, Smith, Brunswick and Gertrude Streets. The newer subdivisions of Clifton Hill, Fitzroy North and Princes Hall are characterized by small shopping villages, often clustered around cable tram stops. Rathdowne St Village, Nicholson St Village, Fitzroy North Village and Queens Parade. Lygon St Village in the city of Melbourne is similar.

Queens Parade Shopping Precinct has aspects of a Village and aspects of a High Street, while not conforming to either type.

If, as is contended by many submitters, there is a risk the new upper level development in precinct 4 would impact the village, then a risk-based approach should be adopted. If the controls are too weak and the village character is lost, then it cannot be regained. However, if the controls are too strong that development and housing choice is constrained, then the controls can be adjusted. This has happened in the past where the planning scheme has been modified to adapt to new needs.

We should proceed with caution.

### ***Activity Centre Boundary***

#### ***Change Required***

Rename the Activity Centre precinct to shopping or high street precinct.

#### ***Rationale***

The boundary of the Activity Centre is defined in the clause 21.03 Vision of the Municipal Strategic Statement.

In the map, the borders are somewhat vague. This may be deliberate as there is no zone mapped for the Activity Centre. The Activity Centre concept is more suited to lower density car-based suburbs. Most of the City of Yarra would be in an activity centre if the boundaries are set to widely.

The Activity Centre map is also drawn dotted in the Hansen Report page 8. The two maps roughly align. The map in Hansen may be a more precise or refined version or just a better representation.

**The Activity Centre covers all of Precinct 4 and 5 as well as Precinct 3** and St John the Baptist church complex. It does not include Hodgkinson St or McKean Street.

The Hansen Report describes Precinct 4 as the **Activity Centre Precinct**. This is confusing. There is a real risk that reading the report, and knowing the role of activity centres, that the State Planning Provisions are directing development into Precinct 4, when in fact they are directing development into the Activity Centre that covers most of the study area.

This could lead to a higher expectation for residential development in Precinct 4 while discounting the role that precincts 3 and 5 make to housing in the activity centre, as well as Precincts 1, 2 and the Gas works, just beyond the activity centre.

Even the GJM evidence excludes precinct 5 from the Activity Centre.

“[77] CHS’s discussion on development capacity identifies the potential conflict between planning objectives to increase housing density and commercial uses within a activity centre. The need to strike an appropriate balance between enabling new development in an inner suburb well connected to public transport and protecting the heritage values of the place was identified as a key driver for the GJM Report. **I consider that the Neighbourhood Activity Centre status of Precincts 3 and 4 is appropriately reflected in the GJM Report**, along with an understanding of the heritage values of HO330.”

The 3068 Group submits that the balance has been biased towards development in Precinct 4 and against conservation. Ms. Ancell, under cross-examination, agreed that Precinct 5 lacks many of the characteristics of an Activity Centre and would be unlikely to evolve into an Activity Centre, despite its proximity to transport and services.

### ***All of Queens Parade is a Neighbourhood Activity Centre***

*“City of Yarra. Clause 21.04, Activity Centres, designates 5 Major Activity Centres.* This does not include Queens Parade

Queens Parade is a Neighbourhood Activity Centre.<sup>2</sup>

The distinction between a Major and Neighbourhood Activity Centre is critical, and not always made in the case of Queens Parade.

Under clause, 21.08-4 of the MSS, “Clifton Hill has two neighbourhood activity centres.

“**The Spensley [sic] Street centre** is a small convenience centre based around the intersection of Spensley [sic] and Berry streets. The centre has a village atmosphere and an attractive streetscape and landscaping. There is limited scope for more intense development of this centre.

“**The Queens Parade centre** is a mixed use centre with strong convenience retailing. There is an opportunity to create stronger linkages between the community facilities to the east and the centre.”

The community facilities to the east may refer to the Collingwood Leisure Centre in Mayors Park.

“higher density housing in neighbourhood activity centres is encouraged to fit the context and enhance the character of the area”<sup>3</sup>

In Queens Parade, no modern building on the street wall has been built higher than the heritage buildings it sits beside. This is part of the character that is changing.

## ***Managing Heritage Assets in the Yarra Planning Scheme***

### ***Changes Required***

A single and definitive reference for Statements of Significance managed by a formal amendment process.

Each Statement of Significance requires its own change management metadata including Original documents; author; background documents and studies; planning scheme amendment where the statement was introduced or amended.

Heritage Overlay boundary maps to have similar change management.

All statements to be accessible on the web as separate items. These should be reference in the gradings database. This may be in addition to the heritage studies that produce the statements.

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<sup>2</sup> Hansen Partnership, Built Form Review for Yarra City Council, Final Draft, Revision C, 8 December 2017 p3, 1.0 Introduction

<sup>3</sup> *Abbotsford Joint Venture Pty Ltd v Yarra CC & Ors* [2012] VCAT 146 (7 February 2012) Panel Report - conclusion; pars.78-81 are attached as Appendices.

Cross reference between the statements and the document that defines the heritage overlay map boundary.

Cross reference between the site grading and the statement of significance.

Publish the gradings in a more accessible data format.

Use a standard address format. 240/1 QUEENS PARADE is probably 1/240 QUEENS PARADE.

Publish heritage maps that show the graded sites within each overlay. For example, Hansen Report Fig 6. page 16.

Split HO327 Overlay for Fitzroy North into two (or more) overlays with their own statement of significance as suggested by Butler's original report.

Update Hansen Report Page 13 to replace Statement of Significance for HO327 Northern with the more relevant Statement of Significance for the southern subdistrict.

## ***Rationale***

It is already difficult to navigate the City of Yarra's heritage assets, policies and data bases. This amendment will make it more so.

'Heritage Overlay 'Heritage Grading' data provided by Council in plan form'<sup>4</sup> was available for the study project but is not typically published.

The statements of significance are included in the 2007 Butler Review as a reference document along with a representation of the overlay maps as they were in 2007<sup>5</sup>. This is stored in multiple PDF documents on Yarra's web. Appendix 7 of the report lists statements of significance for some individually significant sites.

The individual gradings from that review's Appendix 8 are contained in an incorporated document. This appendix can be found online separately from the studies if you know where to look<sup>6</sup>.

The 2007 review builds on the Allom Lovel 1998 review, which builds on earlier studies. Now Yarra High Streets will build on the 2007 review. This is appropriate for research but is bewildering for users of the planning scheme.

The 20,000 individual gradings are on a PDF document will crash a low powered system.

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<sup>4</sup> GJM Heritage Report Section 1.3 Methodology. p9

<sup>5</sup> <https://www.yarracity.vic.gov.au/the-area/heritage/heritage-studies>

<sup>6</sup> <https://www.yarracity.vic.gov.au/the-area/heritage/heritage-overlays-and-gradings>

## Appendix H Yarra High Streets

- replaces the current Statement of Significance for HO330,
- introduces a Statement of Significance for some, but not all of the Individually Significant places within HO330
- duplicates the statement of significance for HO316, HO317 and HO327.
- introduces a Statement of Significance for some, but not all of the Individually Significant places within that precinct
- revises or adds precincts and properties from Richmond

It may be that the missing places are already covered elsewhere, such as in Appendix 7 or another study. It will be even harder to know where to find the correct statement of significance.

The Victorian Heritage Database<sup>7</sup>, mirrors some City of Yarra data. Statements of Significance for Individually Significant places refer to the precinct's statement unless the site is registered on the Victorian Heritage Register for State Significance. This may be a matter for Heritage Victoria to resolve. The VHD does not provide precinct maps.

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<sup>7</sup> <https://vhd.heritagecouncil.vic.gov.au>

## H0327 Fitzroy North

### H0327 North Fitzroy Heritage Overlay Area

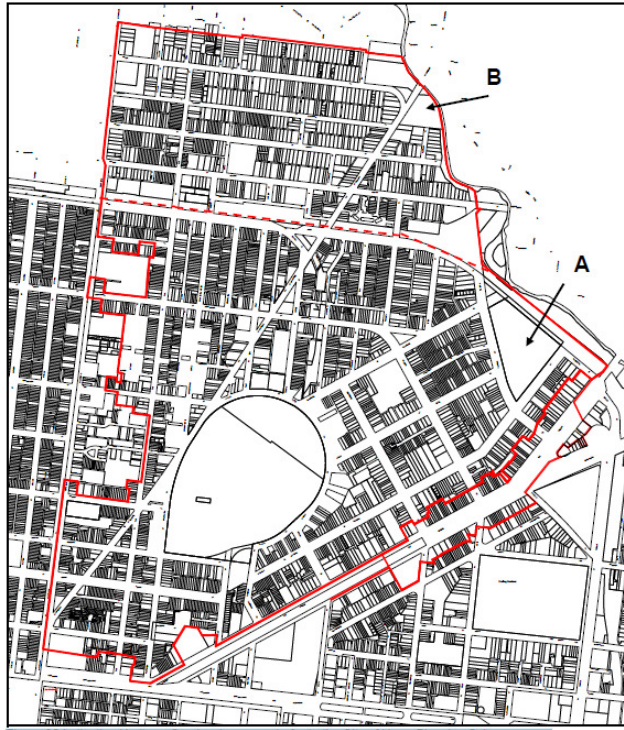


Figure 22 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with sub-area **A** Government planned section south of Holden St; sub-area **B** privately planned section north of Holden St ( boundary dotted) with Queens Parade Heritage Overlay Area adjoining on the south.<sup>8</sup>

The map and caption describe two precincts, and there are different statements of significance for:

- NORTH FITZROY HERITAGE OVERLAY AREA (SOUTH OF HOLDEN ST) pg 102
- NORTH FITZROY HERITAGE OVERLAY AREA (NORTH OF AND INCLUDING HOLDEN ST) pg 108.

H0327 is by far Yarra' largest heritage overlay by both sites and area:

- 3,550 graded sites
- 1.7 sq.km area

Second place is shared by:

- H0326 with 2638 sites and 0.93 sq.km
- H0334 2582 and 1.090 sq.km

<sup>8</sup> CITY OF YARRA REVIEW OF HERITAGE OVERLAY AREAS 2007 UPDATED MARCH 2013 p.100



### ***Walkability***



## Changes Required

Strengthen the objectives to improve walkability, especially but not only in precinct 5.

Encourage mid-block linkages between Queens Parade Precinct 5 and Hodgkinson and McKean Streets where this is compatible with historic built form.

Prioritise street activation of Queens Parade along precinct 5 for sites where rear vehicle access is available.

Apply MSS 21.08-4 to “create stronger linkages between the community facilities to the east and the centre.” i.e Clifton Hill Railway Station; Collingwood Leisure

Centre; Clifton Tennis Courts; Mayors Park and Darling Gardens, East Clifton Hill and the Spensley Street Neighbourhood Activity Centre.

### ***Rationale***

With good public transport and no large parking areas in the study area, walkability is a critical factor in the success of the activity centre.

Wide arterial roads are a barrier for pedestrians without good design and prioritization.

The pedestrian underpass underneath Heidelberg Road between Dummett Crescent and Mayors Park is an important pedestrian connection.

It connects Rushall Crescent bike path and Brennand Crescent (Merri Creek) bike path with popular bicycle routes along Hoddle and Hodgkinson St to the city.

The Clifton Hill Interchange adjacent to Precinct 5 serves:

- Bus 250/251 Queens Street to Latrobe University
- Bus 504 Clifton Hill to Moonee Ponds via Carlton
- Bus 546 Melbourne Uni to Heidelberg Station
- Bus 246 Elsternwick to Clifton Hill via St Kilda
- Tram 86 Bundoora RMIT to Waterfront City Docklands

The pedestrian connections from the Interchange to Clifton Hill Railway station is via Dummett crescent and the underpass. This 500m route is not well signposted.

‘Pedestrian’ is rarely mentioned in any of the expert reports and has very low emphasis except where laneways are to be converted to driveways for owners.

Hansen Report mentioned the north-south route from Clifton Hill Railway Station through precinct 5 to Fitzroy North in Pedestrian Links on pg33 of report routes.

Merri Creek, the Railway Hoddle Street and Heidelberg create an impenetrable barrier. The creek runs along an escarpment, so this is also a natural barrier.

The 1967 overpass has poor urban form, especially below and creates more connectivity issues for pedestrians and cyclists.

Connections to the east are limited to

- the poorly designed Rushall Station pedestrian underpass and bridge to Walker St,
- the long 1957 road and rail pedestrian underpass at Clifton Hill Station, o



- Under the High Street rail bridge, which is a car-focused arterial extension for Hoddle Street traffic and has a poor pedestrian environment and is difficult access on the south side.

While the DDO cannot solve all these problems, an opportunity to articulate a vision for Precinct 5 has been lost.

### ***Citizen Survey***

The Hansen report says there is little north south pedestrian traffic. Precinct 5 has been described in evidence as a cul-de-sac. Local's know this is not the case. No professional pedestrian movement survey has been tabled with this amendment.

Local resident Marianne van Leeuwen conducted an amateur pedestrian survey on Dummett Crescent on two winter days.

On Tuesday 6th August, between 3.30pm and 6.30pm, 284 pedestrians and 49 cyclists used Dummett Cres. Of these, 271 or 80% travelled through the Heidelberg Road underpass between Mayors Park and Dummett Crescent (in either direction)

On Wednesday 7th August, between 7.30am and 9.30am, 127 pedestrians and 47 cyclists (totaling 174) used Dummett Cres. Of these, 135 or 75% travelled through the Heidelberg Road underpass between Mayors Park and Dummett Crescent (in either direction)

### ***Interventions***

Make Dummett Crescent and the underpass a safe and inviting place to walk at night for everyone.

Give pedestrian priority to cross the side roads at both entrances to Heidelberg Road pedestrian underpass.

- Across Dummett Crescent
- Across the slip lane running on the northern boundary of Mayors Park.

Urban Design for the integrated tram and bus stops to improve pedestrian access.

Encourage new signalised pedestrian crossings to reach the tram stop in the middle of Queens Parade when a super stop is installed.

Better signage to link the public transport connections.

Install no left turn and walk signals on the high-speed Hoddle Street left turn slip lane into Queens Parade to allow the intersection to be accessible by less abled pedestrians. This impairs the only pedestrian route to Westgarth and Northcote

Simplify the multi-segment pedestrian crossing to the Terminus Hotel that traverses' confusing bus lanes and tram tracks; four 60kmh road lanes; and two service lanes. There are unsynchronised lights and no safe islands.

Underutilised on-ramp to Heidelberg road could be abolished to make way for a mix of housing and open space. This would allow a pedestrian route on the west side of Hoddle Street from the Railway Station to Queens Parade. No traffic data for the on ramp has been collected.

Create a pedestrian and cycling lane along the north side of the overpass, separated from traffic. This would link Precinct 5 with Coulsons Reserve. It is less than 150m away, but unreachable.

### ***Heidelberg Road Overpass, Clifton Hill;***

The 1927 Report of The Parliamentary Standing Committee on Railways on proposed expenditure on a vehicular subway at Heidelberg Road, Clifton Hill, recommended an underpass for Heidelberg Road.

"Cl. 20, neither was it considered by the municipalities that an overhead vehicular bridge at about half the cost of the subway would be satisfactory, mainly from aesthetic considerations, deterioration in property values owing to the presence of a huge mound of earth to take traffic over the railway line."<sup>9</sup>

"The Committee here is again inclined to agree with the objection of the municipalities that having regards to the contour of the surrounding country, the proximity of Coulson's Reserve and Mayor's Park, and the work which has been done in beautifying Heidelberg-road by means of reserves and gardens, a subway, if it can be obtained at a reasonable cost, is to be preferred to an overhead road bridge at this point."

Unfortunately, the advice was not heeded. An overpass was constructed in 1957.

**With the construction of Metro 2 tunnel, the overpass may become redundant.**

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<sup>9</sup> Parliamentary Standing Committee on Railways Loan Application Act 1927 (Provision of a Vehicular subway at Heidelberg-road Clifton Hill); together with minutes of evidence and plan. A.E. Chandler Chair, C. No 5.-[9D.] 17613 Ordered to be printed 23rd December 1927. Research by C. Goodman. Refer to Appendices.

## ***Precinct 5 - The Land Boom***

### ***Changes Required***

Mandatory height and setback Controls throughout.

*“Locate and arrange the building to allow daylight and winter sun access to key public spaces and key pedestrian street spaces.”*

*“Set back upper levels of tall buildings or use a podium and tower form to create a pedestrian scale at street level.”*

- Expert Evidence prepared by Sarah Ancell - Yarra C231 Queens Parade

More consideration for “Whether the proposal contributes to and improves the pedestrian environment and other areas of the public realm.”

- DDO for Precinct 5

Add a clause to encourage street activation.

### ***Rationale***

Precinct 5 is a lost opportunity. A lack of structure planning for the precinct has led to a land boom for developers. Council has provided recent and current development applications to the panel. But there are other permits that demonstrate the speculative nature of the development game.

The precinct urgently needs to address pedestrian access and walkability.

A tall gateway is not needed here. The Merri creek, railway bridge, Terminus hotel and the vistas of Queens Parade already provide a gateway that reflects the city of Yarra’s historic character.

### ***217-241 Queens Parade Permit VCAT Ref. No. P1531/2013***

The building that is now TLC/Clifton Views has a VCAT permit for an 8 storey building from 2013. [Leaper Investments Pty Ltd v Yarra CC VCAT P1531/2013]



*2170241 Queens Parade Permit (Now TLC)*

“The upper levels of the development are set back 2.2-3m from Queens Parade and the laneway to the north-east of the site. There are minimal setbacks (0.4-1m) to the south west boundary (Dummett Crescent) and no setbacks to the rear boundary. These minimal setbacks do not limit the building’s dominant character and overall massing. Whilst the two level podium attempts to address the height of the surrounding context, the height of the building above this level remains unreasonably dominant.”

- Heritage Expert Witness for Council, Bruce Trethowan 2013.

PL05/0996, Endorsed Plans 2008. May Height 13.5m.

<sup>10</sup> Leaper Investments Pty Ltd v Yarra CC [2013] VCAT 2209 (17 October 2013) PLN12/0888

## ***249-265 Queens Parade, Fitzroy North, PLN 16/0494***



17 stories shown above. Proposal taken to VCAT by proponent. P1276/2017

Compulsory conference was attended by Save Queens Parade and the 3068 Group.

14 stories agreed at conference. Endorsed Plans 23/5/2018.

## ***PL14-0311 - 243-247 Queen's Parade (Patch Apartments)***

14 stories. Constructed.

3068 Group objected to cross-over adjacent to a proposed café and walkability concerns.

## **2. Precinct 6?**

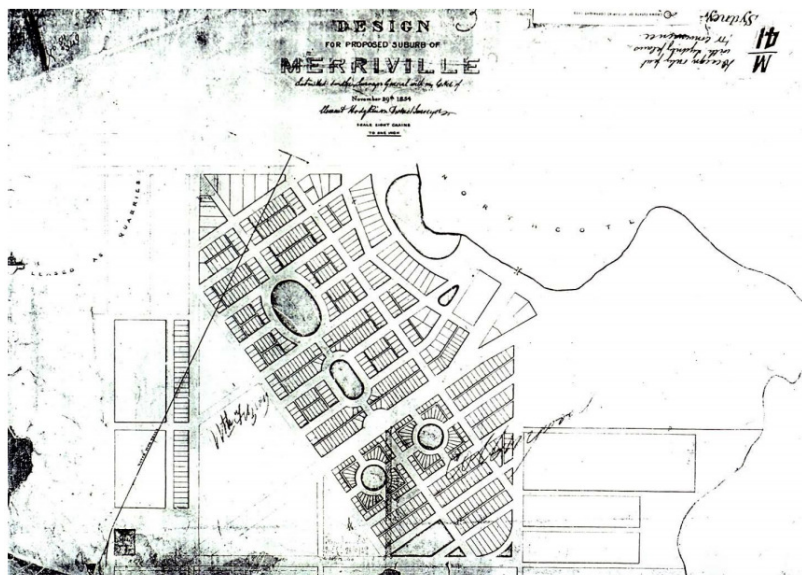
### ***Early Subdivision***

The earliest subdivisions of Clifton Hill were part of the Northcote subdivision, north of Rushall Crescent. They are part of the current study area. The upper end of Queens Parade was subdivided earlier than the Clifton Hill and North Fitzroy Town plans. Section 16 is now the Dummett Crescent precinct 5.





