

Objection: PLN19/0539 193 Queens Parade ‘Viola’,

The 3068 Group (Inc)

PO Box 118, Clifton Hill 3068

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.

The 3068 Group objects to the proposal PLN19/0539 for 193 Queens Parade, Clifton Hill, for: PARTIAL DEMOLITION, THE CONSTRUCTION OF A FOUR-STOREY (PLUS BASEMENT) BUILDING COMPRISING OFFICE AND FOOD AND DRINKS PREMISES (CAFE) USES (NO PERMIT REQUIRED FOR USES) AND A REDUCTION IN THE CAR PARKING REQUIREMENTS.

on the following grounds:

Demolition

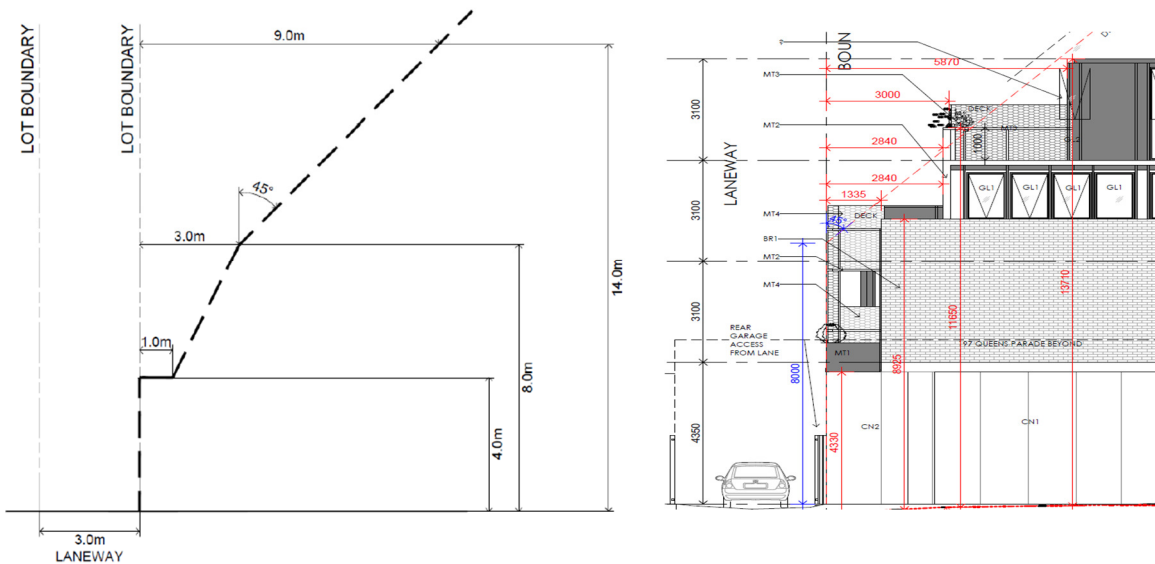
- Demolition of primary heritage fabric, the 1876 cottage ‘Viola’ should be refused. The contributory status of the cottage can be inferred from the construction date in City of Yarra Database of Heritage Areas – 1850-1890. Together with historical sources and heritage advice.
- Councils independent heritage advice¹ recommends “*In regard to the extent of demolition that would be acceptable, it is considered that the front portion of the existing cottage should be retained to the depth of the two front rooms.*” This advice has not been followed.
- The cottage is related to the adjacent two storey residence at 191 Queens Parade historically and aesthetically it forms part of a group.
- 1876 chimney that is visible from the street to be retained. It is not shown on existing condition or demolition plan. The chimney is visible from Queens Parade and a contributory element to the highly valued significance of the precinct.
- Retention and restoration of the 1918 shop façade is supported. However, the extent of demolition is facadism. Consider reducing the depth of the interwar shop building on the rear of the west side. This would allow more space for the early cottage to be visible and lead to a better design and heritage outcome.

¹ PLN16/1209 193 Queens Parade, Clifton Hill Independent Heritage Advice, Diahnn McIntosh, 08/08/2017, commissioned by City of Yarra.

Setbacks

- The C231 Panel recommended for precinct 4 at 193 Queens Parade, a preferred requirement for maximum and minimum street-wall setbacks to “Retain existing setback”. The cottage front wall is setback 7m from the street². This is where the front wall of the building should be (other than the existing shop). i.e retain the cottage front wall.
- The ridge of the cottage is shown on plans for an earlier proposal, approx. 2m behind the front wall of the cottage. The chimney is approx. 3.9m behind the front wall, so approx. 10.9m from the street.
- The C231 Panel recommended a mandatory minimum upper level setback on Queens Parade of 8m. This should be behind the front wall of the existing 1876 cottage (15m from the street). This would set the new upper levels behind the ridge and chimney of the 1876 cottage. A setback of at least one metre behind the chimney should be the minimum to retain the ridge and chimney and set the new built form further back than 191 Queens Parade.
- New Development sits well forward of the adjacent 191 Queens Parade and will overshadow heritage building and front garden. 191 Queens Parade is not even visible in any of the montages provided in the plans. It will make the 191 Queens Parade setback appear to be an anomaly. The deep setbacks of 193 and 191 Queens Parade are characteristic of an earlier (pre-boom) style of development. Other nearby pre-boom examples with deep setbacks include 416 Queens Parade, 94 Hodgkinson St (The Bunyip), 104 and 109 Hodgkinson St.
- Rear setbacks do not conform to DDO16 controls recommended by C231 Panel and supported by council.³

