

Heritage Overlay Study

QUEENS PARADE, FITZROY NORTH

November 2018

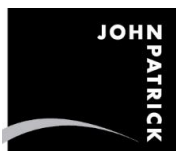
Revised 7 November 2018

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John Patrick Architects Pty. Ltd. has been commissioned by Yarra City Council to provide advice regarding an apparent anomaly in the application of Heritage Overlay HO93 of the Yarra Planning Scheme.

Schedule to Clause 43.01 Heritage Overlay (HO93) of the Yarra Planning Scheme indicates that the Heritage Place to which this overlay applies is Queens Parade, between Alexandra Parade and Delbridge Street, Clifton Hill/Fitzroy North, Street trees.

The City of Yarra Heritage Review Landscape Citation (1998) provides a description of the Heritage Place including Remnant Fabric, both vegetation and man-made. This citation is attached as an Appendix to this report. A revised Citation is provided within this report.

Description and Condition of Existing Remnant Fabric of the Heritage Place

Assessment of the existing condition of the elements specified in the Landscape Citation; a double avenue of London Plane and Dutch Elm street trees, uncut basalt rocks bordering the dividing median and comprising the outer curb, and the basalt picher lined drainage channel of Queens Parade between Alexandra Parade and Delbridge Street, Fitzroy North was undertaken on 30 October & 31 October 2018.

Remnant Fabric – Vegetation

Remnant fabric vegetation consists of a double avenue, predominantly of London Plane (*Platanus x acerifolia*) within the medians between the central traffic lanes and the service lanes, and Elms (*Ulmus* sp.) between the outer curb and footpaths. It was noted that of the older avenue Elms both Dutch Elm (*Ulmus x hollandica*) and English Elm (*Ulmus procera*) are present. A portion of the street tree planting which deviates from this general arrangement is present at the south eastern end of the study area, between Wellington and Smith Streets, where London Planes (or Turkey Oak replacements) comprise both the median and curb rows of trees.

Regarding the Elm component of the avenue, generally appropriate infill and succession planting with English Elm (*Ulmus procera*) has been undertaken, with the majority of potential infill/succession planting locations utilised. This approach is considered appropriate conservation of the remnant fabric of the Elm component. Several instances of the inappropriate tree taxon Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*) were noted, as indicated on the attached Remnant Fabric (Vegetation) Plan HS-01.

The majority of both the mature and developing Elms were assessed as being in fair to good condition, however a portion the Elm component of the avenue on the southern side of Queens Parade between Smith and George Streets was noted as exhibiting indications of stress or decline.

Recommended remediation measures are provided in this report, below. An Elm specimen within the nature strip in front of 240 Queens Parade is in very poor condition (Figure 5). Removal and replacement with English Elm (*U. procera*) is recommended.

Successive replacement of the London Plane component of the avenue tree planting is being undertaken with Turkey Oak (*Quercus cerris*) as the replacement taxon. This strategy alters the detail of the heritage fabric, however Turkey Oak is considered an appropriate taxon for the location, as it is tolerant of site conditions and consistent with a double avenue tree planting of heritage significance.

London Plane specimens were generally observed as in fair to good condition, however a portion of the London Plane planting, between Grant and Delbridge Streets were noted as stunted due to site conditions, and a likely sub-optimal soil conditions (Figure 6). It is likely that the roots of these trees are unable to effectively extend through compacted road base, resulting in reduced access to water and nutrients.

In addition, instances of decay in previous pruning wounds on London Planes were noted. Such decay has led to cavities and a reduced useful life expectancy.

In several locations within the medians between the central traffic lanes damage to the median borders was noted, resulting from root growth of the adjacent London Planes. Such damage is likely to progress and affect further areas as these trees mature, particularly as roots of this robust taxon are aggressive.

Selection of Turkey Oak as the replacement for London Plane is likely to address the issue of incompatibility between conservation of vegetation and man-made remnant heritage fabric.

While the condition of the avenue trees was generally observed as fair to good, continued arboricultural maintenance is required to conserve this element of the remnant heritage fabric. Further details are provided below in relation to recommended conservation measures.



Figure 1: The Elm component of the avenue tree planting is being appropriately conserved by infill/succession planting with English Elm.