Figure 1 Township of Northcote 19 October 1853. Vale Collection, State Library of Victoria. Reproduced in HALF-DROWNED OR HALF-BAKED ESSAYS IN THE HISTORY OF NORTH FITZROY, Lewis, M. December 2017



Unexecuted design for the proposed suburb of Merriville (now North Fitzroy and Clifton Hill), 29 November 1854, Clement Hodgkinson, District Surveyor, map M/41 Sydney.

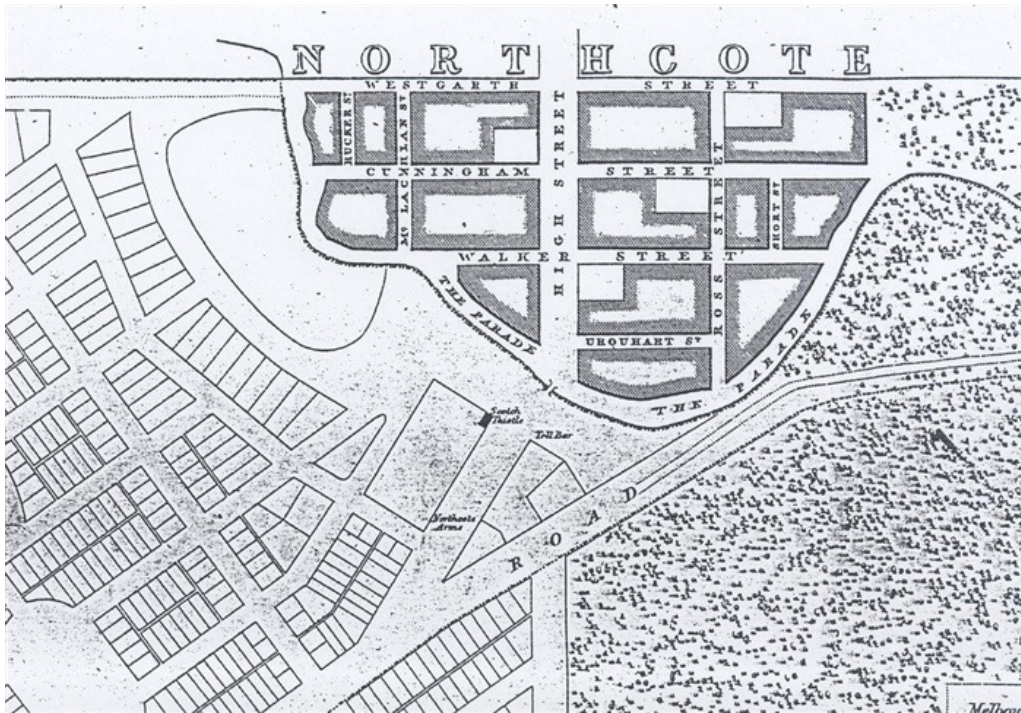
Plan for Merivale. Reproduced in HALF-DROWNED OR HALF-BAKED ESSAYS IN THE HISTORY OF NORTH FITZROY, Lewis, M. December 2017

### **Earliest Buildings in Queens Parade**

The earliest surviving properties in the study areas are the two hotels:

- Former Northcote Arms 434-438 QUEENS PARADE FITZROY NORTH 1857-
- Terminus Hotel, 492 QUEENS PARADE FITZROY NORTH 1954

The Northcote Arms Hotel and the Scotch Thistle Hotel (later the Terminus) are marked separately on the 1855 Woodlands map.<sup>11</sup> The only other feature is a toll bar and a plan of subdivision that was never realized.



*Figure 2 Map of Northcote Arms and Scotch Thistle hotels, c1855<sup>12</sup>. Woodlands are depicted to the west of Hoddle Street.*

“[Council and its heritage consultant acknowledged at the Hearings that Northcote Arms Hotel was a different building and that the Terminus was previous called the Scotch Thistle Hotel. The precinct citation is to be amended accordingly]”

– Yarra C85 Panel Report

Based on the City of Yarra Heritage Database, the earliest buildings in Queens Parade (HO330) are dated 1850-1890 and latest is 2000.

Properties with an early established date range in the Heritage Database include:

- 113-117 QUEENS PARADE CLIFTON HILL 1850-1890
- 121-123 QUEENS PARADE CLIFTON HILL 1850-1890
- Devenish Cottage, 191-193 QUEENS PARADE CLIFTON HILL 1850-1890

<sup>11</sup> Surviving the Six O’Clock Swill a history of Darebin’s Hotels, Gary Edge, 2004. Pages 38 and 55

<sup>12</sup> <http://heritage.darebinlibraries.vic.gov.au/archiveimage/1306>

However, these are all now known to have been constructed in the 1880s and the dates should be amended in Appendix 8.

*“When the East Collingwood Council formed in 1855, Hoddle Street was extended north to the Queens Parade reserve to make the area more accessible.”<sup>13</sup>*

## **Terminus Hotel 492 QUEENS PARADE**

### ***Changes Required***

Terminus Hotel should be nominated for state significance.

Former Northcote Arms should be nominated for state significance.

The Yarra High Street Statement of Significance to include the Northcote Arms as a former hotel.

Built Form Controls, particularly mandatory height controls for the Terminus Hotel.

### ***Rationale***

Commercial Zone.

Refer to Appendices Early Subdivision and Earliest Buildings in Queens Parade

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<sup>13</sup> Graeme Butler and Associates, City of Yarra Review of Heritage Overlay Areas 2007, pp.119-120.



## ***Former Northcote Arms Hotel 434-438 QUEENS PARADE***



### ***Changes Required***

Former Northcote Arms should be nominated for state significance with a separate overlay that covers the four sites.

The Yarra High Street Statement of Significance to include the Northcote Arms.

Update Statement of Significance to describe it as an early hotel, including HO330 statement of significance where it is not described correctly.

### ***Rationale***

Cnr. Rushall Crescent, hotel, 2 storey masonry, render with bluestone dressings, fmr. “*Northcote Arms Hotel*” was listed as such in in the 1870 directories... between 1853 and 1859 it was listed as the Egremont Hotel 1859 and 1864. And reverted to its original name in 1868<sup>14</sup>

The Yarra High Streets document also refers only to “Some early bluestone terrace houses (1857) remain at 438 Queens Parade, on the corner of Rushall Crescent.” - Yarra High Streets Statement of Significance.

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<sup>14</sup> Darebin Heritage, [Northcote Arms Hotel](#)

### 3. Significant in the skyline



“they are living in one of the garden suburbs of Melbourne, and which bids fair to be one of the prettiest and most fashionable resorts”

- Mercury and Weekly Courier, Saturday 17 November 1883, p.3

**“For the picturesque shop-row skyline, visible from across Queens Parade, with its gabled or hipped roof forms and many original chimney”**

– HO330 Statement of Significance, Butler 2007

#### ***Changes Required***

Update the Statement of Significance for HO330 to Recognize the pre-colonial contribution to the establishment of Heidelberg Road as a song line.

Restore ‘Significant in the Skyline’ and ‘wide vistas’ to the statement of significance. Add Aesthetic Beauty to the criteria. For example, see Princes Hill **“all creating a picturesque skyline which contributes to the aesthetic beauty”**

Limit upper level development in Precinct 4 to no more than 3 storeys, except on a few cases where the block has enough depth to support four stories without impacting the skyline views.

### ***Rationale***

Significant buildings within the Activity Centre are, or have been, shops, usually with dwellings above, hotels or banks.

The Queens Parade Neighbourhood Activity Centre is specifically covered by a precinct heritage overlay that recognises its heritage significance as a 19<sup>th</sup> Century shopping centre.

*“Prior to 1850, Queens Parade was a track that linked Melbourne to Heidelberg in the east and forked northwards to link to Northcote and the Plenty River district. The road was surveyed by Hoddle as a three-chain wide boulevard and reserved in 1853.”<sup>15</sup>*

The width of Queens Parade is significant. The great width doesn't just affect whether to use 1:1 or 1:2 ratios of new to old that heritage experts argue about. The wide boulevard opens sweeping vistas of the buildings that are not available in a narrow street like Smith, Lygon, Nicolson. You don't get these views in Sydney Road (Moreland C134). You can stand back and take it in. Whether standing in Mayor's Park, or any corner of Gold Street or Michael Street, or looking down the hill towards Carlton. The panoramas are expansive. Each is unique, but they are complementary. The view of Campi's Buildings and the former Post and Telegraph Office from Michael Street. The view from Mayors Park or Ravens Funerals includes the ANZ bank all the way to Pickwicks (394 Queens Parade). The entire sweep from the Normamby Hotel to the Clifton Hill Hotel, taking in Albert Hall, can be seen from any vantage point opposite. Ryan's buildings can be seen in the entirety from the vantage of Albert Hall, 60 m away.

The former United Kingdom Hotel (H684), by J H Wardrop, has a Statement of Significance<sup>16</sup> that says it is of architectural significance as 'possibly Victoria's most exquisite and intact example of the Jazz Moderne style of architecture'; it is **'greatly enhanced by its near-island siting'** and 'is externally and internally almost original, with the exception of postwar rear additions'. Perhaps the only building in Melbourne better sited is the Shrine of Remembrance (also by Wardrop).

The Heritage of the locality informs our identity, and Queens Parade is central to this. Mayors Park, Raines Reserve and Napier Reserve augment this expansive

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<sup>15</sup> Queens Parade Statement of Significance

<sup>16</sup> <https://vhd.heritagecouncil.vic.gov.au/places/297>.

landscape. The landscape of Coulson reserve and Heidelberg Road has been disconnected from the precinct by the 1957 overpass.

Even in 1927, a parliamentary committee, charged with a proposal to remove a level crossing, reflected on the landscape:

*“The Committee here is again included to agree with the objection of the municipalities that having regards to the contour of the surrounding country, the proximity of Coulson’s Reserve and Mayor’s Park, and the work which has been done in beautifying Heidelberg-road by means of reserves and gardens, a subway, if it can be obtained at a reasonable cost, is to be preferred to an overhead road bridge at this point.”<sup>17</sup>*

“Darling Gardens **is located on the crest of the hill** at the end of Hoddle Street. At that time it overlooked Collingwood, Richmond, Fitzroy and probably Port Phillip Bay. It is possible that Clement Hodgkinson, who had contoured Richmond and Collingwood, saw the **natural advantages of the site** and the potential to make it the centre piece of a whole residential development.”

“Hodgkinson’s interest was probably fostered by Andrew Clarke, and through Hodgkinson’s personal influence and a departmental culture, reservations such as Darling Gardens, Edinburgh Gardens and Mayor’s Park were incorporated into the plans of subdivision of the 1860s.”<sup>18</sup>

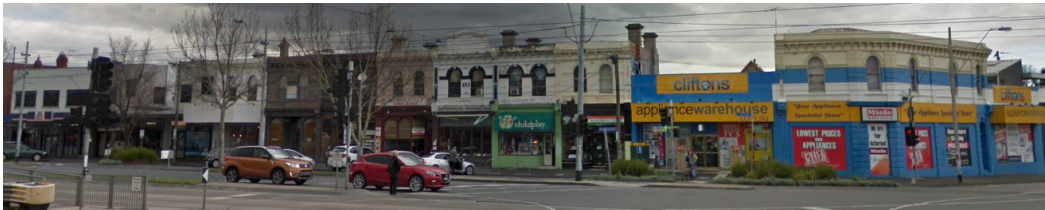
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<sup>17</sup> 1927, Report of The Parliamentary Standing Committee on Railways on proposed expenditure on a vehicular subway at Heidelberg Road, Clifton Hill, cl28.

<sup>18</sup> Susan Priestly, historian, personal conversation with Graeme Loughlin, October 1992’ quoted in Statement of Significance for Clifton Hill Western Precinct. Butler 2007

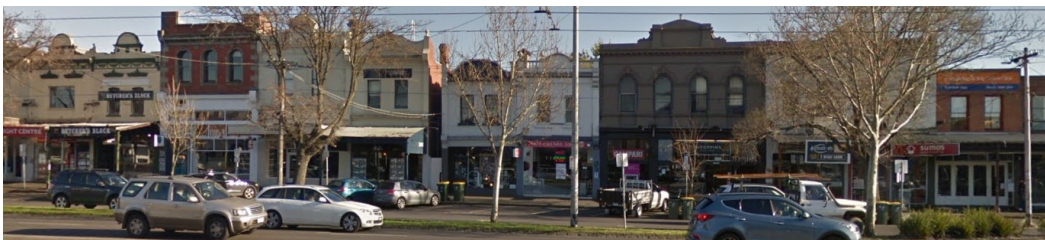
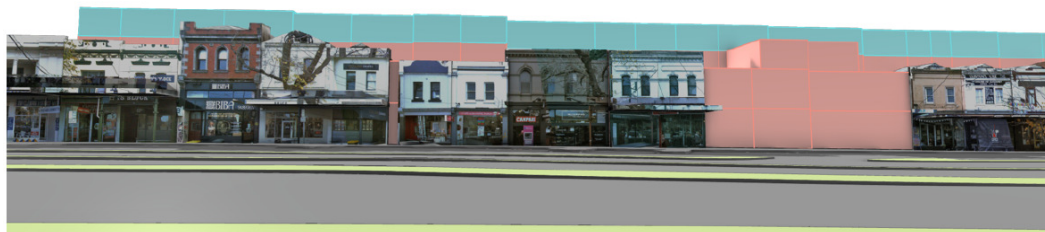


### *Does the Model give an incorrect impression?*



*Where are the chimneys? Pediment is cropped.*

Given the emphasis of chimneys, balustrades and urns on the picturesque skyline, care must be taken when using the model to assess the heritage impacts.



*Intricate balustrade missing, 280, 290, 292*

"I acknowledge that the consistent parapet line, which is defined by architectural features such as pediments, urns and balustrade with chimneys behind, is a distinctive element of the shop / residence form of Precinct 4. While more expansive views of these features are provided along Queens Parade than comparable, but narrower, commercial high streets such as Brunswick, Smith, Swan or Victoria Streets or Bridge Road, these elements and the silhouette they create is common to the commercial high street typology."

- GJM Expert Evidence [60]



*Missing Chimneys, pediments.*

## ***Does Heidelberg Road Follow a Songline?***

From: Toward the Municipal Mapping of Traditional Aboriginal Land Use

“Although there is a mystical quality associated with Aboriginal Songlines, there is also an intensely practical aspect to the routes taken. Songlines invariably followed ridge lines, valley lines and easy contours. For Aboriginal people it was like following a system of flashing neon lights, regardless of the coded song instructions. To European settlers these flashing neon lights only operated at a subliminal level and they simply followed what seemed to be a ‘natural’ route.

“When settlers began arriving in Port Phillip at present day Melbourne in mid-1835, they simply got in their carts and on their horses and followed the paths of least resistance. Their routes became established as cart-tracks, then became gravelled, then bitumenised, and ended up as the major roads that now radiate out of Melbourne. All these generally follow along ridge lines, valley lines and easy contours. Think about it from an aerial perspective. Geelong Road, Ballarat Road, Calder Highway, Sydney Road, Plenty Road, **Heidelberg Road**, Maroondah Highway, Burwood Highway, Dandenong Road and Nepean Highway were all originally Aboriginal Songlines.”

“‘Yingabeal’ the canoe tree and Songline Marker Tree, stands at Heide Museum on Bulleen Road. It may well be the most important Marker Tree in Melbourne as it marks the convergence of Songlines from five different directions. First is the Songline heading west across the river to **Heidelberg Road**. ”<sup>19</sup>

- Jim Poulter and Bill Nicholson

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<sup>19</sup> Toward the Municipal Mapping of Traditional Aboriginal Land Use, Jim Poulter and Bill Nicholson Melbourne, July 2018. [http://reconciliation-manningham.org.au/wp-content/uploads/2018/10/Aboriginal\\_Land\\_Use.pdf](http://reconciliation-manningham.org.au/wp-content/uploads/2018/10/Aboriginal_Land_Use.pdf)

***Interest in the skyline profile of Queens Parade is not a recent invention***

***"Street-corner* bank of 1887 in red brick with rendered trim and polygonal turret and high chimneys. ***Significant in the skyline.***"<sup>20</sup>**

National Trust Citation **21/08/1975.**

The London Chartered Bank, built in 1889, architects Oakden, Addison and Kemp.

It is the most notable example of Queen Anne bank architecture in Melbourne and with its tower is admirably suited to its corner site.<sup>21</sup>

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<sup>20</sup> Citation for the Former ANZ Bank 370 Queens Parade.

<sup>21</sup>Historic North Fitzroy, The Fitzroy History Society



## **ANZ BANK, QUEEN'S PARADE, CLIFTON HILL**

"The ANZ Bank in Clifton Hill reflects several aspects of both its time and the area in which it was sited. Banks more than any other institutions thrived in the boom conditions which Melbourne enjoyed from the middle of the nineteenth century to the end of the land boom in the terrible crash of the 1890s. They were at the very centre of each wave of growth and development. Colonial society was founded on their investment and their ability to tap sources beyond Australia's shores.

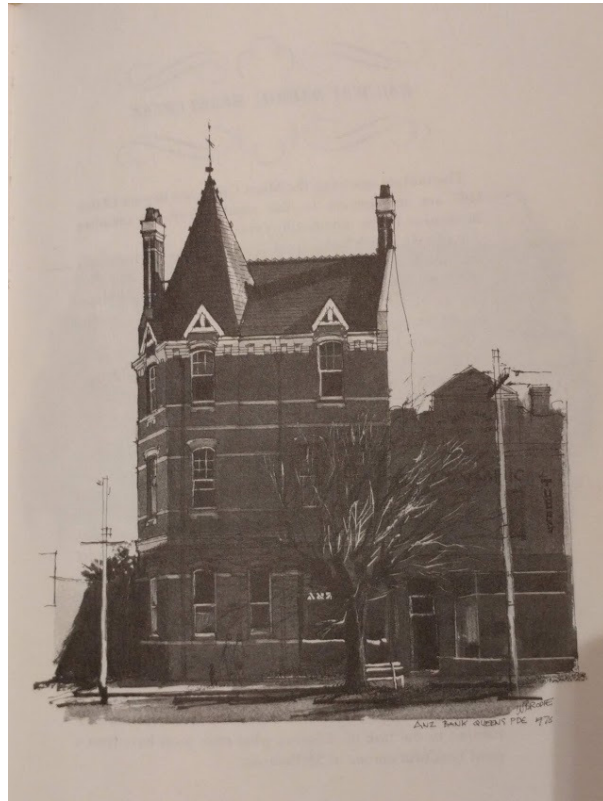
Not all colonial banks had an unblemished record of success, and here and there they were known to have collapsed, to the very considerable anguish of their depositors.

Perhaps the best way to reassure shareholders and depositors alike was to build imposing edifices, which had about them an air of solidity and respectability. This, along with the fact that the banks echoed the public architectural taste of their day, meant that the older suburbs like Clifton Hill are endowed with banks whose architectural quality makes them places of interest in the twentieth century when modern banks have become creations of glass and chromium. The surviving structures reflect the solidity of an earlier age of banking.