Figure 1 - Setback where there is a laneway to the side or rear



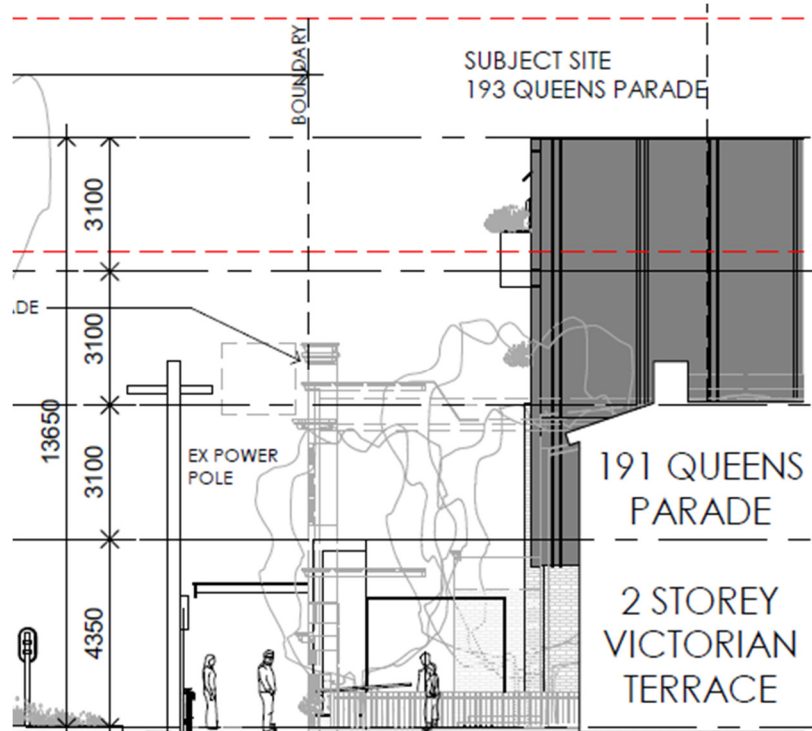
Left: Envelope proposed by DDO16. Right: East Elevation proposed, from TP16 PLN19-0539.

² Shown on Existing Condition plans for earlier application PLN16/1209, TP07, Megowan Architectural 02/05/2017

³ DDO16 Figure 1

Height

- Total height of 13.65m is inappropriate for the site context. Reduction by one storey of the new development to three storeys to respect the scale of the cottage and the two storey double fronted villa at 191 Queens Parade. Development above 10.5m would overwhelm the historic buildings.



The new building's street wall sits forward of 191 Queens Parade and doubles its height. From TP20 6/11/2019

Services

- Services must be shown on the plan. No roof services are shown other than the café exhaust. Due to the long vistas to the building, any roof services will be visible and likely detrimental to the picturesque skyline of Queens Parade. There is no lift overrun shown on the roof plan or elevations. Confirm there will be no lift overrun or other services visible from the street.
- The ESD report advises “Habitable spaces shall have air conditioning units to control the temperature and provide thermal comfort.”⁴ There is no mention of air conditioning in the planning report or on the plans. Solar panels are not proposed.

⁴ ESD Report 4.1 Table 3

Amenity

- Traffic impacts on 126 Hodgkinson Street. This will severely affect the amenity of a historic dwelling (HO317 Contributory).
- Amenity impacts on 191 Queens Parade (overlooking, extreme overshadowing, loss of urban ecology due to overshadowing).

Significance

Viola, 193 Queens Parade, is a double-fronted single storied brick house owned and occupied by Matthew Devenish, weighbridge proprietor, in 1876. It was the first brick house to be built on Heidelberg Road, later to become Queens Parade (rate books). It has a veneer of bi-chrome bricks added later to the façade.



*View of 193 Queens Parade from opposite side of boulevard - Google Street View 2007.
The cottage presents as a complete building.*

Owners & Occupants of 193 Queens Parade

Devenish built a single storey brick house at 193 Queens Parade and a two storey brick house, at 191 Queens Parade. Both houses are extant and were purchased by Kimpton, Thomas R. in 1887-88 and later refaced.

The houses are of considerable significance within the City of Yarra of moving goods and people. (AHC Historic Theme 3.7) on Queens Parade, a key historic thoroughfare. They are remarkable for being a pair of Queens Parade houses of the period which retain their front gardens.