Figure 2: The London Plane portion of the avenue is generally located within the medians between the central traffic and service lanes, with the Elm portion to the outer curbs.



Figure 3: Turkey Oak succession planting for London Plane is being undertaken. This strategy is considered appropriate as conservation of the street tree element of heritage significance.



Figure 4: Elms within a portion of the avenue are exhibiting signs of stress and require remediation.



Figure 5: An Elm in front of 240 Queens Parade is in poor condition. Removal and replacement is recommended.



Figure 6: A row of London Plane within the median between Grant and Delbridge Streets are stunted due to soil conditions.



Figure 7: Damage to the median border caused by roots of the London Plane.

Remnant Fabric – Man Made

Median Border Treatments

Queens Parade, Fitzroy North consists of central traffic lanes, divided by relatively narrow, concrete curbed central medians, and service lanes on each side separated from the central traffic lanes by more substantial medians.

Generally, the medians separating the central traffic lanes and service lanes in the southern portion of Queens Parade are bordered by uncut basalt blocks, forming a prominent and decorative feature (Figure 8), as mentioned in the Landscape Citation. These blocks are set into a concrete edge on the central traffic lane side, however no visible concrete base is present toward the service lanes. Some of the uncut basalt blocks, particularly to the central lanes and crossovers, are painted white, presumably to improve visibility. The majority of the uncut block borders remain remarkably intact with only a few areas of missing or loose blocks.

In addition to the uncut block treatment (designated Type B), three variations on the median border were observed within Queens Parade between Alexandra Parade and Delbridge Street to the north. A small area of inconsistent median border was noted in the westernmost median, adjacent to Alexandra Parade. This border consists of the characteristic uncut basalt blocks to the central

traffic lanes, however to the service lanes the border is of standard cut basalt blocks (designated Type A treatment, shown in Figure 11).

Between Grant and Delbridge Streets on the western side of Queens Parade, north-east of a bluestone retaining wall, the median border to all sides is comprised of smaller cut basalt blocks (25cm L x 23cm W x 25cm H). The drainage channel, on the central traffic lane side is of three rows of bluestone pitchers. This median border and drainage channel character is designated Type C.

The median dividing the central traffic lanes in each direction is bordered with concrete (Type D).

The location and type of median border treatments is shown on the attached Remnant Fabric (Man Made) Plan, HS-02.



Figure 8: Uncut basalt blocks form a prominent and decorative border to the medians. This remnant fabric is remarkably intact.



Figure 9: Median immediately north of Jamieson Street. A portion of the row of uncut basalt blocks toward the central traffic lanes is absent in two locations, apparently associated with tree planting. The concrete base toward the central lanes is visible at left of frame.



Figure 10: Median between Alexandra Parade and Napier Street. View of missing uncut basalt blocks and basalt pitcher drainage channel.



Figure 11: Westernmost median adjacent to the Alexandra Parade intersection. Uncut basalt blocks remain relatively intact to the central traffic lanes, with the border to the service lane comprised of standard cut basalt blocks.

Curb and Drainage Channel Treatments

Inconsistency in the outer curb and drainage channel treatments was also noted along the length of Queens Parade within the study area, with eight types of curb and channel noted. These are shown on the attached Remnant Fabric (Man Made) Plan.

Curb and associated drainage channel types observed are as follows;

Type 1: Large, honed basalt block (1m L x 30cm W x 15cm H) curb. No formal drainage channel, asphalt to curb.

Type 2: Large, honed basalt block curb. Drainage channel one row of basalt pitchers.

Type 3: Large, honed basalt block curb. Drainage channel six rows of basalt pitchers.

Type 4: Large, honed basalt block curb. Drainage channel two rows of basalt pitchers with a narrow central row of pitchers.

Type 5: Large, honed basalt block curb. Majority of drainage channel one row of basalt pitchers next to curb and randomly sized and arranged basalt pitchers equivalent to an additional two rows.

Type 6: Small basalt block (30cm L x 10cm W x 10cm H) curb. Drainage channel three rows of basalt pitchers, some asphalted over.

Type 7: Square basalt block (20cm L x 10cm W x 15cm H) curb. Drainage channel one row of pitchers and randomly sized and arranged basalt pitchers equivalent to three rows.