The ANZ Bank in Queen's Parade was built at the height of the boom of the 1880s and originally catered for a rather select clientele who had removed themselves to what was then one of the fringe suburbs of Melbourne. **The desirable terraces of Clifton Hill afforded views of the distant beauties of Heidelberg,**

and the nearer rural charms of Northcote could be savoured by crossing the Merri Creek.

The **wide elegant vista** of Queen's Parade rivalled any suburban shopping centre and when a railway linked Clifton Hill with the city, and cable trams ran along Queen's Parade, those who wished could easily make an excursion into Melbourne."



- Text by Brian McKinlay, Collingwood and Fitzroy Sketchbook, 1978 pg26

Sketch by Bill Brodie

## ***ST JOHN THE BAPTIST'S CHURCH QUEEN'S PARADE, CLIFTON HILL.***

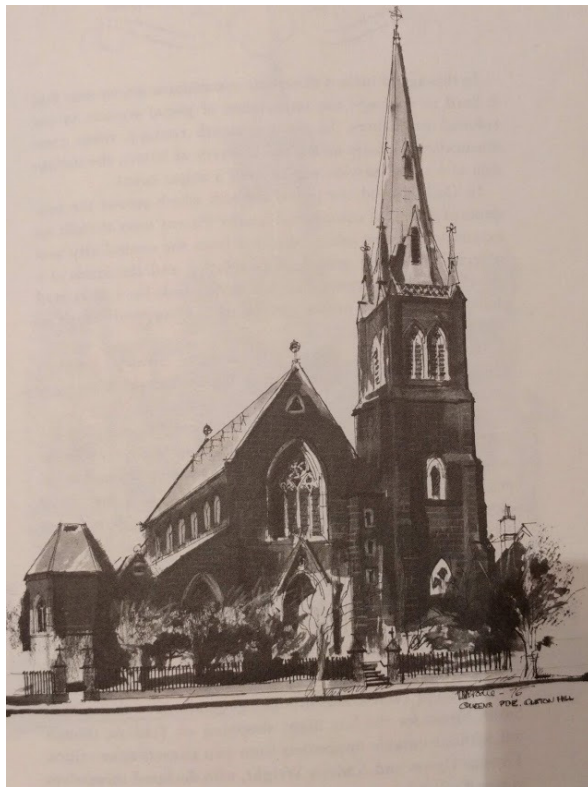
The spire of St John the Baptist's Church is **a landmark easily visible from all over the district, for topographical as much as architectural reasons.** The early settlers of Melbourne by and large, subscribed to the military dictum that **one ought to 'seize the high ground'**, though in their case it had more to do with health than with strategy.

**Clifton Hill is in fact a small ridge of land** which lies to the north of Collingwood, skirted by the valley of the Merri Creek near the point where it joins the Yarra River. Between Clifton Hill and the neighbouring suburbs of Collingwood and Fitzroy the land dips down into a hollow, and this swampy land tended to isolate Clifton Hill from its neighbours until drainage ended the problem after settlement.

Thus the first settlers who made their homes along what is now Queen's Parade, the centre of modern Clifton Hill, were doing so because the area was well drained, or as a Victorian land salesman put it, **'a dry and most salubrious neighbourhood'**. In addition, the nearby Merri Creek gave access to a water supply, a factor which made the suburb even more attractive. Today the wide shopping concourse which lines Queen's Parade is dominated by the spire of St John's Church.

The land on which St John's stands was granted to the Catholic Church by the government in 1864. The area remained thinly populated, so that for a time there was little pressure for the building of a church. Work wasn't begun until 1876, when Dr Goold, the Catholic Archbishop of Melbourne, laid the foundation stone.

The church, of local bluestone, was built to a classic Gothic design, Australian ecclesiastical architecture then being everywhere under the influence of the Gothic revival movement. While the church is solid and pleasing to the eye, the real glory of the building is its tall elegant spire, which wasn't erected until 1893.



- Text by Brian McKinlay, Collingwood and Fitzroy Sketchbook, 1978 pg 10

Sketch by Bill Brodie

## 4. Precinct 4

### ***Development Controls in Precinct 4***

*"A preferred built form framework is underpinned by urban design and heritage assessments."*<sup>22</sup>

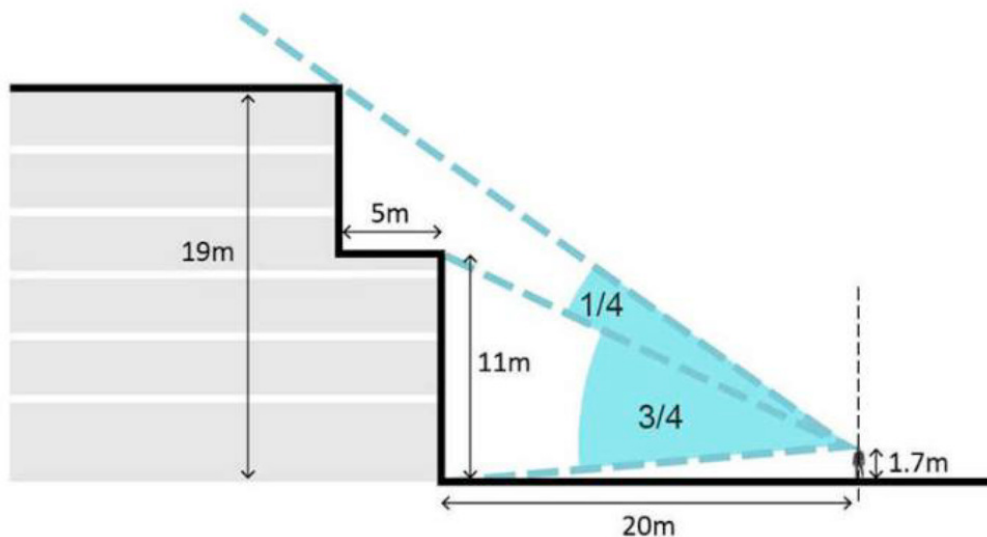
We have been unable to find any reason why four stories is acceptable, other than a group of experts agreed that was the answer. When pushed, the reason is shifted from heritage, to built form to consolidation. Other expert's opinions.

Originally, the team of experts looked to Moreland C134 DDO18.

Sydney Road and Queens Parade are both historic shopping streets. Sydney Road is also a Major Activity Centre. The driver for that DDO was to limit the ratio of new built form to existing. Moreland DDO18 requires:

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. [see Fig 7 in GJM Report, pg22]*



In this diagram, the new built form height appears as one third of the heritage façade, even though it is almost the same height above. This is for a 20m wide street.

To apply the same standard to Queens Parade, as we should, what would we get?

Given the wide street, the angles can be replaced with a simple elevation view. To achieve the same ratio of new built to heritage, we would allow the new built

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<sup>22</sup> Hansen.

form to be one half the height of the façade. This equates to three storeys mandatory height and is what we ask the panel and council to adopt.

Increasing the minimum setback has only a lesser effect on reducing the perceived ratio given the wide boulevard. Greater setbacks help.

Given the angle tool, provided an unacceptable answer, the study team looked for other ways to justify additional height. The GJM report addresses this in 9.7 page 58, Recommended Built Form Parameter:

Ensures that new development does not visually dominate the existing heritage fabric by requiring that **new upper level built form is no greater than the volume of the heritage façade** when the site is viewed from the opposite side of the Queens Parade boulevard.

- Ensures that any upper level or infill development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality. [GJM Report page 58]

Requiring that new upper level be no greater than the volume of the heritage façade when viewed from the opposite side was not justified, it is just stated and left.

What this means is that, when viewed across the street, half of the building will be new and half old.

**The 3068 Group submits that this assessment is unjustified and inadequate.**

The 8m minimum setback for upper level development is based on aesthetic arguments for the upper level to form a straight line.

The Heritage argument should be to protect the main shop and the principal roof. This would lead to a setback of at least 10m and sometimes 12m or more.

The larger setbacks reduce the visibility of new development, help preserve chimneys, the view of the skyline and the function of the shop below

Both the urban design and heritage assessments require much more work to meet the objective; of “Certainty about the future of Queens Parade”<sup>23</sup>.

**The modelling presented shows completely unacceptable results.**

Hansen has based the modelling on GJM’s 1:1 heritage visibility test and the heritage consultant is basing the heritage guidelines on the modeling. No one wants to own it. There is no theoretical framework or basis for these recommendations.

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<sup>23</sup> Yarra City Council, Council Seeks certainty about the future of Queens Parade, information sheet with Council’s resolutions, Wednesday, 20 December 2017

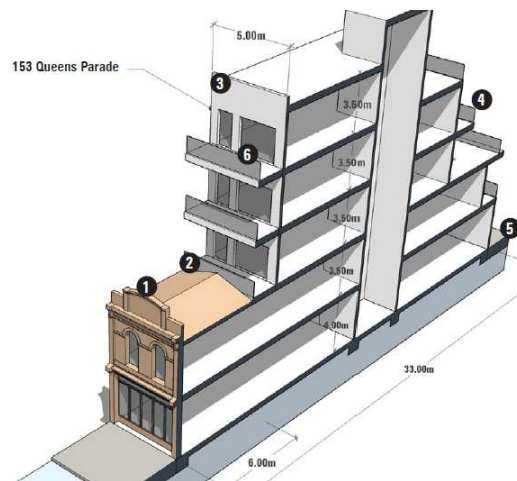
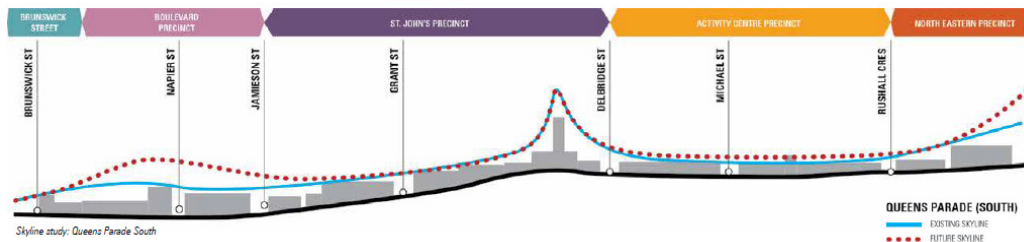


Figure 3 Hansen Model for 153 Queens Parade

No one has explained how this model prediction could possibly meet the precinct guidelines. Even if we remove the fifth floor, it doesn't achieve much



*Figure 4 from Draft Report. The proposed heights shown as a dotted red line in the draft study have been removed from the final study so only the existing heights are shown.*

The above skyline shows where new development would be concentrated. In precinct 4 the new heights are about 1/3 above the existing heights, **not double**. The line now would be 50% higher.

## ***Individually significant buildings that occupy corner sites***

### ***Changes Required***

Mandatory height controls, side and front setbacks to reduce visibility of upper level development on corner sites. Particularly:

- 89 Queens Parade, Clifton Hill Hotel, requires more protection
- 274 Serong Chambers requires more protection
- 330, Timothy B. Ryan Building requires more protection
- 336-338 “Blondies” requires more protection, principal view lines.

### ***Rationale***

Buildings on all corner sites in precinct 4 were designed to address the topography of Queens Parade, including the wide boulevard, the angles of the cross streets and the distant views. These are impressive buildings that set the scene. Modern appendages will diminish their presence.

*“Most Individually significant buildings are clustered at and around the junction of Queens Parade and Delbridge /Wellington Street.”<sup>24</sup>*

*“Most individually significant buildings occupy corner sites or are visually exposed in the open streetscape setting.”<sup>25</sup>*

*“On the south side of Queens Parade, between Wellington Street and Turnbull Street, the subdivision pattern is of a consistent depth (approximately 30-35m). There is also a greater number of sites with wider site frontage (greater than 10m). ▪ Corner allotments are typically medium or large (up to 1,200sqm) and typically accommodate retail forms as well as former and current civic/institutional buildings.”<sup>26</sup>*

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<sup>24</sup> Hansen, op. cit., Contextual Analysis.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.



### ***Former ANZ Bank 370 Queens Parade***



### ***Changes Required***

Change the boundary of HO330 to include the ANZ Bank and not skirt around it. It also has its own VHR overlay HO892, but should still be part of HO330.



Detail of HO330 boundary from VicMap data, the overlay excludes the ANZ bank (VHR sites shown in red). C.f. Clifton Hill Primary School and HO317.

The bank should be included as it is recorded in Appendix 8 under HO330.

In DDO16, Design Requirement:

“Development must protect and maintain key view lines and visual prominence of the former ANZ Building from the south-west and north-east, in particular to the

upper floor, roof form and chimneys. A permit cannot be granted to vary this requirement.”

**Delete:** ‘in particular to the upper floor, roof form and chimneys’. The middle floor is also significant, as is the whole building.

In DDO16 Decision Guidelines

“The impact of development on views to:

- the former ANZ Bank building’s tower, roof, chimney and upper level “

**Replace with**

“The impact of development on views to:

- the former ANZ Bank building from the public realm”

**364 Queens Parade (paint shop) street wall maximum height should be limited to a single storey in the DDO.** A mandatory control would be appropriate in line with the rest of the parade.

**The ANZ Bank Building should be included in the list of corner heritage buildings in the GJM and Hansen reference documents.**

1. It has an elaborate three storey return façade visible from the south.
2. It is on the corner of a wide and historic lane
3. It is on the Hoddle surveyed corner where the alignment of Heidelberg Road and Plenty Road diverge. It is the first building on the Plenty Road alignment. This makes the return façade particularly prominent in views from the south.

A greater upper level setback should be required at 364. This should be guided by what is needed to protect the architectural significance of the building recognised in the VHR.

Due to the corner location, as well as the champhered corner of the ANZ bank and the different alignment of its streetwall, 364 is approximately one meter in front of the ANZ bank. An 8m setback would only go to the downpipe between the twin windows on the western façade.

### ***Rationale for Changes***

The Hansen and GJM reports correctly identify the ANZ building as a prominent landmark, and seek to protect the landmark prominence, particularly the upper floor, roof and chimneys “*when viewed from the south-east corner of Gold Street and Queens Parade*”.

The GJM report quotes the VHR HO892 statement of significance in full on page 48. The GJM report also identifies the building as a prominent corner building

“The building occupies a prominent corner on Queens Parade where the road angles towards the north.” – GJM report pg16.

“Occupying the key corner site at the fork of Queens Parade and Heidelberg Road, the former United Kingdom Hotel at 199 Queens Parade is also a visually prominent State-significant building in the Activity Centre. Given its siting and surrounding road reserve and public open space, it is not necessary to manage views to the building.” – GJM pg17.

However, the amendment does not seek to protect the building’s significant corner with return façade, and its significance within the local precinct.

Consequently, the Exhibited DDO only sought an 8m upper level setback at 364 Queens Parade, compared with 6m for the rest of the precinct.

“The building is prominent in the Queens Parade/Heidelberg Road **intersection** and its importance is emphasized by the **corner** tower, steep pitched roof and tall chimneys.”

“The building is prominent in the Queens Parade/Heidelberg Road intersection and its importance is emphasized by the corner tower, steep pitched roof and tall chimneys.”

– From Statement of Significance VHR HO892

If recognised as a ‘return façade’ then the clause in the DDO to:

*“Retain the visual prominence of the return facades of buildings that front Queens Parade, Delbridge, Gold, Wellington and Michael Streets”*

Should be amended to include the return façade of the ANZ Bank.

*“Retain the visual prominence of the return facades of buildings that front Queens Parade, Delbridge, Gold, Wellington and Michael Streets and the former ANZ Bank”*

A single storey street wall would also respond to the preferred character statement for ‘Precinct 4 - Activity Centre Precinct’ in the Hansen report, and the preferred DDO that reads:

*“Buildings and works in Precinct 4 must help deliver the following preferred precinct character ... The profile of upper level redevelopment acknowledges the importance of significant **heritage corner forms and retain key views to local landmarks** (former ANZ Building).”*

The single storey street wall height is an appropriate control to achieve this objective. An infill two-storey street wall would hide the first (middle) floor of the former managers residence, and wide window. The proposed 8m upper level

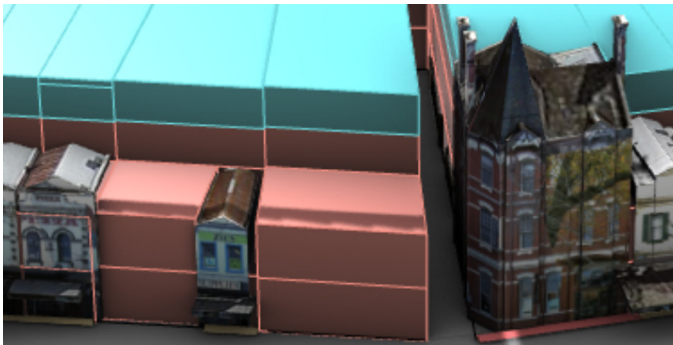
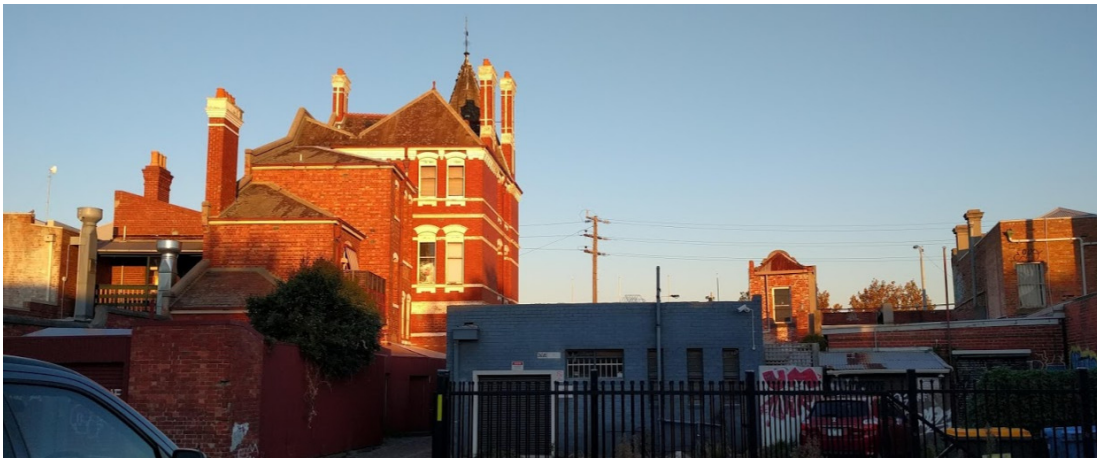
minimum setback will not protect views of the bank's return facade. A greater upper level setback may be required at 364. This should be based on protecting the architectural significance of the building recognised in the VHR, not just precinct views.

The argument for a consistent street wall height is less compelling at 364 Queens Parade because the street changes direction at this point, and the ANZ bank is not a building that expresses the consistent street wall height. There is already a break in the street wall for the lane. A stepping down towards the lane would not weaken the street wall character of the precinct.

The ANZ building has a blank and highly visible side wall on the north facade, which bookends the street wall towards the north of precinct 4.



It is likely that the less visible northern façade will disappear from public view.



*Model based on council  
preferred DDO*



*Don't repeat this!  
Yorkshire brewery tower from  
Wellington St. Compromised by  
infill*

## ***Serong Chambers 274-276 Queens Parade***

### ***Changes Required***

Limit Upper level development to be well set back (10m) from Delbridge and Queens Parade.

Mandatory height limit 3 storeys.

Add Statement of Significance for Serong Chambers, at 274 Queens Parade to Yarra High Streets.

### ***Rationale***

2 storey Neo-Egyptian style offices & dwelling on big frontages, with colonnade in antis & pediment, Former Bill Serong LLB. chambers, garage & shops. Now Fruits on Parade.

Built c.1920 for Melbourne Orphan Asylum. Left to the Melbourne Orphan Asylum by William Ellis (architect)

Refer to Nomination of Queens Parade to Heritage Victoria

Important corner building with return façade.

Exposed views from the parade and Wellington Street.

Lot Depth is very short Less than 25m.