- Mathew Davenish owner 1876-1888
- Thomas R. Kimpton (1830-1899), grain merchant and flour miller
- Eileen Estcourt 1897- 1960 Pianist and Piano Teacher. Teaching from 1917 to 1950. Only child of Maude Estcourt. Maude Estcourt owner until 1970
- Lynne Chappell, Academy of Design and Dressmaking 1953-
- Ray W. Davern, Real Estate Agent ~1972~

Contributory Elements



Chimney of 193 Queens Parade is visible from Queens Parade.
Photo: VicRoads Librarv 1972-7990



Chimney of 193 Queens Parade is visible in photo from Raines Reserve.
c.1912-1917 collingwoodhs.org.au/raines-reserve-52101

The subject site expresses many of the contributory elements of Queens Parade Heritage precinct (HO330).

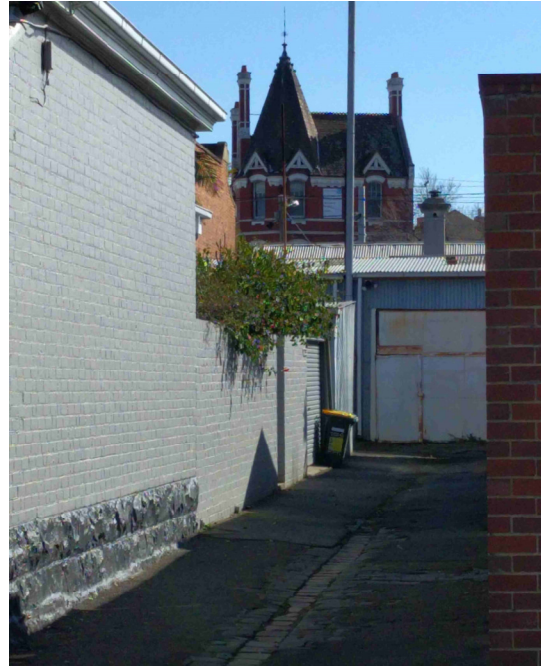
"Contributory elements also include residential buildings from Victorian and Edwardian-eras with typically:

- Expressed steeply pitched gabled or hipped roofs,
- One storey wall heights, but with some attic storey houses,
- Face brick (red, bichrome and polychrome), or stucco walls;
- Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Front gardens, originally bordered by typically timber picket front fences of around 1m height;"



Former London Chartered Bank 370-374 QUEENS PARADE FITZROY NORTH H0892

“The ANZ Bank building in Queens Parade Fitzroy North is of architectural significance as one of the best examples of English Queen Anne Revival style commercial architecture in Melbourne. 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 decorative brick and render bands give contrast to the precise red brick work. The buildings architect, Henry Kemp, was one of Melbourne’s best exponents of the style. Kemp was also responsible for the Australian Building in Elizabeth Street, Melbourne, which, when built around the same time as the ANZ Bank building, was reputed to be Australia’s tallest building. The demolition of the Australian Building in 1980 gives the ANZ Bank building added significance, given the latter appears to have been a scaled down version of the former.”



Proposal will block this view of landmark former London Chartered Bank from Hodgkinson St. looking north.

Assessment against SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY (DDO16)

C231 Panel's Preferred Version

Design Objectives

To protect the integrity of historical streetscapes and clusters of heritage buildings of a similar scale and materiality.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new buildings provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

General Requirements

Development should respond to the low scale form of existing development through an appropriate transition in building height and setbacks to ensure reasonable standards of amenity.

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Upper Level Requirements

Upper level development should:

- Provide setbacks to ensure that upper level additions seen from the public realm do not diminish the appreciation of the heritage building and streetscape.
- Avoid repetitive stepped built form at upper levels.
- Ensure that upper level development is visually recessive.
- Use materials at upper levels that are recessive in finish and colour.
- Include articulated side walls which read as part of the overall building design.
- Avoid continuous built form at upper levels.
- Ensure balconies at upper levels do not dominate the solid façades of heritage street walls.
- Minimise the visual intrusion of equipment and services.
- Protect the contribution made by chimneys, parapets and other architectural features to the fine grained character of the area.

Preferred Character Statement for Precinct 4

Development that complements the scale of heritage buildings and the patterns and rhythm of heritage features.

Upper level infill that reinforces the prevailing street wall and subdivision grain of significant streetscapes and transitions down to residential abuttals to the rear.

Precinct 4 Design requirements

Development in Precinct 4 must:

- Retain chimneys visible from the public realm.
- Respect the consistent scale, grain, rhythm and architectural quality of the highly intact heritage streetscapes and the heritage buildings in the precinct.
- Retain the visual prominence of heritage buildings, their street wall and heritage streetscape when viewed from the opposite side of Queens Parade.
- Facilitate the appropriate low rise infill of the sites located to the rear of commercial properties fronting Queens Parade.
- Ensure that any upper level development is set back from the heritage façade, is visually recessive and does not detract from the heritage streetscape.
- Ensure that facades at ground floor incorporate verandahs which are consistent with the form and scale of adjoining verandahs.