Type 8: Rough cut basalt block (50cm L x 25cm W x 20cm H) curb. Drainage channel four rows of basalt pitchers.

It was noted that the drainage channel comprised of six rows of basalt pitchers (Type 3) continues across the intersection of Napier Street and Queens Parade service lane (Figure 19), terminating at Jamieson Street.



Figure 12: Type 2 curb and drainage channel.



Figure 13: Type 3 curb and drainage channel.



Figure 14: Type 4 curb and drainage channel.



Figure 15: Type 5 curb and drainage channel.



Figure 16: Type 6 curb and drainage channel.



Figure 17: Type 7 curb and drainage channel.



Figure 18: Type 8 curb and drainage channel.



Figure 19: Northern drainage channel configuration of six rows of basalt pavers continues across the intersection of Napier Street and the Queens Parade service lane, terminating at the intersection with Jamieson Street.

Conservation of Remnant Fabric – Recommendations

Vegetation

Ongoing arboricultural assessment and maintenance of all avenue trees is recommended, including formative pruning of developing infill/succession trees. Removal of dead wood from mature Elms, in particular, is required, as is the removal and replacement of specimens in poor condition, of which several were noted. Decay within old pruning wounds on the London Planes should be monitored, and in cases where decay or cavities appear potentially extensive, further investigation using sonic tomography is recommended. All pruning must be carried out as per AS4373 *Pruning of amenity trees* by a suitably qualified and experienced arborist.

Elms in the portion of the avenue to the southern side of Queens Parade between Smith and George Streets were noted as exhibiting indications of stress or decline. Soil amelioration and deep watering of these trees is recommended to improve their appearance and extend their useful life.

In several instances, evidence of relatively recent trenching within the root zone, particularly of mature Elms, was observed. Such works constitute a serious threat the health and viability of these

trees of heritage significance. Excavation within the nature strip, which is the location of roots of these trees (for example to allow installation of services for new developments) is to be avoided to prevent impact to these trees.

An ongoing threat to the appearance and possibly, health of trees of the Elm portion of the avenue is the requirement for pruning for powerline clearance. In some locations it was noted that cabling has been converted from open LV to bundled cable. For these locations extensive clearance pruning is no longer required, with an associated reduction in the threat to these trees. Continued similar replacement of existing cabling would constitute a desirable heritage outcome.

A portion of the median London Plane planting, between Grant and Delbridge Streets were noted as stunted due to site conditions. Improvement to this section would require installation of new tree stock following excavation of the existing planting medium and replacement with a planting medium conducive to healthy root growth (for example structural soil). Should resources become available to allow this replacement it would be considered beneficial.

A further desirable heritage outcome would be replacement of the row of London Plane on the southern side of Queens Parade between Wellington and Smith Streets with Elms. The current arrangement of London Plane, or their replacement Turkey Oaks, in both the median and outer row is inconsistent with the remainder of the avenue.

It is noted that a comprehensive arboricultural assessment of Queens Parade avenue trees was undertaken in 2005 (report prepared by David Galway, Tree Dimensions February 2005). It is recommended that a similarly detailed assessment is undertaken to capture changes to avenue tree composition and condition since 2005. It is recommended that an updated arboricultural assessment report also include a detailed tree succession plan, indicating recommended taxa for specific locations and providing timing of replacements.

Man-made Fabric

The recommended approach regarding damage to significant median basalt borders by avenue tree roots is conservative management. Protection of the avenue trees is considered the primary priority. Damage to man-made fabric should be repaired to the extent possible without compromising avenue tree health. In some instances, damage to basalt elements repaired to an imperfect state is acceptable, with full restoration undertaken when the tree is eventually removed.

In instances where basalt blocks are missing, unrelated to damage caused by trees, replacement of blocks should be undertaken if suitable material is available. Loose blocks should also be reset.

All efforts should be made to retain existing curb and drainage channels, particularly those of Types 3, 4 and 5 which consist of large honed basalt curb and drainage channels comprised of several rows of basalt pitchers. If the opportunity arises, installation of a six row wide pitcher drainage channel to areas designated Type 1 and 2 would be a desirable heritage outcome. Replacement of inconsistent curb materials, such as in Types 6, 7 and 8 with large honed basalt blocks is also desirable.