Refer to elevations prepared by Terry Nott for 268 Queens Parade in a separate submission.



## ***Ryan's Buildings 280-256 Queens Parade***



### ***Changes Required***

Ryan's buildings should be graded Individually Significant. C.f. Campi's buildings.

### ***Rationale***

Ryan's Buildings, (1884-1887), 20 two-storey rendered brick shop & dwellings with rectangular and semi-circular "rosette" upper windows & gable parapets

An intact terrace of up to 20 two-storey shop houses of a consistent design by architect Norman Hitchcock, built in 1883-4 on land owned by Irish farmer and independence fighter immigrant Jeremiah Ryan (1830-1894).

Refer to appendices for Bio of J. Ryan and N. Hitchcock.

To be compared in provenance, scale and decoration with Hitchcock's later shopping terrace at 193-207 Smith Street, Fitzroy, a large block of ten shops & dwellings occupying almost the whole block between Charles and Condell Streets. These were designed for the founder of the former Yorkshire Brewery, Collingwood, Yorkshireman, John Wood, publican, liquor merchant, brewer, councilor, magistrate (1826-1878).

"Buildings now in the course of erection are the Post and Telegraph Office on the corner of Gold Street and Heidelberg Road...also three two storey shops near the Clifton Hill Hotel; and four of a similar description, directly opposite on the north side of the road. The proprietor, Mr. Ryan, informs me that on completion of these four it is his intention to erect eight more...."

- W.D.Holgate, 'Heidelberg Road', Mercury and Weekly Courier, 14 July, 1883 p.2

In 1890: listed as Nos. 304, 306, 308, 310, 312, 314, 316, 318, 320 and 324 Queens Parade.<sup>27</sup>

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<sup>27</sup> 'Fitzroy City Council', Fitzroy City Press, 5 Dec. 1890, p.2

## ***Dr Timothy Ryan's Former Consulting Rooms - 330 Queens Parade***

### ***Changes Required***

Upgrade to Individually Significant.

Include the Michael street elevation, primary and secondary roof.

Upper level setback on side streets (currently 6m) to be extended to retain the chimney behind the secondary roof.

### ***Rationale***

Timothy B. Ryan Building, fmr. 2 storey consulting rooms 1884.<sup>28</sup>, now "Baker's Delight".

Side elevation includes original windows framed in cement architraves. Rear of the building facing the side street retains the original cast iron balcony and roof.

Intactness Upper front façade, side façade, chimney and rear part of the building are intact. Original shop front has been replaced. Original verandah has been removed.

Refer to nomination of Queens Parade to Heritage Victoria.

Refer to architectural plans.

An individually significant corner heritage building with verandah and side street entrance.

**No.330 Queens Parade** was originally part of Allotment 8 of Section 15 of Fitzroy (117/312), purchased by Goodrich 1864, then subdivided to 1472/304, 1535/884 and Kimpton (1481/097). The corner block with a 38' frontage transferred to John Christopher of Heidelberg Rd, Gentleman, in 1883 (1484/721). He splits the block in 1910 to 3481/121 and 3481/123. Purchased by Timothy Ryan in 1884 (1535/884). It stays with Ryan until 1911.

Timothy B. Ryan of 3 Michael Street, Bachelor of Medicine, owns all of lots 4,5,6,7 and half of 8 by **1896**, when he creates the lane behind the shops that exists today. Dr. T. B. Ryan lived at "*Merrimu*", 3 Michael Street, North Fitzroy, <sup>29</sup>

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<sup>28</sup> Main Street, Clifton Hill c1887, postcard, CHS.

<sup>29</sup> Family Notices, The Argus, 1896, p.1

## 193 Queens Parade



*“Victorian-era house behind inter-war shop; original or early shopfront changed, contributory”<sup>30</sup>*

### ***Changes Required***

The Zero setback street wall should not apply to this site.

DDO setbacks to protect main ridge and chimney behind.

Clarify whether the ‘front of the building’ is the front of the verandah, or the main front wall. This definition would also be useful in Clause 22.02

Update Appendix to Clarify whether the 1910 shop is contributory.

Based on recent research, upgrade to Individually Significant based on the relationship to Devenish, Kimpton and Hoffman’s Kiln.

Provide a Statement of Significance.

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<sup>30</sup> Graeme Butler Heritage Study 2007.

## ***Historic References***

These are the last remaining heritage places in the City of Yarra associated with the Kimpton family and their flour mills.

Refer Appendix and their brick house at No.193 (1878).

Building 1 – built c.1876 for Matthew Devenish purchased 19/7/1869

Building 2 – built 1908 for Thomas Morgan Vaughan purchased 16/8/1904

Refer to Queens Parade Nomination

Single Storey Cottage Front verandah added after 1904. Owned by Kimpton c1896 (MMBW Field Book)

## ***189-191 Queens Parade***



## ***Changes Required***

Upper level setback should be behind the main roof.

Based on recent research, upgrade to Individually Significant based on the relationship to Devenish, Kimpton and Hoffman's Kiln.

### ***Historical References***

Refer to Queens Parade Nomination

Two-storey brick terrace house. Listed as 'contributory 1850-1890'

## **181 Clifton Hill Clifton Hill Post Office (2<sup>nd</sup>), contributory 1900-1915**

### ***Changes Required***

Zero setback street wall should not apply to this site.

Mandatory upper level setbacks to protect the main roof ridge, chimney and metal final of the main roof form.

Clarify whether the 'front of the building' is the front of the verandah, or the main front wall. This definition would also be useful in Clause 22.02

Include a Statement of Significance.

### ***Rationale***

"Street wall means the façade of a building at the boundary, or, if the existing heritage building is set back from the street boundary, the front of the existing building."

– revised DDO16

The DDO reliance on street wall setbacks. There is no streetwall. Is the setback from the portico.

### ***Reference Information***



*181 Queens Parade Post Office Built 1911–1912 for the Australian Postmaster General. Tenders invited by Home Affairs Department for erection of Post Office – The Herald, 5 November 1910, p.6*



*A single-storey brick Post Office building with a prominent corrugated iron roof with centrally positioned metal finial base. This is a purpose-built Post Office in the Edwardian style. A gabled roof form with distinguishing rough stone parapet capping and small brick pediment containing a sandstone parapet with brass ER and the Crown emblem. Circular storm water opening at each end over rain heads. The entrance portico features bluestone steps and plinth, brick quoin piers with triangulated ends, sandstone lintel and brick parapet. A more classical shaped sandstone panel features the raised letters "CLIFTON HILL 3068".*

## ***Campi's Buildings and Post & Telegraph Office***

### ***Changes Required***

**Add** a Statement of Significance for Campi' Buildings into a Reference Document of the Yarra Planning Scheme (missed in the Yarra High Streets document).  
Include note on architectural similarities with the Former Post & Telegraph Office.  
Reference the intact double row of wide chimneys shared between adjacent shops, original shop fronts, staircases and rear two storey red brick dwellings and shared wide chimneys.

Consider: Aesthetic, Historic, Social and Architectural Significance.

**Update** Statement of Former Post & Telegraph Office to include social, historical and architectural significance.

Include Owner and Builder Campi, Architects Twentyman and Askew, promoters Messrs. Holgate, Fairway, George, Hall, and others, introduced by Messrs. Tucker and Reid. Refer to article copied below: Mercury and Weekly Courier, Saturday 17 November 1883, p.3 *Research Chris Goodman*.

**Recommended:** No development above the Campi buildings. If this cannot be accepted, then a mandatory setback equal to the rear of the principal roof form of the two storey shop and dwellings which is approx. 11.5m.

Mandatory upper storey height limit of **three storeys** for this group of buildings.

**Mandatory setback 11m** to retain the principal roof and visual prominence of the powerful twin chimneys set back 8-9m.

Retention of the individually significant shop and dwellings including the original rear dwellings and chimneys.

Retention of the fireplaces and spiral timber staircases in the Campi buildings.

Original shop fronts are already protected.

Street wall height is already covered.

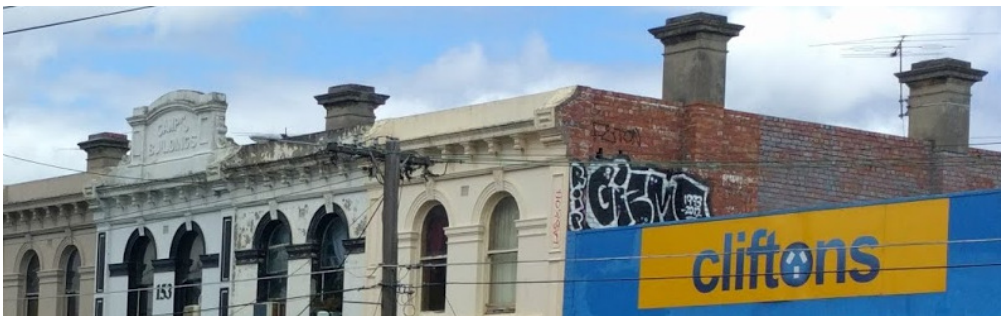
## *Rationale*



*Modified DDO16\_3 Storeys 10m Queens Parade and Michael St looking South-East*

**Campi's buildings and the former Post and Telegraph Office are related and both individually significant in HO330. They should be upgraded to State Significance to recognize their shared design and provenance, architectural integrity, intactness, social importance and internal features.**

A 3 storey mandatory height limit would still be highly visible and intrusive on this prominent collection of individually significant buildings.



A four-storey infill development, even with 11m upper level setback and good design, will still find it difficult to achieve the objectives of the planning scheme to not diminish the heritage significance of these fine and intact buildings.

Objective of Upper Level Setbacks is to retain the chimneys and principal roof.

Principal Roof is set back **11.106m** based on the Twentyman and Askew plan<sup>31</sup>

- 34' 9" main shop internal dimension
- 11¼" front wall thickness
- 9" rear wall thickness

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<sup>31</sup> Shops dwellings at Clifton Hill for A. Campi Esq. SLV



*Rear of Campi's Buildings showing residences and wide brick chimneys, from St Marks, 2018(Left) and from lane (Right and below)*



*Retain back of Campi's Buildings – view from lane*



*Four Chimneys of Campi's Buildings, from c1912 postcard. The continuous post supported timber verandah extending to the corner post office is lost.*



### ***Former Albert Hall (Masonic Hall) 127-129 Queens Parade***



### ***Changes Required***

Individually Significant, possibly state significance. Significant for Social Reasons.

Internal Controls to protect the intact features of the large hall and upper rooms.

Discourage subdivision.

Create a development plan for the two tallest buildings on the south side - 127 and 117 Queens Parade

### ***Rationale***

Former "Albert Hall" and Masonic Hall, later "Samaritan Social Club", W. D. Holgate & Wm. Hall, 1888-1927. 2 storey meeting rooms 4 storey public hall of Individual Significance.

A joint venture of local land agent Holgate and bricklayer Hall.

Plans for the building were prepared in August 1885: a brick building comprising two shops with a lodge room above and a large hall 70 ft 4 in by 29 ft 6 in at the rear. (i.e. single storey at the back). Submitted by William Holgate of the Clifton

Hill Land Office 1 August 1885. He built the hall in conjunction with builder William N Hall.<sup>32</sup>

It was approved as a Public Building in March 1886 and Albert Victor Lodge 117 opened 8 October 1886. W N Hall was a Senior Warden of the Lodge.

In 1888 Holgate applied to enlarge the Albert Hall. This was completed and approved by 1889.

W.N. Hall 29 June 1903 writes: Both buildings have been run as one property since 1885. In 1901 Dr Downie of "Ailsa Craig" Queens Parade, purchased the hall but the lessee rents both buildings.

October 1903 Downie sells Albert Hall to the Clifton Hill Protestant Hall Coy Ltd.

In 1916, Archbishop Dr. Mannix gives a speech against conscription at Albert Hall<sup>33</sup>.

In 1919 the Hall was up bought by the Albert Victor Masonic Lodge.

10 August 1921 inspected. A vaudeville entertainment was underway, featuring dancing, singing, acrobatics.

According to the Lodge centenary booklet, the Lodge had paid off their loan by 1922 then decided to build a room the same size as the main hall (upstairs) to serve as a Temple. It was completed by January 1927. The stone on the front of the building refers to this.

1942 apply for renewal of Registration of Masonic Hall (Albert Hall) Queens Parade. Up to 400 people.

There is a photo in the Lodge booklet showing the hall saying Masonic Temple on the front.

1952 plans. More upstairs space. Big lodge room upstairs. Double storey "supper room" with stage. Masonic Temple.

[According to the Lodge centenary booklet, in 1983 the Lodge sold the hall to the Samian Social Club because it had some structural problems with the roof and they did not have the money for repairs.]

1984 Trustees of Albert Victor Lodge transferred certificate of registration of a Public Building to the Samian Social Club.

Albert Hall was used by the parishioners of St John's Clifton Hill for their fairs.

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<sup>32</sup> All research by K. Cummings, Collingwood Historical Society

<sup>33</sup> The Argus Sept 1916 p6. <https://trove.nla.gov.au/newspaper/article/1606798>



## **89 QUEENS PARADE CLIFTON HILL (Clifton Hill Hotel/BrewPub)**

### ***Changes required***

The car park should be moved from HO330 and added to HO317 Clifton Hill Western Precinct and given a separate address.

As per council resolution, change 'Design requirements' under 2.9.4 Precinct 4 – Activity Centre Precinct to read:

*Retain the visual prominence and heritage fabric of the return facades of heritage buildings that front Queens Parade, Delbridge, Gold, Michael **and Wellington Streets.***

Statement of Significance to include the two-storey building to the south of the main hotel building on Gold Street.

**The design requirement in the DDO should include Wellington Street!** Clifton Hill Hotel and former theatre both have strong return facades.

**Views of the hotel should be protected with a 10m setback at Wellington Street.**

**The triangular car park facing Hodgkinson St should be removed from HO330 and given its own Hodgkinson St address so that NRZ controls apply.**

### ***Rationale***

*A two-storey corner hotel brick building in the Italianate style. Cellar access opening facing Wellington Street. Panel in pediment at the corner is inscribed*

*"F.H. WARMING / A.D. 1884". **Prominent chimney is visible. Roof is visible behind parapet.***

Builder: James Nation (possible) (Title: Vol 740 Fol 966, purchased 27/1/1875)<sup>34</sup>

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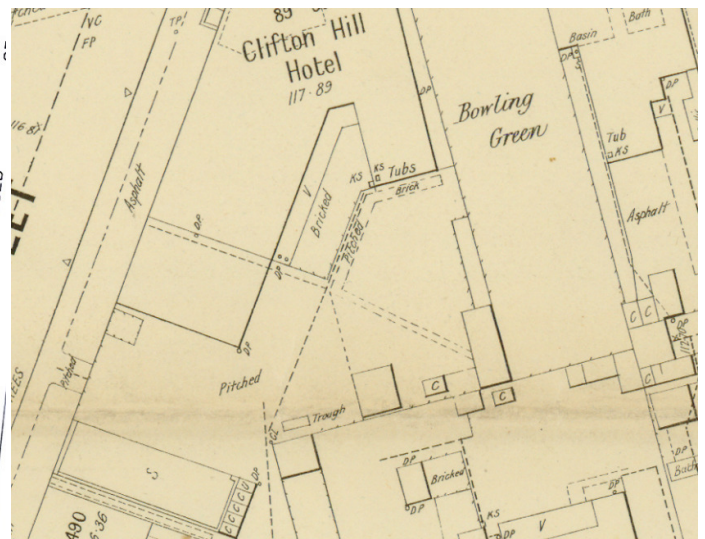
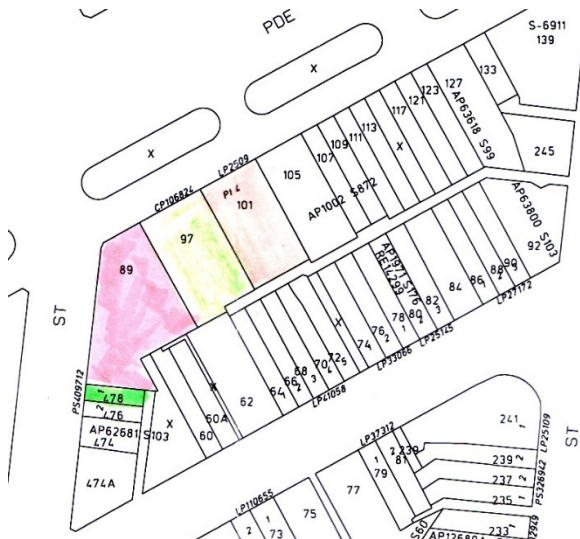
<sup>34</sup> Nomination of Queens Parade Shopping Precinct for inclusion in the Victorian Heritage Register, David Young on behalf of the Queens Parade Heritage, Planning and Traders Group



*View of Clifton Hill Hotel. Two-story brick building is now a wine cellar. View of hotel south wall and chimneys not protected by the preferred DDO.*

The hotel has extensive grounds and buildings beyond the historic building.

The two-story brick building (shown above) is currently a wine room. This is a very old building relating to the Queens Parade and Wellington Street corner site. It may have a connection to George David Langridge who was an early investor in Queens Parade and for a short while, an occupant of the site before the hotel was erected.



*Left: G.D. Langridge title holdings. Right: Brick building at bottom left of MMBW 1217*

In 1867 "George David Langridge of Harmsworth St in the borough of East Collinwood County of Bourke Contractor," is the proprietor of all of Allotments 1 and 2 of Section 4, Township of East Collingwood (203/40483) on the southeast corner of Wellington St and Queens Parade. Lot 1 includes a frontage of 63' to

*Wellington Street and 115' to Queens Parade (Then Heidelberg Rd) Lot 2 includes a further frontage of 144' to Queens Parade.*

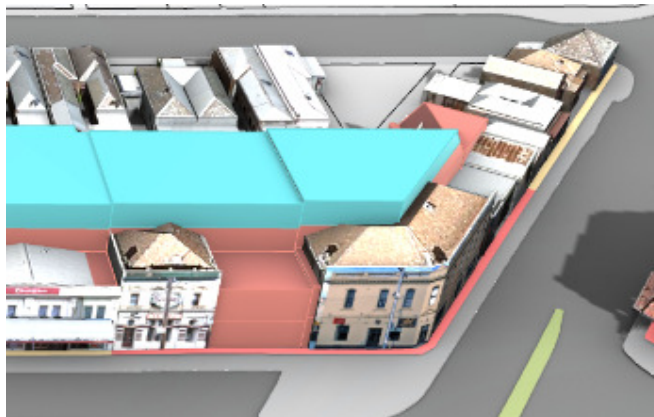
His holdings included the Clifton Hill Hotel and Bottle Shop, Taco-Bill (former State Savings Bank) and Clifton Hill/ North Fitzroy Bendigo Community Bank Branch. *The entire site was sold to John Wood, Peter Nettleton Joseph Bowring in 1869 (297/59350, Transfer 7719). Then then transferred to James Nation via Langridge.*<sup>35</sup>

The property also includes a triangular carpark facing Hodgkinson St. This lies outside the HO330 boundary as shown below.

The triangular car park at rear is where the horse and coaches could be stabled. All hotels of this period on Queens Parade catered for horse drawn travelers.

These yards are now prime infill redevelopment sites. This would threaten the view of the hotel's south wall and chimneys from Wellington St.

DDO16 proposes an 8m setback shall apply to Wellington Street. This will not protect views from Wellington Street of the hotel, south wall or its chimneys.



*An 8m setback (Council preferred) on Wellington Street protects the ridge of the hotel only*

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<sup>35</sup> Langridge Land Title Research, Unpublished Research by C. Goodman for The 3068 Group, 2007.