Heritage Overlay Anomaly

Remnant heritage fabric intended to be protected by Heritage Overlay HO93 of the Yarra Planning Scheme extends from the southern edge (frontage) of neighbouring property boundaries on the northern side of Queens Parade service lanes to the northern site boundaries (frontage) of neighbouring properties on the southern side of Queens Parade service lanes, from the origin of Queens Parade at Alexandra Parade to the intersection of Queens Parade with Delbridge and Wellington Streets, North Fitzroy. The area between adjacent site frontages and the nature strips, ie. the location of footpaths, is included in the area intended to be protected as it is likely that roots of the outer row of avenue trees extend into this area.

The Heritage Overlay is intended to encompass the nature strips, the trees within them, the extent of the root zones of these trees, and the outer basalt curbs and drainage channels on both sides of Queens Parade (adjacent to the service lanes). The medians which divide the central traffic lanes from the service lanes are also intended to be encompassed, along with the uncut basalt rock borders and basalt pitcher drainage channels adjacent to these medians.

The current study confirms that Heritage Overlay HO93 of the Yarra Planning Scheme; *Queens Parade, between Alexandra Parade & Delbridge Street Clifton Hill/North Fitzroy, Street trees*, as indicated in Planning Maps Online (<http://services.land.vic.gov.au/maps/pmo.jsp>) and VicPlan (<http://mapshare.maps.vic.gov.au/vicplan/>) is currently incorrectly applied.

The current extent of HO93 excludes the northern Elm row of the avenue. Medians dividing the northern service lanes and central traffic lanes and their associated drainage channels are currently excluded, as is the southern portion of all medians dividing the southern service and central traffic lanes. Also excluded is the Elm portion of the tree avenue within the southern nature strips of Queens Parade (note that between Wellington and Smith Streets London Planes comprise this portion of the avenue).

Alteration of the area to which Heritage Overlay HO93 applies is recommended, to include all elements which the Overlay is intended to encompass, as described above and indicated in Figure 22, below. It is noted that part of the area to be encompassed by HO93 is currently shown as covered by adjacent Heritage Overlay HO327 of the Yarra Planning Scheme.



Figure 20: Heritage Overlay HO93 of the Yarra Planning Scheme as indicated on Planning Maps Online (<http://services.land.vic.gov.au/maps/pmo.jsp>)