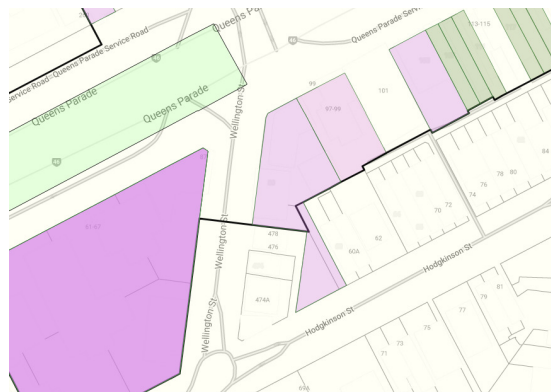
*8m setback (yellow line) does not protect the rear chimney.*

The hotel property includes the triangular car park however, this falls outside the HO330 boundary.

The car park should be moved from HO330 and added to HO317 Clifton Hill Western Precinct and given a separate address.

The car park is the only non-residential site in Hodgkinson St.

It makes sense for any development facing Hodgkinson St to respond to the residential character of Hodgkinson Street and Clifton Hill Western Precinct HO317.



*Border of HO330 is a black line. 89 Hodgkinson St is not entirely within the overlay.*

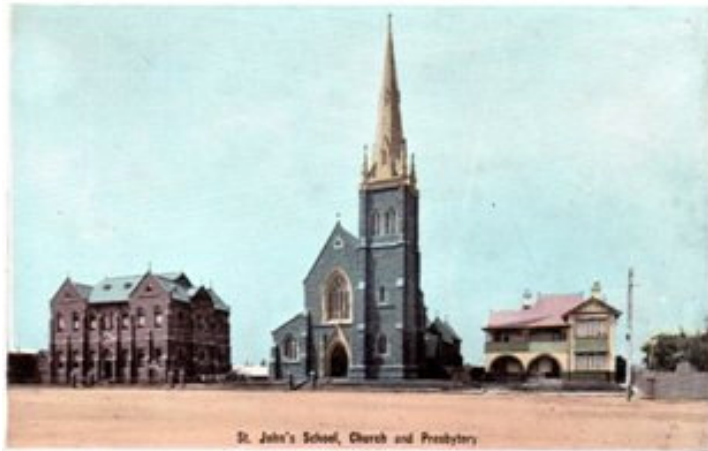
Zone Map from Hansen Report shows car park in Residential Zone.



*Carpark is zoned NRZ1*



## 5. Precinct 3



***Clifton Hall (Parish Hall) Former Cinema***



### ***Changes Required***

Apply similar height and setback controls as proposed for precinct 4.

Consider retaining Clifton Hall in HO330 and grade as Individually Significant and add a Statement of Significance separate from the church complex.

### ***Rationale***

Significant corner building with return façade to Wellington St.

Shops are more related to the activity centre precinct 4 in HO330.

Street wall and Pediment matches the activity centre precinct 4 (HO330)

Steps down from the higher building to the east.



It was not part of the original church reserve. Refer to Figure 3 in Yarra High Street, Detail of the Jika Jika Parish Plan, showing the allotments reserved for the Roman Catholic Church.



Theatre was demolished in 1999 for school ground and school rooms.

Pediments have been slightly altered.

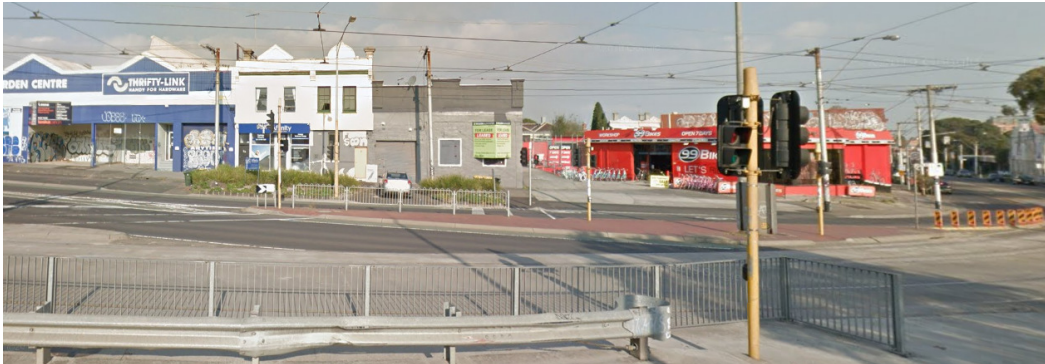


## ***9 and 11 Queens Parade***

### ***Changes Required***

No change from contributory to 9 and 11 Queens Parade.

### ***Rationale***



“The concept of ‘contributory’ places developed through the urban conservation movement of the 1970s and 1980s, particularly in inner metropolitan municipalities, where extensive urban conservation areas (also known as heritage areas or precincts) were identified. In the Panel’s experience, the term is generally used to signify places that have some heritage significance and contribute to the collective significance of the precinct. These places would not meet the threshold for individual heritage significance if they were located outside a heritage precinct.”

- YARRA PLANNING SCHEME AMENDMENT C85, PANEL REPORT – JUNE 2008, p59

“Places that were assessed as of ‘poor’ integrity became not contributory, but those of ‘low’ (or higher) integrity were graded contributory or individually significant, as appropriate”

- C85 panel report p67

The Panel accepts that the methodology used to assign gradings to properties was appropriate and was generally consistently applied.

- C85 panel report p69

These sites are proposed to be regraded from contributory to not contributory. Reasons given are unconvincing, since the reasons cited were already the case when Butler graded the buildings. Butler did not give contributory gradings to

isolated buildings that had no context. For example, an intact double fronted Victorian in Reeves Street, surrounded by industrial buildings, was not included for heritage protection. In many cases, Butler's strict criteria was perplexing. In this case, no error was made and no changes have occurred.

These buildings play a role in a wider landscape, linking the heritage shops around the corner in Smith Street, as well as the bike shop further north. They are part of the dramatic story played out to tram riders as they travel from High Street to Queens Parade, Smith, Gertrude and Nicholson Streets into the city.



*Google Street View Dec 2007.*

The only thing that has changed since 2007 is the value of the land. Buildings should not be delisted just because a developer finds them inconvenient. Let them fight for a permit to demolish.

Retaining these buildings will help to achieve activation of the street, and street character which will be of critical importance to the success of the gas works precinct.

For large site developments, architects are assisted by having local character elements incorporated into the design.

Retaining contributory status here does not necessarily mean the height controls in precinct 3 need to match precinct 4.

### ***7 Queens Parade***

#### ***Changes Required***

No change from contributory.

## ***Rationale***

There are numerous examples of 1930s factories in Queens Parade, most famously 26-56 K.G. Luke and Clifton Motors. There are also many smaller factories, including 122 Queens Parade, Selotta Shoes Pty Ltd 1934, Individually significant. This is opposite the gas works, in sight of 7 Queens Parade.

“the 1930s building at 7 Queens Parade does not readily accord with the identified key period of significance (Victorian to Edwardian-era), nor does it represent a “well preserved” example of an Inter-War building.”

– GJM Expert Report

“As a good representation of building styles from the mid-19th century to the late 1930s,”

- HO330 Statement of Significance, Butler 2007

‘The status of this part of Queens Parade as a showpiece for modern industry relied on the Edinburgh Gardens spur railway to the Queens Parade Fitzroy Station which ran as a goods line, from 1891 to c1980’ (Wight 2001).

Yarra High Streets – Statement of Significances for Selotta Shoes Pty Ltd factory (former) 122 Queens Parade

The 1930’s era buildings are contemporaneous with the interwar landscaping of plane trees and median rockeries close to this site.

**Regrading 7, 9 and 11 to non contributory is not justified on heritage grounds, and is not necessary for successful redevelopment of the site.**



## ***37 and 41 Queens Parade***

### ***Changes Required***

Reduce the DDO height and setbacks at 37 and 49 Queens Parade to match the historic form that is preserved at 41.

Step down the height towards the north of the precinct to transition to the heritage precinct to the north.

Regrade 41 Queens Parade from not contributory to contributory.

### ***Rationale***



*Still from Commuting by Cable, circa 1940s*



## 6. Precinct 2

Rezoning of the residential properties to a residential zone is supported.

### ***159-173 Alexandra Parade***

#### ***Changes Required***

Include the workers dwellings 159-173 Alexandra Parade in a heritage overlay.

Grade the buildings contributory.

The corner building at 175-177 may be a historic shop and dwelling. It has low integrity so may not meet criteria for heritage protection.

Compare with 110-118 Alexandra Parade Fitzroy in HO334 (Graded Contributory)

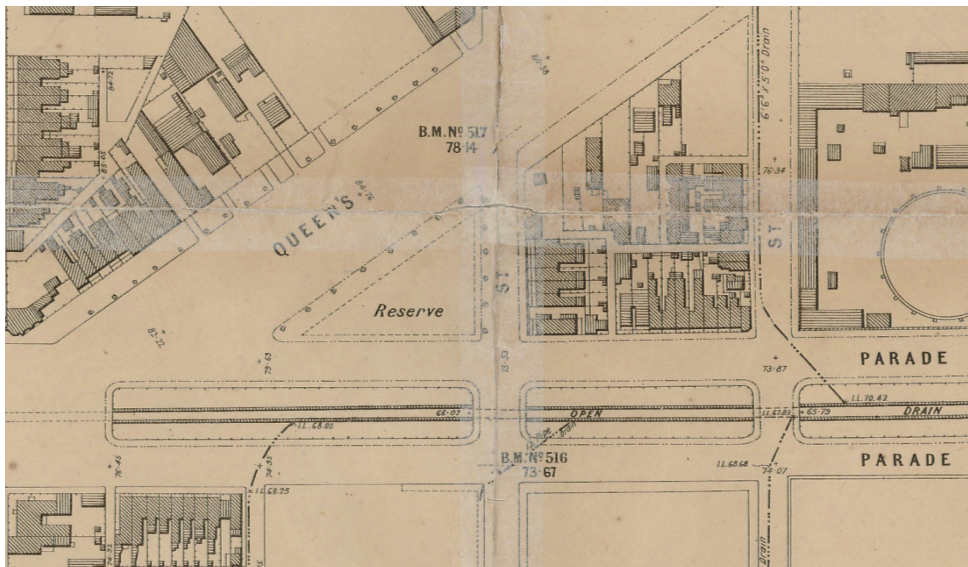


*159-173 Alexandra Parade, Google Street View*

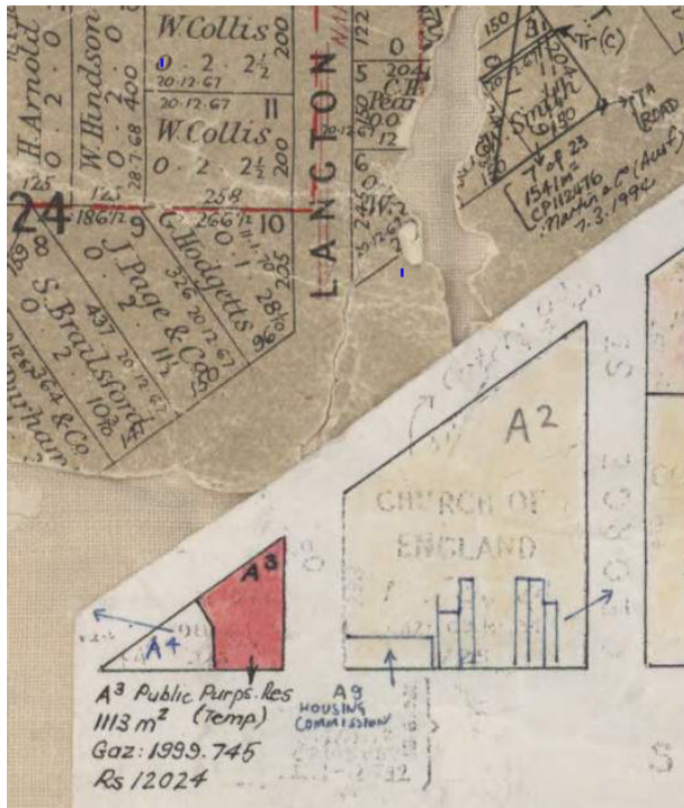
#### ***Discussion***

The heritage evidence provided to the panel was that these buildings to be of lower status than Elizabeth Terrace.





Refer to Figure 3 on page 3 of the GJM report, described as “A detail of the North Fitzroy Parish of Jika Jika Plan, showing the block between Napier Street and George Street reserved for the Church of England, and 472 on the southern corner later reserved for the Housing Commission.



## 7. Internal Controls

Significance upgrading is required for

- chimneys and fireplaces,
- lining board & pressed metal ceilings,
- internal staircases to:
  - 149, Diamond,
  - 151, Child Play,
  - 153 Marigold,
  - 157, Little Tony's Pizza, Now Tarantini Restaurant.
  - 167, fmr. Ignazi,
  - 159-61, So Cutters, Campi's Buildings (refer Appendix)
  - 314, Ryan's Buildings,
  - 370, fmr. London & Chartered Bank and
  - 398, fmr. Thomas J. Dowd & Co. tailors, refer Appendix.
- Clifton Motors (former) PROV VHR H2380. *'The extent includes all of the structures formerly known as Clifton Motor Garage. It includes the 1938 Moderne structure fronting Queens Parade, as well as the former workshop and showroom spaces on the ground floor and the former residence on the first floor.'*<sup>36</sup>
- Albert Hall, Internal Hall

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<sup>36</sup> Recommendation of the Executive Director and assessment of cultural heritage significance under s.32 of the Heritage Act 1995 22 September 2017 HERMES 200965.

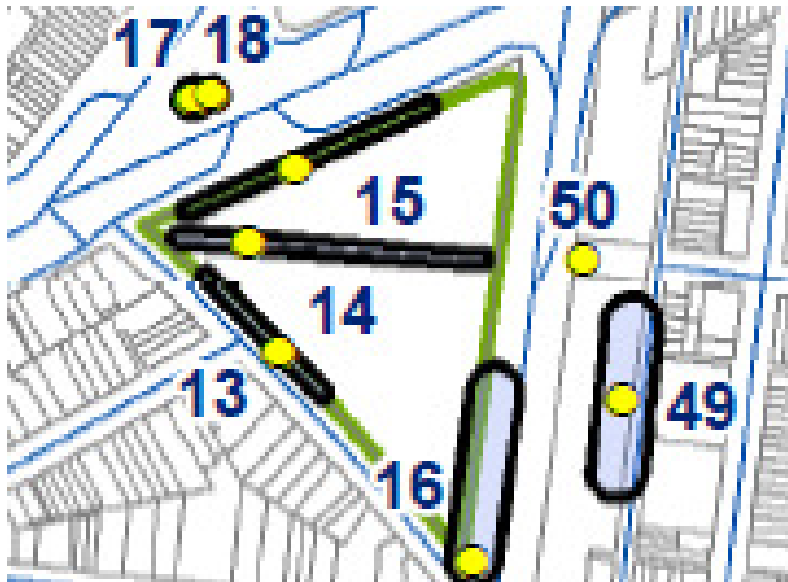
## 8. Heritage Landscapes

The GJM report was called a Heritage Built Form Review. The Elm Boulevards was not a focus of the study. The landscape observations include errors of fact and omission. Issues with the report include

- Does not acknowledge the early tree boulevard
- Does not acknowledge the extent of the boulevard
- Does not refer to the existing tree report for Queens Parade.
- Does not include Mayors Park or Napier Reserve as a significant heritage landscape in the study area.
- Provides no guidance on how Raine's Reserve is to be managed or protected.

### **Reference Information**

#### **Registered Significant Trees in or near the C231 study area**



#### **Raines Reserve**

17. *Quercus ilex*, Rare or Localised, Aesthetic Value, Particularly Old, Outstanding Size, Location of Landscape Context

18. *Arbutus unedo* (Irish Strawberry Tree), Particularly Old, Rare or Localised

#### **Clifton Hill Railway Station Reserve**

49 *Schinus mole* (Peppercorn Tree) Aesthetic Value, Location of Landscape Context

50 *Phoenix canariensis*, Location of Landscape Context.

#### **Mayors Park**

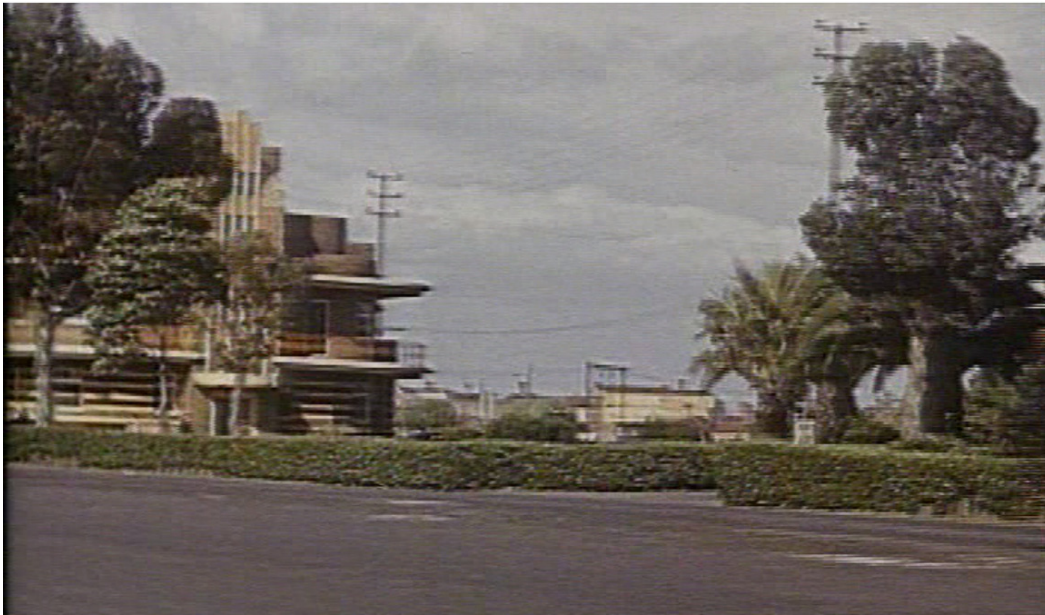
13. *Phoenix canariensis*, Aesthetic Value, Location of Landscape Context

- 14. *Phoenix canariensis*, Aesthetic Value, Location of Landscape Context
- 15. *Phoenix canariensis*, Aesthetic Value, Location of Landscape Context
- 16. *Ulmus procera*, Aesthetic Value, Location of Landscape Context, Particularly Old

13, 14 and 15 each applies to a row of canary island palms. 16 applies to a row of elms.

- From City of Yarra Significant Tree Study, Council Report Sept 2014 11.2.4

## ***Raines Reserve***



*Raines Reserve c1940s still from [Commuting by Cable Documentary](#) @47'24".*



*View of Raines Reserve from Clifton Views, Sept 2018*

## ***Changes Required***

Extending the heritage overlay to include Raines Reserve is supported. The 3068 Group made this recommendation to the Yarra C43 panel in 2003 and again C85.

“The east boundary of the Heritage Overlay Area should be adjusted to include the early reserve and plantation (with significant Holm oak) fronting the former United Kingdom Hotel.”

- YARRA AMENDMENT C85, PANEL REPORT – JUNE 2008, p187



A heritage grading for the reserve should be added to the database of heritage places.

If included in HO330, it should be graded individually significant. In any case, it must be graded, and the grading registered in the database.

The statement of significance should say why Raines Reserve is significant.

If tree controls are not applied to HO330, a separate overlay for the reserve is preferred so that tree controls can be applied to protect the landscape, particularly the significant Holm Oak.

The status of significant tree #18 should be clarified. *Arbutus unedo* (Irish Strawberry Tree), "Particularly Old, Rare or Localised".

The 3068 Group submits that Raines Reserve, together with other landscape components should be included in the statement of significance.

Clarify whether to follow National Trust citation "*Recently planted Plane trees and Japanese Cherry trees may need pruning or removal*"

The heritage overlay should also cover the six extant significant trees on Heidelberg Road adjacent to the reserve, and the entire elm avenue along Queens Parade from the apex of Raine's Reserve

The status of the 20<sup>th</sup> century horse trough should be clarified in the statement of significance.

A referenced heritage study should provide some history of the reserve.

### ***Historic References***

William Rain was Mayor of Collingwood 1904-05, Rain was a long-time member of Collingwood Council and chairman of the Council Public Works Committee as well as a Commissioner of the MMBW. Architect by profession he was born in Geelong but lived in Collingwood most of his life.<sup>37</sup>

Rain's reserve is shown on the 1921 Map<sup>38</sup>

"Towards the east end, a triangular garden had been created at the junction of the former Plenty Road and Heidelberg Road [93] ... see Parish plan put-away 1871: shows fenced reserve" <sup>39</sup>

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<sup>37</sup> Collingwood Historical Society

<sup>38</sup> Municipality of Collingwood, published by Anderson, Gowan Pty. Ltd  
[collingwoodhs.org.au/resources/collingwood-maps-online](http://collingwoodhs.org.au/resources/collingwood-maps-online)

<sup>39</sup> City of Yarra Review of Heritage Overlay Areas 2007 HO330 Queens Parade Heritage Overlay Area



Rain's Reserve was improved in 1905<sup>40</sup> and gazetted 07/313.<sup>41</sup>

E. Coulson was Mayor of Collingwood 1907-08<sup>42</sup>

Coulsons Reserve was gazetted 09 G44-685.

The rock borders in the reserve shown in the 1912-1917 photograph are like the rock borders in the Queens Parade medians HO93.



*Raines Reserve overlaid with MMBW 1904 map. On the northern border, a line of regularly spaced circles is labelled "line of trees". These continue as far as Hoddle Street on the MMBW map 1264. A straining post is also drawn and labelled.<sup>43</sup>*

#### National Trust Citation

T11503 ***Quercus ilex*** Clifton Hill, Holm Oak, corner of Queens Parade and Heidelberg Road  
"Statement of Significance: Location or Context: contribution to landscape; Aesthetic Value  
NOTES: The tree would benefit from a fertilizing, watering, and deadwooding program. Recently planted Plane trees and Japanese Cherry trees may need pruning or removal."

"Listed on the National Trust (Victoria) Significant Tree Register since 1984 (ID 175; This large tree located in Raines Reserve outside MacDonald's has an estimated age of 80 years, a height of 12.5 metres, a spread of 15 metres and is in good condition.

Holm Oak (*Quercus ilex*) is an uncommon tree locally. One other specimen exists in Darling Gardens, Significant Tree ID 176; File 11504. (A second specimen in the Gardens was lost due to Council works). A small group exists north of the bowling club In Edinburgh Gardens, including Significant Tree ID 786, File 1156."

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<sup>40</sup> The Age, 'Improvements at Clifton Hill', Dec.15, 1905, p.5

<sup>41</sup> Lands Dept.

<sup>42</sup> Wikipedia, Mayors of Collingwood.

<sup>43</sup> Google Earth Satellite Image overlaid with MMBW Detail Map 1264.

## ***1859 Napier Street Reserve***



### ***Changes Required***

Include Napier Reserve in a heritage overlay.

This could be H093, where tree controls already apply. Alternatively create a new overlay for the reserve with landscape controls.

Include the substation in the Napier Reserve overlay as contributory.

Protect the heritage place by limiting development above Elizabeth Terrace.

Rezone Elizabeth Terrace and shops to the south as residential.

### ***Discussion***

The reserve contains early tree plantings and bluestone edging. It is important for the setting Elizabeth Terrace. (c.f. Alfred Cres, North Terrace, St Vincent's Place)

The relationship between Elizabeth Terrace and Napier Reserve can be compared with:

- Alfred Crescent and Edinburgh Gardens
- St Vincents Place
- World Heritage Environs Area and Carlton Gardens.

This would inform whether built form behind the terraces would impact the heritage place.

### **Substation**

The GJM report only considered the substation was not individually significant in its own right but if it was in an heritage overlay it would be considered contributory.

Comparisons: A less ornate substation in the north-east corner of Darling Gardens is considered contributory in the Conservation Management Plan.

## ***References***

### **Timeline:**

“1859 Fitzroy Council requests a reserve for public recreation from the Crown Lands Department. A 7acre triangular site between Heidelberg Road, Reilly Street (now Alexandra Parade) and Smith Street is temporarily reserved for public recreation (6a 1r) and public baths and wash houses (3 roods).

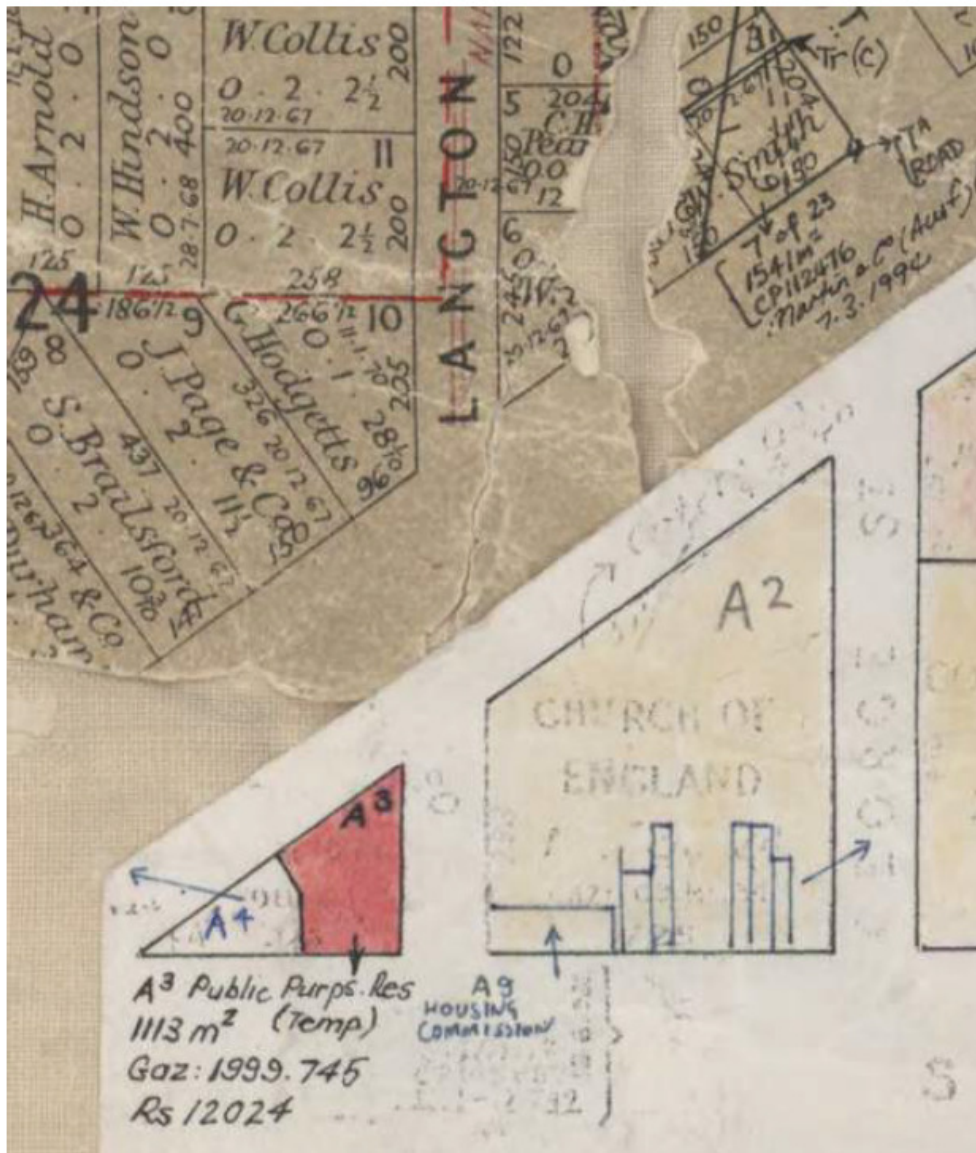
“1862 10 January and 19 February: Council requests an alternative site of 50 acres for public recreation in North Fitzroy. They suggest an oval site of 20 chains in diameter and 29.25 chains long acre triangular site between Heidelberg Road, Reilly Street (now Alexandra Parade) and Smith Street is temporarily reserved for public recreation (6a 1r) and public baths and wash houses (3 roods)

– Edinburgh Gardens Conservation Management Plan  
Allom Lovel & Assoc with John Patrick P/L 2004 pgC-3

“Lacking a public recreation reserve, the new Fitzroy Council was temporarily granted 7 acres in 1858 bounded by Reilly Street (Alexandra Parade), Queens Parade and Smith St.<sup>80</sup> The 1858 reserve was for a future Anglican parish church and the Collingwood (later the Metropolitan) Gas Company which commenced production in 1861. In 1862, Fitzroy Council requested an oval-shaped 50 acre public reserve flanking the Yan Yean tramway (St. George’s Road). The oval reserve was laid out under Hodgkinson and extended south in 1863, as a squared-off addition to the reserve to the line of Freeman St, to provide the Prince of Wales Cricket Club an extra playing ground.<sup>81</sup> In 1882-3, Edinburgh Gardens was permanently granted to the Council and planting of its avenues commenced. “<sup>44</sup>

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<sup>44</sup> Graeme Butler & Associates (2007, 2013), *City of Yarra Review of Heritage Overlay Areas, HO327 Statement of Significance p102*



**Figure 3 from GJM report, described as** “A detail of the North Fitzroy Parish of Jika Jika Plan, showing the block between Napier Street and George Street reserved for the Church of England, and 472 on the southern corner later reserved for the Housing Commission.

Napier Reserve was the home of Isabel Henderson Free Kindergarten (1950-c1974)

C231 proposes to upgrade protection for precinct 2B. This precinct is to be covered in a new Overlay HO498 - Refer to C191 Data base of Heritage Areas, January 2019. Elizabeth terraces are all Individually significant.

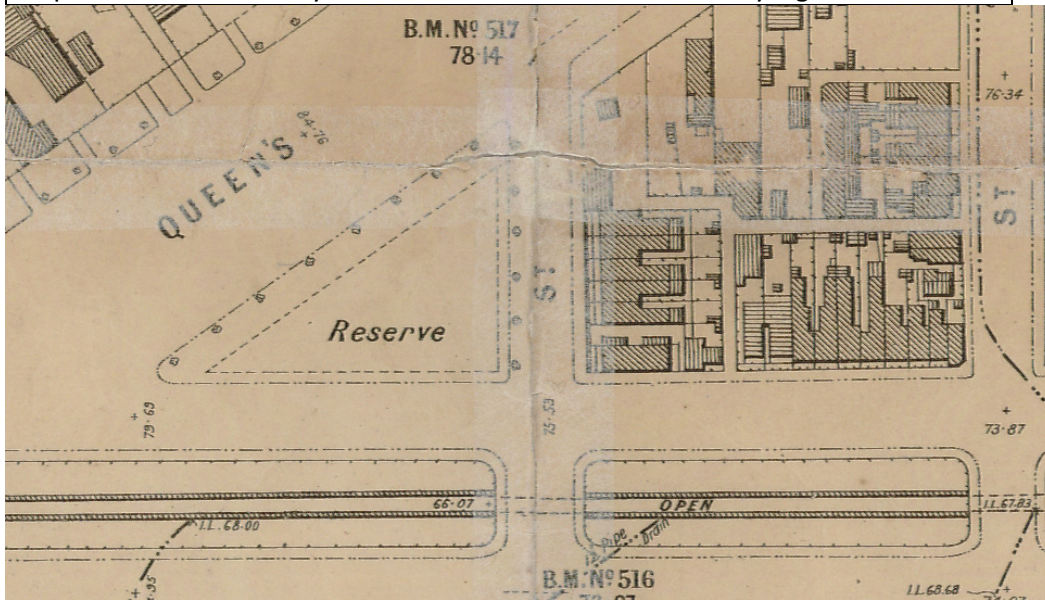
#### HO498 (C191 Amendment Documentation)

Napier Street 472-474 Fitzroy North Terrace Individually Significant 1885

Napier Street 476 Fitzroy North Elizabeth Terrace Individually Significant 1889



Napier Street 478 Fitzroy North Elizabeth Terrace Individually Significant 1889
Napier Street 480 Fitzroy North Elizabeth Terrace Individually Significant 1889
Napier Street 482 Fitzroy North Elizabeth Terrace Individually Significant 1889
Napier Street 484 Fitzroy North Elizabeth Terrace Individually Significant 1889



Detail from MMBW Plan 29 Melbourne Fitzroy and Collingwood Scale 160ft to 1 inch. Dated 1997. Labeled 'Reserve' it shows regular trees planted on two sides.

"FITZROY CITY COUNCIL. The usual fortnightly meeting, was held in Monday evening ... The correspondence included a letter from the Gas Company, declining to purchase land in Heidelberg-road. Mr W. Newman complained of a nuisance arising from the deposit of garbage on the Napier-street reserve. Cr. Britten reported having interviewed the Secretary of the Gas Company with regard to the land in Heidelberg-road. He found that owing to the delay since the company made an offer, it did not now desire to purchase."

Fitzroy City Press, Friday 20 November 1891, page 3



*Substation (c.f. Darling Gardens and Rushall Reserve) the Elms shown are not covered in HO93*

“The substation was identified through the fieldwork undertaken to inform the GJM Report.

Historical research and comparative analysis identified that similar and comparable examples of electricity substations within the City of Yarra are, at most, graded contributory within a heritage precinct. GJM Heritage did not consider that this building met any of the heritage criteria within PPN1 at a local level and therefore did not warrant inclusion on the Heritage Overlay as a heritage place in its own right. As the building does not exist within a cohesive heritage precinct, the recommendation not to include this building within the Heritage Overlay is considered reasonable and appropriate.”

- GJM Final Expert Evidence para 64.

If Napier Reserve is included in a Heritage Overlay, then the substation and elms should be protected too.





*Outline of HO93 (Elm & Plane double avenue, street trees, (also medians, stone borders)  
Individually Significant 1870-1935? The overlay does not include the Napier Street Reserve  
or its elms*



Napier Reserve – No heritage permit required. HO93 boundary (from VICMAP Overlays) shaded green.

### **Threats**

“Closer opportunities for casual recreation exist in reserves at the intersection of Queens and Alexandra Parades and adjacent to the Fitzroy Pool, but both of these are exposed to traffic and access is limited by surrounding main roads.

“The Gas & Fuel site presents an opportunity to provide a more accessible space that is sheltered from traffic. Handy recreational opportunities like these will be an important amenity supporting high density development where provision of

private open space is likely to be limited.” – North Fitzroy Gasworks UDF MGS with Jones Whitehead Pty Ltd, Endorsed by Council 2008



#### GUIDELINES: OPEN SPACE & RECREATION FACILITIES

*Provide local open space within the Gas & Fuel site supporting casual use by people in the area.*

*Create accessible and sheltered public open space(s) (1 & 2) within the Gas & Fuel site.*

## **Queens Parade HO93 Elm Boulevard**



*c.1920 Queens Parade, North Fitzroy FL70 18790*

### **Why is it significant**

“The Queens Parade Heritage Overlay Area is significant:

- As one of Melbourne’s early surveyed boulevards (1853) and one of the few associated with the prominent surveyor Robert Hoddle, **enhanced by mature street trees (elms)** and extensive beautification in the inter-war period in the form of plane trees and rockeries;”

- Statement of Significance, Butler 2007

The statement of Significance should refer to the following Study as a Conservation Management Plan

- ARBORICULTURAL REPORT & MANAGEMENT PLAN QUEENS PARADE CLIFTON HILL. David Galwey, 2005

The six Elms along Heidelberg Road adjacent to Mayor’s Park are not registered in Yarra’s Significant Tree Register.

The statement of significance should specify all trees and tree spaces identified in the report, given many of the original trees will need to be replaced.





The HO93 boundary is too narrow to cover trees along the Queens Parade footpaths, or in Napier Reserve.

**The boundary should be widened to cover all tree in the tree report.**

**The boundary should be extended through HO330 to the railway and include street trees along Mayors Park, Heidelberg Road.**

**The boundary of the overlay should be extended, or a separate overlay created to include the elms boulevard along Heidelberg Road between the railway and Merri Creek. This was the same planting, but isolated in 1057 by the overpass.**

**Potential Threats**

Removal of basalt rock edge on central medians or basalt gutter and curbing on outer medians in favour of concrete. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling.

Recommendation: Merge HO330 and HO93 and apply tree controls. The statement of significance for HO330 includes features protected by HO93.



## ***Queens Parade Elm Boulevard***

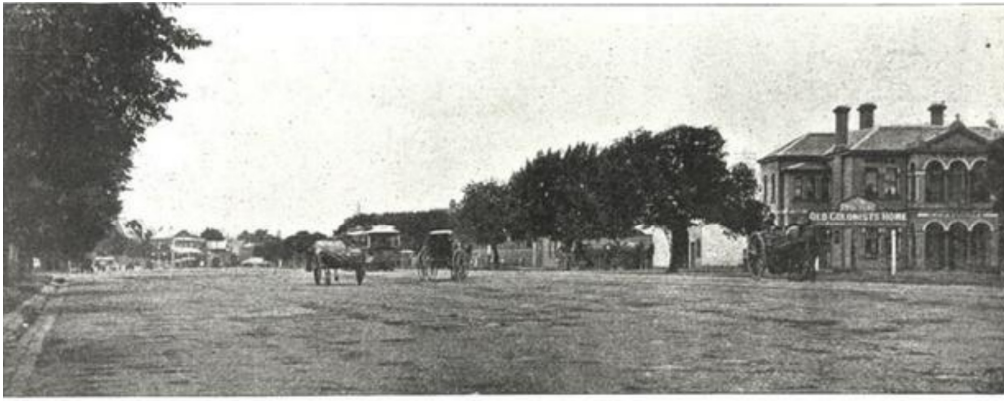


*Tram terminus Clifton Hill. Both sides of the parade are lined with trees.  
State Library Victoria H36145/39*



*1972 VicRoads library. Photo survey for F2 Freeway project*





QUEEN'S PARADE, CLIFTON HILL.

*Trees line both sides of Queens Parade, including in the triangular reserve on far right of frame in this c1910 postcard.*



THE ROSE SERIES P. 3407  
Copyright.

THE ENTRANCE TO NORTHCOTE, VIC.

Entrance to Northcote, c1920-1954 <http://handle.slv.vic.gov.au/10381/61115>





“Extensive beautification took place in the inter-war period in the form of landscaping and further street tree plantings.” – Yarra High Streets 2017  
The elms were shown on the MMBW plans and may be earlier than interwar. Elms are mature in the 1912 photo.

Queens Parade had 5m. wide centre of the road tree reserves from Wellington Street to the Merri Creek gazetted 10/3950 5  
six in the Activity Centre, 40m. long and  
70m. long tree reserves in Heidelberg Road and Queens Parade North.



“Review the wording of the Queens Parade boulevard objective to clarify the reference to historic trees applies only in one section of the street.”

- David Helms C231 Expert Advice

### **Disagree**

Queens Parade had 5m. wide centre of the road tree reserves from Wellington Street to the Merri Creek gazetted 10/3950<sup>45</sup>, six in the Activity Centre, 40m. long and

70m. long tree reserves in Heidelberg Road and Queens Parade North.

“The scale and width of Queens Parade provides an opportunity for a grand avenue of trees. Such avenues are a landscape feature characterising the central Melbourne area and many parts of the City of Yarra. This was recognised by planners many years ago, and avenues of trees were planted along the length of Queens Parade on the nature strips either side of the roadway.”