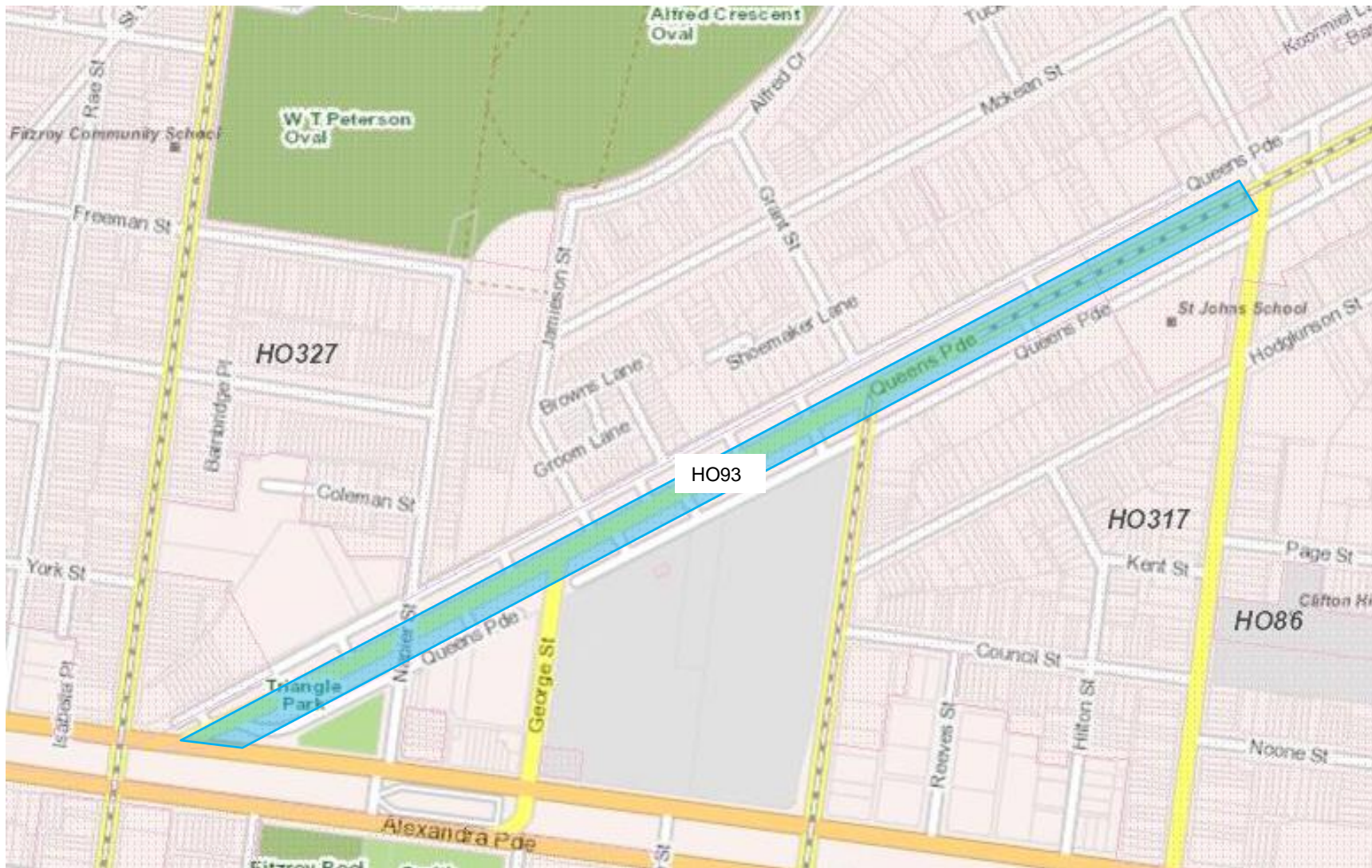


Figure 21: Heritage Overlay HO93 of the Yarra Planning Scheme as indicated on VicPlan (<http://mapshare.maps.vic.gov.au/vicplan/>)



Figure 22: Recommended extent of Heritage Overlay HO93 of the Yarra Planning Scheme.

Revised Landscape Citation

Confirmation of the landscape heritage values of the elements identified in the City of Yarra Heritage Review: Landscape Citation is beyond the scope of the current study, however changes in the composition and, in some instances, condition of the heritage fabric during the twenty years which have elapsed since preparation of the Landscape Citation in 1998 were identified. A revised Landscape Citation, reflecting these changes is provided below.

It is noted that while the remnant fabric (man made), ie. basalt block borders to medians, cut basalt block curbs and basalt pitcher-lined drainage channels, are described in the current Citation, these elements are not specifically identified as part of the Heritage Place in the Citation title. Remnant man made elements have been added to the Site statement of the Citation.

City of Yarra Heritage Review: Landscape Citation, Revised October 2018.

Site: Street Trees. Basalt curb, basalt lined drainage channel and median borders. **Significance:** B

Address: Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill

Access: Unrestricted

Survey Date: 30/10/2018

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road. Basalt curb and drainage channel elements contribute to the presentation of the avenue tree planting. The uncut basalt rock median borders are a prominent, decorative feature.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: a central major traffic ~~flow~~ lanes, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of London Plane Trees (*Platanus x acerifolius*) and ~~Dutch~~ Elms, including Dutch Elm (*Ulmus x hollandica*) and English Elm (*U. procera*). The London Planes Trees are sited on the median separating the ~~main~~ central traffic lanes ~~flow~~ from the service lanes, and

~~the Dutch and English Elms within the outer nature strips, footpath median. Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from which they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*). Both the Elm and London Plane rows contain mature trees in generally fair to good condition, and semi-mature succession plantings. London Planes are being successively replaced with Turkey Oak. Taxon consistency is relatively intact, however several instances of the inappropriate Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*) are present in the Elm row.~~

Potential Threats

~~Removal of basalt rock edge on central median or basalt gutter and curbing on outer medians in favour of concrete. Removal of existing basalt drainage channel in favour of asphalt. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling. Excavation within the root zone of avenue trees. Alteration of the existing width and configuration of central traffic and service lanes.~~

Management Steps

~~Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of a detailed an arboricultural maintenance and replacement tree succession policy for the avenue, which would outline detailing regular tree assessment and maintenance procedures for the trees to ensure a long maximal tree longevity and amenity provision, and to ensure that uniformity of the avenue is maintained. life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained.~~ The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (~~*Ceratocystis*~~ *Ophiostoma ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.