- ARBORICULTURAL REPORT & MANAGEMENT PLAN QUEENS PARADE CLIFTON HILL. David Galwey, 2005

Line of Trees are clearly marked in MMBW plan 1215.

### Species:

<sup>45</sup> Lands Dept. cadastral map, City of Collingwood Plan B, research by Tina Meyer

“The plantings are dominated by two genera: Planes and Elms. The original avenue plantings along the naturestrips are Elms, primarily Dutch Elm (*Ulmus Xhollandica*) but with the occasional Field Elm (*Ulmus minor*) and some immature newly planted Elms that were not positively identified. Figure 2 shows the difference between the foliage of the two Elm species. Later plantings along the median strips were primarily London Planes (*Platanus Xacerifolia*). Throughout both these older planting groups are occasional Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*). These are less attractive than, and out of character with, the dominant species (figure 3) and have generally been recommended for removal. Newer plantings of Planes have occurred along sections of the median strips and naturestrips.

“Based on the individual assessments, it can be concluded that, generally, the avenue is in a somewhat vulnerable state.

“122 of the existing trees are in very poor or poor-fair condition (ratings 0 & 1). That is, nearly half of the trees can be expected to be removed in the short term. At present, the avenue lacks the continuity and uniformity that would have been envisioned at its initial establishment. The variation of species, tree size and age along the avenue significantly lowers its value in the landscape.

“In summary, the grand avenue that was planned for Queens Parade has lost much of its value and is in a state of decline.

“The avenue’s historical significance can be maintained partly through species selection for replanting. Historically, it is the Elms that are most significant. These are predominantly *Ulmus Xhollandica* (Dutch Elms). Dutch Elms (or other similar Elms) are suited to the site and tolerant of the existing stresses. However, whenever Elms are planted the ongoing need for Elm Leaf Beetle treatment must be considered, as must the tree’s susceptibility to Dutch Elm Disease (DED) should it ever arrive here in Melbourne. Australia is one of the only countries with significant Elm populations unaffected by DED. Should it come to Australia, it can be expected to infect and destroy most of our Elms, as it has done in other countries. Much work has been done on selecting and breeding disease-resistant stock. Resistant cultivars should be sought if Elms are to be replanted

“In many cases, site conditions can be improved: replacement of overhead power lines with ABC, larger planting areas, protection of trees with bollards, and development of a strategy for communication with engineers and others involved in infrastructure changes and works near the trees.



## ***Mayors Park Heritage Overlay***



### ***Changes Required***

Mayors Park requires both heritage and significant landscape overlay protection.

The contribution the park makes to Queens Parade should be acknowledged in Statement of Significance HO330.

The DDO should specify similar built form controls for 179 Queens Parade and the Turnbull Street Corner as for other side streets in the study area. This site is graded *not significant*. Infill must address the heritage context.

Keep Mayors Park in the Activity Centre boundary.

PPN56 has advice for Public Land.

“Inclusion within an activity centre boundary does not suggest that these areas can and should be developed. However there are significant benefits in retaining these facilities within an activity centre boundary – particularly where they:

- have a strong functional inter-relationship with the centre
- assist in providing pedestrian linkages
- improve integration to transport and between the centre’s residential, commercial and public areas.”

### ***References***

A draft Statement of Significance for the park is included in the appendixes.

9. Mapping Issues

26-52 Queens Parade

Re: Lot 1 (TP806921) Update grading to ‘non contributory’ in HO327. The site is currently vacant. The draft Heritage Database is hard to read. There seems to be a missing new line before 80-82 Queens Parade. It is not marked up as a change.

Queens	Parade	26-52	Fitzroy North	K.G. Luke Pty Ltd. electro plate manufacturers factory, former	247665	individually significant	1938
Queens Queens	Parade	rear 26-52	Fitzroy North	vacant Lot 1 TP806921 Parade 80-82 323000 not contributory	356160	not contributory	Building site, former 2000-2010 railways coal shed, later units
Queens	Parade	88	Fitzroy North	Town houses	302190	not contributory	2000-2010

122 Queens Parade, Former Selotta Shoes

122 Queens Parade is individually significant as Selotta Shoes Pty Ltd 1934. 124 is a separate address that is half of the former factory but not included in the overlay. Recommend add 124 or amend address of 122 to include 124.



32,33,34 Jamieson St

Adding New Jamieson St Apartments to Heritage Overlay.

The exhibited doc proposes to add 32,33 and 34 Jamieson St as non-contributory to the Heritage Database in HO327. There is not opposed, however there are other sites in the vicinity that are not included in any overlay, including 36-45 Jamieson St. It is also burdening an already huge overlayQueens Parade (Now Bristol Paints)

378-380 should be included with 384 as an individually significant terrace.



The C231 exhibited documents propose to move 378-380 to from HO327 (North Fitzroy) to HO330(Queens Parade). **This is supported.** The instruction sheet has

“380 Queens Parade (rear, behind 360[sic]-378) – ‘not contributory’”

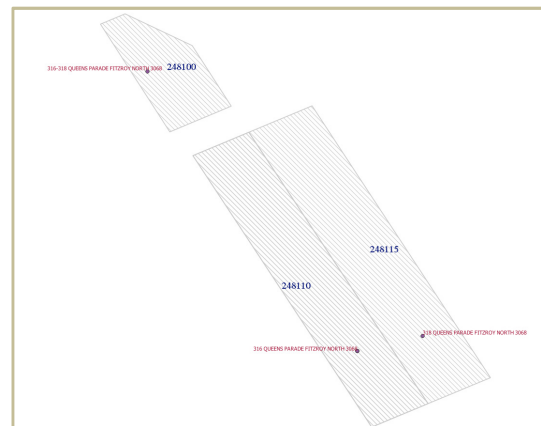
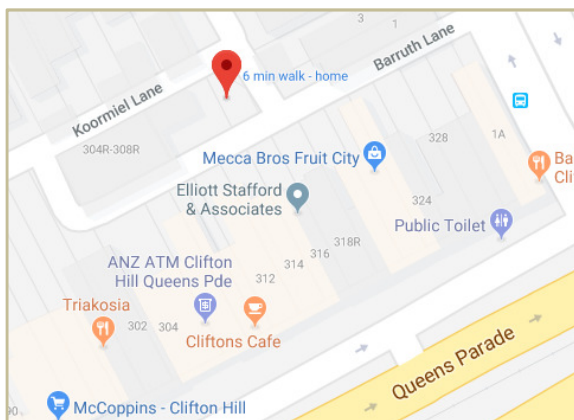
The citation should clarify whether the dwelling behind the principal roof of 380 is contributory.

### ***316 Queens Parade***

**316 Queens Parade** is recorded in the VHD with the wrong location. The pin aligns with 316 Rear Queens Parade. The exhibited changes propose to add ‘316 rear’ to the heritage database as a new site. This is reasonable, though it is not an official address.

Property number 248105 covers both 316 and 316 rear. Property number 248105 covers 316 only (excluding the rear).

**RECOMMENDATION** As a minimum, 316 Queens Parade Property Number should be amended to 248105. But the borders of 248100 should also be updated to only cover the rear of site. A better solution may be to rename 316 Rear to an address on Barruth or Koormiel Lane. Council has control of addresses.



*Map from Victorian Heritage Database showing pin for 316 Queens Parade. 316 and 318 Property Numbers*

### ***137-139 Queens Parade Property.***

#### ***Changes Required***

Grade 1A/139, 1B/139, and 1C/139 as Individually Significant.

Grade each new address at 137 as not contributory.

Consider a process so that subdivisions are reflected in updates to the heritage database.

#### ***Rationale***

137-139 Queens Parade is registered as Individually Significant with Property Number 132035.

C231 proposes to split this into 137 not contributory and 139 individually significant.

After subdivision of the former Normamby Hotel, the property numbers changed.

There are three addresses within the original hotel building at 139, as well as the new four-storey non-contributory apartments which wrap around the hotel at 137.

There are now three addresses at 139 in the Vic Address data:

Address	Permanent Feature ID (PR_PFI)	Property Number
139 Queens Parade	220276655	Not Found
1A/139	218291280	406370
1B/139	420544435	423020
1C/139	420544434	423030

These property numbers all cover the same site and include 249 Gold St.

137 Queens Parade would probably cover all the new non-contributory apartments if they share a single property number.

## 10. Survey of Existing 20<sup>th</sup> C infill development in Precinct 4

As well as the high degree of intact heritage buildings, it is important to consider that the precinct's character has been conserved because no infill development that occurred during the late 20<sup>th</sup> century exceeded the principal street wall heights of the heritage buildings.

In precinct 4, there are only three constructions from the 21<sup>st</sup> century:

- Apartments surrounding the former Normamby Hotel (1850-1890). Completed 2019
- Public Toilets on Queens Parade near McKean street.
- Demolition of Former Clifton Theatre and construction of school rooms.

There are just six pockets of infill developments from the late twentieth century. No modern infill building on the parade exceeds the height of the Victorian Terraces. Even the modern banks respected the parapet line.

Case Studies include:

- Former Video Store 171-175 Queens Parade
- Harrington Earl 133 Queens Parade
- Former CBA Bank and Real Estate Agent 324-328 Queens Parade
- Yard behind former National Bank 270 Queens Parade
- Former ANZ Bank 3003-306. Queens Parade



*Infill behind the Former National Bank at 270 Queens Parade (Individually Significant)*

This infill development does not compete with the bank. Its height is lower, and it is set back. A neutral pallet is used.



*Harrington Earl - 133 Queens Parade 1980-1990 Not contributory*

Typical style of the 1980's. It matches the street wall and typical height of buildings to the west. Height does not compete with Albert Hall. Chimney of Albert hall is still visible.



*300-306 Queens Parade (1970-1990) are all well below the parapet of the shops they replaced.*

Some of Ryan's buildings did not survive. The infills are lower, perhaps too low. Lack of windows is unusual.





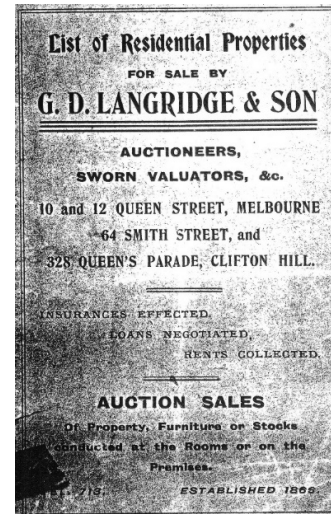
*324 Queens Parade, Former Jellis Craig. Recent façade (c2005) hides an historic shop and dwelling.*

*326 Queens Parade Former Commonwealth Bank 1970-1980 Not Contributory*

324 Queens Parade, Jellis Craig, hides a terrace that was part of the Ryan's Buildings.

328, Commonwealth Bank (former). The 1970's building matches the street wall and has a cantilevered verandah. Its height is just below the pediment of the corner building. Its horizontal lines contrast with the precinct. It is less intrusive now the bank livery has been removed.

328 is also where G.D. Langridge & Son (Est 1866) operated from 328 Queens Parade. The catalog is undated, but the Telephone number is 713, and there are no street numbers, suggesting late 19<sup>th</sup> or probably early 20<sup>th</sup> century.<sup>46</sup>



The green public toilet in the foreground was constructed in 2012.<sup>47</sup> It is based on a design commissioned by Melbourne City Council for public toilets in Fitzroy, Carlton and other Gardens. The late Willys Keeble, Conservation Architect was influential in the design selection. The original design was for stainless steel which she described as “anti-social alien spaceship design”.

Ms. Keeble wrote: “they are an authentic public WC block design of the early 20thC, and very well suited to the 19thC Q Pde streetscape. The Anderson and Ritchie Foundry is still operating and willing to provide them in a range of sizes and combinations. They are equally able to be hosed down inside, as clean as a stainless-steel item, and may even be cheaper. However, the best heritage option is to completely avoid a WC block in the heritage precinct public domain”<sup>48</sup>

<sup>46</sup> Courtesy of Collingwood History Society, Carringbush Library, CFC321

<sup>47</sup> AGENDA ITEM: JUNE 4TH 2012 Queen's Pde Public Toilet YARRA CITY COUNCIL

<sup>48</sup> Willys Keeble email to Councilors, June 3, 2012



*Existing infill at 360 and 364 Queens Parade (1950-1960) are well below the Contributory building at 364. Likely to be replaced.*

The single storey street wall at 364 Queens Parade allows the former ANZ Bank to appear as a Significant Corner Building with Return Façade.

**The middle floor west wall window of the former ANZ bank is visible from the principal view lines – particularly in the evening when lit internally.**



*171-175 Queens Parade (1980-2010) match the street wall height of the Campi Buildings*



These recent additions are far less intrusive than they would have been if allowed to exceed the height and bulk of their neighbours.

## 11. Survey of Recent infill development in Precinct 4

**The only developments that exceeded the street wall height are recent:**

In the 21<sup>st</sup> Century, Jellis Craig erected an unsympathetic façade over the front of a heritage shop (one of Ryan's buildings) This is higher than the pediment of its neighbour. We argue for this building to be reclassified as contributory.

139 Queens Parade - The land surrounding the Normamby Hotel (Former) was permitted to exceed the parapet height of its individually significant neighbour by the City of Yarra - against the advice of VCAT.



*A top floor bedroom should have been removed to prevent this cutout.  
Better would be to not exceed the height of the frieze.*

## Case Study 312-318 Queens Parade

③ VIEW FROM QUEENS PARADE  
1:1



*View from Queens Parade showing the proposed development protruding above the shop-row skyline. PLN16/0078 Rear of 312-318*

## Case Study: 139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537



*“Development should be respectful and subservient.” – Larry Parsons*

In 139 Queens Parade, Clifton Hill; *Intellect Projects Pty Ltd v Yarra CC. 2012 VCAT 537* Member Sibonis dealt with the issue. **Is the development at 139 Queens Parade, (the fmr. Normanby Hotel) an acceptable response to the review site’s context?**<sup>49</sup>

<sup>49</sup> *Intellect Projects Pty Ltd v Yarra CC. 2012 VCAT 537*, Reasons, pars. 20-21

“Having inspected the site and surrounds, I agree with the submissions of the Council and the residents that the proposed fourth level will dominate the hotel building. It will detract from the building’s prominence within, and contribution to, the heritage precinct. It does not achieve a satisfactory level of compliance with the Heritage Policy.

“The hotel is an important building within the context of the Queens Parade Heritage Overlay. This is recognised by its classification as ‘individually significant’. It is a highly visible structure, and like other corner buildings, has an obvious prominence due to its corner location and the width of Queens Parade in particular. The upper level, which wraps around the hotel, is not sufficiently recessed to allow this prominence to be retained. It is too close to the Queens Parade frontage, the Gold Street sidage, and the hotel building itself. It needs to be reduced in size and set back further from all these interfaces. This is to minimize the impacts of the built form on the streetscapes, and to ensure that the contribution of the hotel building to the heritage precinct is not compromised.<sup>50</sup>

**“I am not suggesting that this level will need to be invisible. Indeed this could not be achieved given the width of Queens Parade. I am not saying a fourth level could not be supported on the land. Its activity centre context makes such a scale a possibility but the way in which it is achieved must be strongly influenced by heritage considerations. If a fourth level is to be accommodated on the land, it should be positioned towards the south-west portion of the site, where it will be well set back from the streets and from the hotel. It needs to have a meaningful recessive appearance and to be a genuine minor element of the overall development...”<sup>51</sup>**

“The other key heritage consideration is the acceptability or otherwise of the proposed development as an infill building within the Queens Parade and Gold streets streetscapes.<sup>52</sup> The residents expressed particular concern in respect of the interface of the proposed development with the neighbouring single-storey dwelling in Gold Street,. The argued that it should step down to a two-storey form in this location. Similarly, there are concerns in relation to the interface of the proposed Queens Parade façade with the hotel building. This façade is approximately 1.4 metres higher than the hotel and is separated by a distance of some 2.4 metres, created by a recess at the first and second floor levels. ...

“submissions of Ms. Keeble and the 3068 Group detailed a number of concerns in relation to the infill elements. Key amongst these are the height in the streetscape

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<sup>50</sup> ibid

<sup>51</sup> Reasons op. cit. par22

<sup>52</sup> Reasons,op. cit. par.23

(which it was said is accentuated by the glazed balustrade of the top floor that extends to within 2.0 metres of the frontage.): ...<sup>53</sup>

“I have not been persuaded that the development represents an acceptable infill response to the respective streetscapes – principally Queens Parade. Turning first to Gold Street I consider that overall the development represents an acceptable residential character. Its balcony elements, more exposed as they are when compared to the Queens Parade elevation, pay sufficient regard to the surrounding residential context which has examples of balconies and verandahs within the broader neighbourhood ...

**“I also consider that the building façade should be lowered to not exceed the height of the hotel building’s eastern elevation.** This would assist in maintaining the prominence of the heritage building in the Gold Street streetscape and achieve a more obvious sense of transition to the lower scale residential precinct that lies to the south.<sup>54</sup>

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<sup>53</sup> Reasons op. cit., par. 25

<sup>54</sup> Reasons op. cit., par.28

### ***Case Study: 141-148 Queens Parade, Clifton Hill ‘Clifton Warehouse’***



*PLN170718: 142-248 on the left, 139 Queens Parade is shown on the right.  
Recommendation for approval. Carried unanimously by IDAC committee.*

PLN170718: Height: 14.981m above NGL. (4 stories).

Upper level setbacks: 6m from Queens Parade and Gold Street.



### ***Demolition***

Application included partial demolition of Former Post and telegraph Office<sup>55</sup>

*“25. Demolition of the single storey portion at the rear of the existing 2-storey heritage building fronting Queens Parade, Gold Street and to the rear (southern) laneway along the ground floor.*

*“26. Internally, within the double storey portion of the heritage building, the removal of the staircase and internal walls extending up to the first floor and roof behind the roof ridge which is visible from the street frontages*

*“27. Along the first floor of the heritage building, the removal of the staircase and internal walls and associated roof structure (60sqm approximately).”*

*“28. Note: A portion of the existing pitched roof form fronting the corner of Queens Parade and Gold Street is to be retained up to the roof ridge.*

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<sup>55</sup> 141-149 Queens Parade Delegation Report in IDAC Agenda. Oct 2018.



### 3068 Objection to Application:

“We object to building higher than the adjoining heritage facades.

“It is policy to encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to, amongst others:

- *Be visually recessive and not dominate the heritage place.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

“At 15m above ground, the proposal is too high for this precinct and for this context.

“It will have a detrimental effect on the significant heritage context.

“The proposed building will be considerably higher than the development behind the Normanby Hotel on the other side of Gold St. The height of that proposal was restricted by VCAT.

“Development will obscure the highly valued chimneys of 149 Queens Parade.”

The 3068 Objection referred to the Draft GJM heritage report. It’s not clear whether it influenced Council when approving this permit.

### ***Case Study: 97-99 Queens Parade***

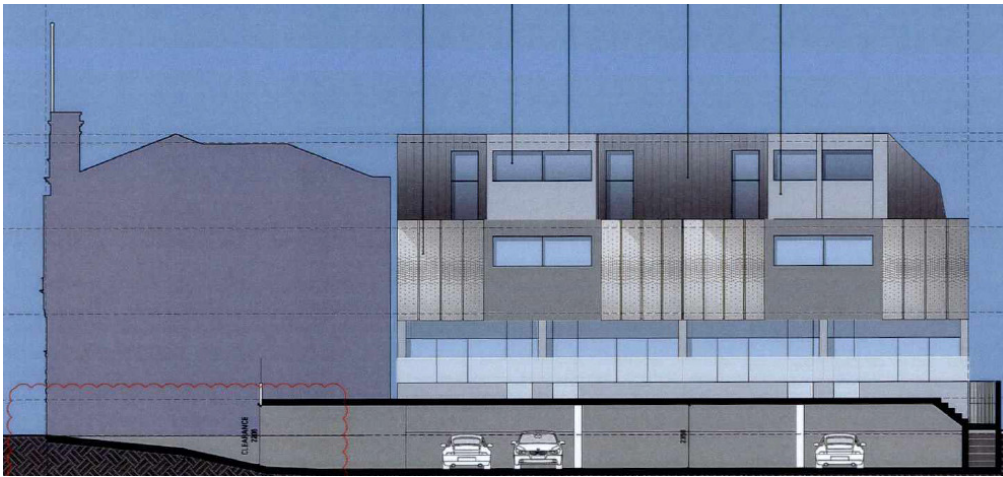


PLN16/1097 Peddle Thorp Architects. Status: Review Refused.

Three stories infill development behind and adjacent to former State Savings Bank. Retains and restores façade of former bank.

Builds on vacant land between two individually significant buildings.

Well hidden behind former state savings bank, with development behind the principal roof.



Half of the site backs onto a lane, Half backs directly onto a property. Rear setbacks of development closely follow 'modified B17' in DDO16.



Does not complete street wall. Retains existing cross-over. There are two on this block.

Does not respect adjacent heritage heights.

- State Saving Bank, Pediment 10.5m, top of pediment, 11m.
- Clifton Hill Hotel 10m.
- Infill on Street wall will be 11m.

## ***Case Study: 101-103 queens Parade***

PLN16/0751

“Given the proposed common area and storage units on the building's roof, technically the maximum height is 6 storeys. Letters were sent to surrounding owners/occupiers, along with all objectors, to rectify this”<sup>56</sup>



*Original 6-storey proposal and amended 5 storey plans. IDAC agenda<sup>57</sup>*

### ***Changes Required***

Definition of upper level setbacks in the DDO should state that balconies and balustrades do not intrude.

12m setback of the upper floor should be extended to all visible upper floors.

Mandatory three storey height limit will protect this part of the precinct.

Regrade 1920's show room from contributory to individually significant.

### ***Rationale***

Proposal demonstrates that four stories will have an appalling impact on the street.

The lot depths are short, less than 40m. Development views are highly exposed and the perspective view approaches an elevation view due to the wide boulevard.

Recessive sympathetic design does not help.

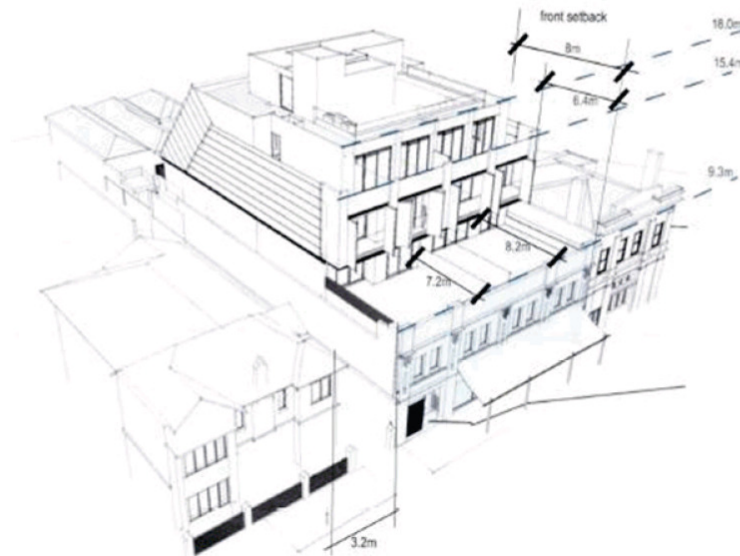
<sup>56</sup> Yarra City Council – Internal Development Approvals Committee Agenda –26 July 2017

<sup>57</sup> Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 26 July 2017



*From Urban Design Report copied in IDAC Delegation Report*

The bulk and massing is generally imposing when viewed from Queens Parade. The proposed new residential component is set back from the Queens Parade frontage in a stepped configuration in an attempt to maintain the “integrity of the existing heritage building and ensure(s) its principal identity is not disrupted”. This strategy is only partially successful due the wide, uninterrupted vistas available in this section of Queens Parade. As such it does not satisfy clause 15.01-1, 15.01-05 and 22.10 3.3 of the Yarra Planning Scheme. A more appropriate massing of 4 storeys would better achieve this intention.



“The majority of level 2 will be set back approximately 8m from the façade, with the balconies on level 3 setback 6.4m from this interface. Roof terrace balustrades will be set back 6m from the façade, with higher built form at roof level set back 13m and 14.2m from the street wall.” - IDAC

“The existing building has a façade height of approximately 9m, with the proposed additional built form extending to a maximum of 21m. The additional levels will effectively more than double the height of the existing building, with heritage advice concluding that this response would potentially dominate the original façade of the existing building.

“It is therefore important to maintain the existing shop-row skyline in which the subject building is located, and ensure that any new works are sympathetic to the double-storey scale of the fine-grained Victorian streetscape”



– Councils Heritage Advice copied in IDAC report.



*Rear of Proposed 101-103 Queens Parade*



## 12. Residential Amenity

The proposed controls seek to exploit the residential amenity of Yarra's typical narrow fronted single storey Victorian era verandah cottages on allotments to the south and north.

As noted in the Hansen Report <sup>58</sup>, *"Along Newry, McKean and Hodgkinson Streets, residential allotments are generally 'small' to 'medium' in size (below 600sqm). Private open space for properties fronting these streets is often accommodated within the rear garden of varying sizes and configuration. Residential lots fronting local side streets are typically orientated east -west, typically separated from the commercial spine by existing laneways. Allotments are typically small (less than 300sqm). Interface to existing laneway are often presented with side elevation with, or without habitable windows."*

One and two-storey Victorian-era houses to the north will be exploited:

In McKean Street 12 properties affected. 46m deep<sup>59</sup>

In Howe Street 4 properties affected.

One and two-storey Victorian-era houses to the south will be similarly exploited and are further vulnerable to loss of solar access.

- Wellington Street to Gold Street, 15 properties 35m deep are affected,<sup>60</sup>
- Gold Street to Turnbull Street, 11 properties 30m deep are affected.<sup>61</sup>

East-West facing properties:

- Turnbull Street Nos. 1A, 3,5,7.
- Wellington Street Nos. 74A, 474, 476, 478, (8 properties affected).

**Nothing less than complete screening of overlooking, regardless of distance and daily access to 12 hours of sunlight is required.**

Our studies of recent applications show that development must be lower than 4 stories for this to occur.

**It is the 4<sup>th</sup> Floor that is unacceptable on a net community benefit and loss assessment.** The current development at 139 Queens Parade, now at 4 floors, illustrates how detrimental to the amenity of the whole area a 4<sup>th</sup> floor would be.

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<sup>58</sup> Hansen op. cit, p.23, Contextual analysis, Subdivision Pattern, Residential Edges,

<sup>59</sup> 216,218, 220,224,228,230, 234, 238, 240, 242, 244, 250

<sup>60</sup> vis. Nos. 60, 60A, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, -90

<sup>61</sup> vis. Nos.,104, 106, 108, 110,112, 114, 116,118, 120, 122, 124,126

## ***Case study for consideration of residential amenity impacts***

### ***139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537*** <sup>62</sup>

In 139 Queens Parade, Clifton Hill; *Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT 537* Member Sibonis dealt with the issue, Will the development at 139 Queens Parade, (the fmr. Normanby Hotel) have an unacceptable impact on the amenity of neighbouring land at 245 Gold Street, residence of Ms. R Adams.

“Ms. Adams secluded private open space is situated on the south side of her property where it is separated from the review site by her dwelling. Shadow cast by the development will not extend to this part of her land although there may be some shadow impact on her drying area/service courtyard. I am not persuaded that this represents the same sensitivity as would be the case if it were part of her principal outdoor recreation space. I do not believe that any impact on this space would compromise a resident’s enjoyment of this property to the extent that the development should be amended to reduce its overshadowing effect.”

On overlooking:” The plans show that the windows closest to Ms. Adams’ service yard are associated with bathrooms and will have a sill height of 1.7 metres above floor level. Aside from the observation that screening of non-habitable rooms is not warranted. there is no justification for any further treatment of these windows in response to overlooking concerns.”

“On loss of daylight, there are no windows on Ms. Adams’s property that have a direct outlook towards the review site. Her principal bedroom has a window that faces west. The second bedroom that is on the upper level, has both east and west facing windows. All windows face spaces that are open to the sky and have a minimum separation from the development by a distance equal to the width of the intervening laneway. The bedrooms should therefore continue to receive adequate daylight ...

“I am unable to conclude that the impacts warrant modification or refusal of the application.”<sup>63</sup>

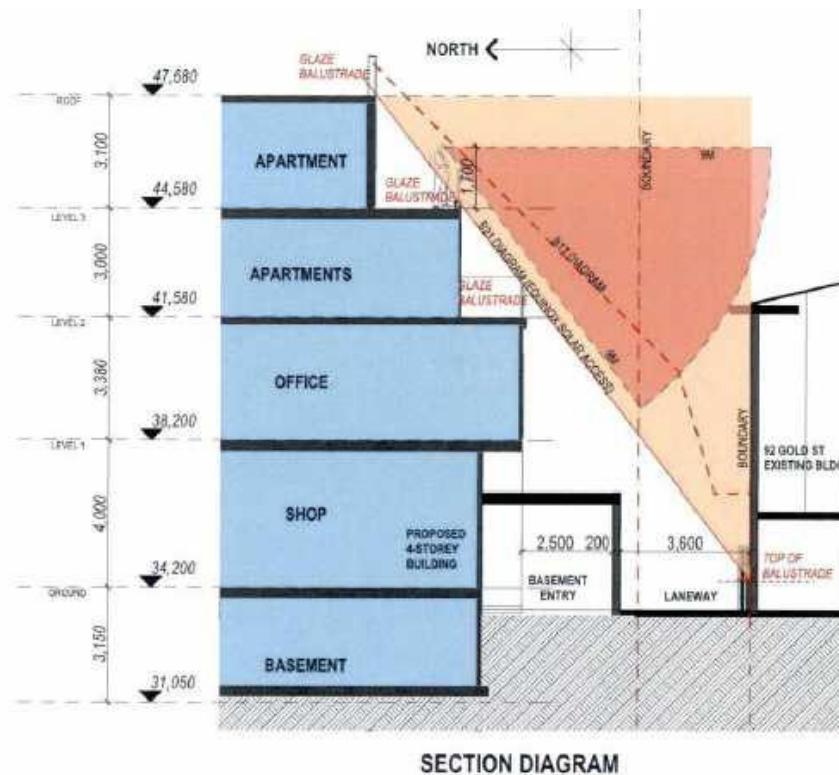
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<sup>62</sup> *Intellect Projects Pty Ltd v Yarra CC. 2012 VCAT 537*, par.34

<sup>63</sup> *ibid*

**141-148 Queens Parade, Clifton Hill 'Clifton Warehouse'  
PLN170718**

**Attachment 2 - PLN170718 - 141 - 147 Queens Parade, Clifton Hill - Advertising  
S57B –**



*Figure 5 PLN170718 - 141-147 Queens Parade - S57B Plans.*

Height: 14.981m above NGL.

Residential sites and sensitive uses to the south of the proposal will experience significant impacts at this scale (4 stories with setbacks). A fifth storey (not proposed here) would have a negative net community benefit.

**Delegation Report**

*19. 'A planning consultation meeting was held on the 11 September 2018 ... The main area of discussion related to overlooking from the southern side of the building, across the 3.6m wide laneway to the residential property to the south. In response to the overlooking concerns and discussions had, the applicant agreed that should a permit be issued, a screen could be incorporated along the southern portion of the second floor terrace associated with Dwelling 3, fronting Gold Street. And should a screen not be acceptable, a planter box could be incorporated instead.'*

146. 'The two upper levels are to sit as a cap to the overall building, completing the architectural form. The services on the roof have been appropriately sited and screened by the balustrade associated with the roof top terrace, so that they do not detract from the overall architectural response of the proposal and will not be read as part of the building. With an overall height of 14.8m, the building sits well below the maximum mandatory height of 21.5m identified and envisaged under the DDO currently affecting the subject site.'

## 14. Yarra Housing Strategy

Note in the SEES, Strategy 3 is to:

*Identify preferred locations for housing growth to reduce pressures **or** conversion of employment land for housing;*

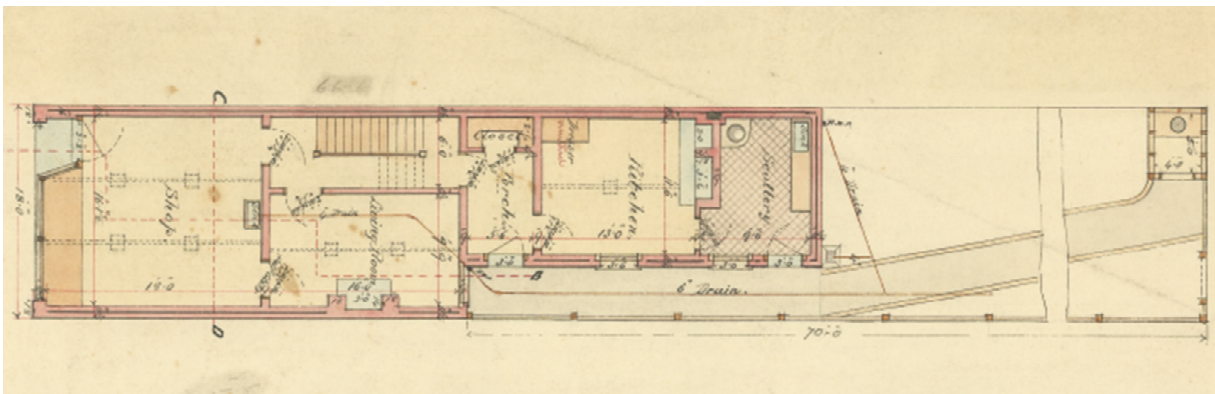
The Housing Strategy identifies nearly 2,000 new dwellings for Queens Parade alone in the 15 year forward planning period specified by the state government.

Of those, 70% are contributed just by 26-56 Queens Parade and Gasworks (i.e. without considering Precinct 5, etc.).

The housing strategy concludes that there isn't a housing yield "problem" that needs to be dealt with - certainly not in Queens Parade.

<https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/adopted-strategies-and-plans/housing-strategy>

## 15. Spatial Economic and Employment Strategy



*Ground floor plan of Shop and Residence - a sustainable economic unit*

Campi's Shops and dwellings are always leased. The post and telegraph office is currently unleased because of residential development pressure.

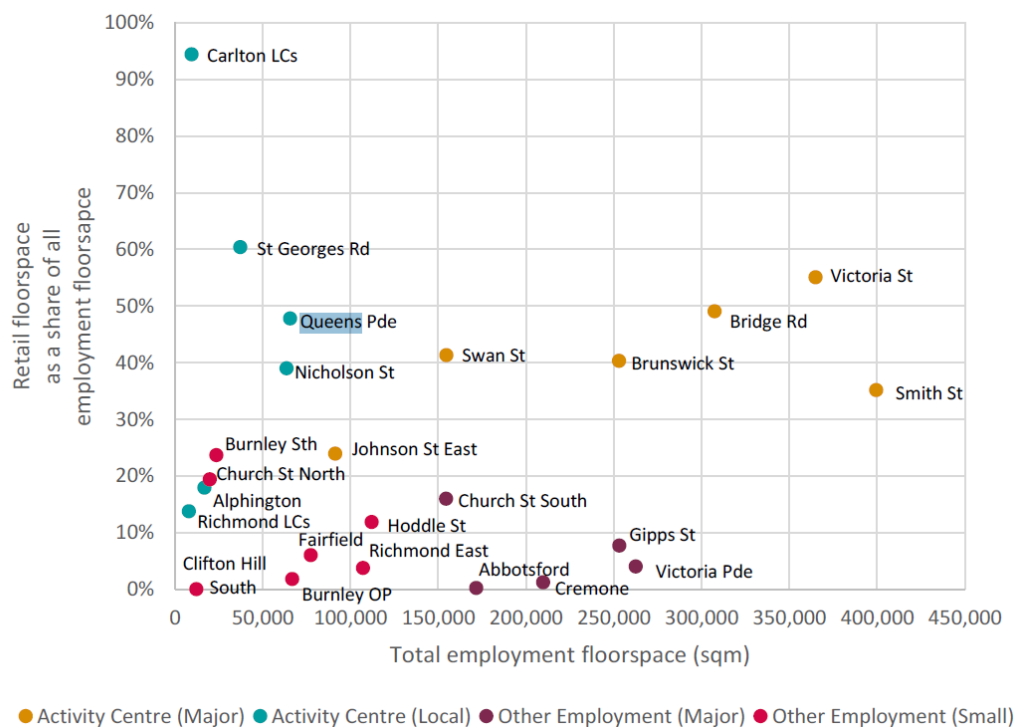
The narrow shops in Precinct 4, particularly on the north side, cannot provide pedestrian access to new dwellings above the shops from Queens Parade without impacting the shop, and the heritage façade.

If the shops are too narrow, the business is impacted.

Also, access to light from the narrower dwellings behind will impact the shops.

Access services such as post, fire also should not be supported on the parade in precinct 4 except where there is a wide frontage or infill.

On 4 September 2018, Council adopted the Spatial Economic and Employment



*Employment Precincts by Size and Retail Share of Floor Space. Fig 23 From Spatial Economic and Employment Strategy. Queens Parade is predominately retail with a small employment floor space for an activity centre.*

**Strategy 1:** Support employment growth in activity centres;



**Strategy 3:** Identify preferred locations for housing growth to reduce pressures or conversion of employment land for housing;

Development above shops in Queens Parade is likely to have the following characteristics

- Housing, as opposed to commercial
- Luxury as opposed to affordable
- Short term gain as opposed to infrastructure that has lasted 100 years

Giving over Queens Parade Neighbourhood Activity Centre to apartment developers will be counter to both these strategies.

Queens Parade is a functioning village shopping centre that is primarily serving local needs, and to a lesser extent a destination for a wider catchment attracted to the cafes and specialty shops.

Many strip shopping streets in Yarra are in decline. The greatest declines seem to correlate with the greatest residential developments.

Queens Parade currently has challenges. This is common to all retail activity except for online sales. The strip is still functioning well as a Neighbourhood Activity Centre.

The imposition and disruption of large-scale development activity is feared by the traders. They do not see evidence that development above the shops would be conducive to their business. The large-scale residential developments in Precincts 1-3 and 5 will likely increase the catchment for local businesses in precinct 4.

SGS performed an audit - Yarra SGS Economics and Planning based on Council Rates and Retail Centre Audit, 2014.

That document is not available to the public. One of the authors of it referred to it in an [evidence statement](#) for council for the C220 Johnston Street, Collingwood and Abbotsford Panel, where the author said (among other things)<sup>64</sup>

“9. In relation to material published as a result of the Activity Centres Pilot Project reports, I concur with the finding that mandatory maximum height controls "do not necessarily inhibit development and can deliver clarity, certainty and consistency in outcomes".

10. Furthermore, I believe that there is a case to be made for more widespread use of mandatory height controls in activity centres, where these controls have been informed by sound strategic planning work in relation to preferred built

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<sup>64</sup> AM C220: EVIDENCE STATEMENT OF ANDREW SPENCER, SGS Economics, October 2018

form outcomes, development feasibility (physical and financial), the resulting floor space capacity, and demand forecasts.

11. I conclude that the Amendment is likely to result in increase in the capacity for housing in the City of Yarra, increase residential development activity in the Johnston Street Activity Centre, which will in turn contribute to the renewal of the Activity Centre. Although there is a risk the commercial floor space might be displaced from Johnston Street, I am satisfied there are appropriate alternative locations in Yarra that Council intends to retained for employment uses. On this basis, I support the Amendment.”