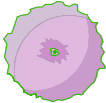






Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. These trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally. The uncut basalt rock median borders are locally significant as a relatively intact prominent and decorative feature. Basalt curbing comprised of large honed basalt blocks and drainage channels of multiple rows of basalt pitchers are of contributory significance to the avenue.

Appendices

- A.** Remnant Fabric (Vegetation) Plan HS-01
- B.** Remnant Fabric (Man Made) Plan HS-02
- C.** City of Yarra Heritage Review: Landscape Citation (1998)



| LEGEND | |
|---|--|
|  | Study Area Boundary |
|  | Dutch Elm (<i>Ulmus x hollandica</i>) or English Elm (<i>U. procera</i>) infill or succession planting |
|  | London Plane (<i>Platanus x acerifolia</i>) |
|  | Turkey Oak (<i>Quercus cerris</i>) - succession planting |
|  | London Plane (<i>Platanus x acerifolia</i>) infill or succession planting |
|  | Desert Ash (<i>Fraxinus angustifolia</i> ssp. <i>angustifolia</i>) |
|  | <i>Ulmus x hollandica</i> (Dutch Elm) or <i>U. procera</i> (English Elm) |
|  | Potential Tree Planting Location |

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NOTE
 Tree locations are indicative only.

CLIENT
YARRA CITY COUNCIL

PROJECT
Heritage Overlay Study
 QUEENS PARADE, NORTH FITZROY

DRAWING
 Remnant Fabric (Vegetation) Plan



| SCALE | NTS |
|---------|----------|
| DATE | NOV 2018 |
| DRAWN | FW |
| CHECKED | |
| JOB NO | 18-0817 |
| DWG NO | HS-01 |

LEGEND

CURB & DRAINAGE CHANNEL TREATMENT

- Type 1: Large honed basalt block curb, no formal drainage channel - asphalt to curb.
- Type 2: Large honed basalt block curb. Drainage channel one row of basalt pitchers.
- Type 3: Large honed basalt block curb. Drainage channel six rows of basalt pitchers.
- Type 4: Large honed basalt block curb. Drainage channel two rows of basalt blocks and narrow central row of small basalt pitchers.
- Type 5: Large honed basalt curb. Majority of drainage channel one row of basalt pitchers next to curb and random basalt pitchers equivalent to an additional two rows
- Type 6: Small basalt block curb. Drainage channel three rows of basalt pitchers, some asphalted over.
- Type 7: Square basalt block curb. Drainage channel one row of pitchers and random basalt pitchers equivalent to three rows.
- Type 8: Rough cut basalt block curb. Drainage channel four rows of basalt pitchers.

MEDIAN BORDER TREATMENT

- Type A: Cut basalt blocks on service road side of median, uncut basalt blocks on Queens Pde side.
- Type B: Uncut basalt blocks on all sides of median. Inset in concrete on Queens Pde side.
- Type C: Smaller cut basalt blocks to all sides of median. Drainage channel (Queens Pde side) three rows of basalt pitchers.
- Type D: Concrete curb.
- Basalt block retaining wall.



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NOTE
 Curb and border locations are approximate only.

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PROJECT
Heritage Overlay Study
 QUEENS PARADE, NORTH FITZROY

DRAWING
 Remnant Fabric
 (Man Made) Plan



| | |
|---------|----------|
| SCALE | NTS |
| DATE | NOV 2018 |
| DRAWN | FW |
| CHECKED | |
| JOB NO | 18-0817 |
| DWG NO | HS-02 |

| | | | |
|-----------------|--|----------------------|--------|
| Site: | Street Trees | Significance: | B |
| Address: | Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill | Map Ref: | 44 B2 |
| Access: | Unrestricted | Survey Date: | 7/5/98 |



Intactness:
E G F P

Condition:
E G F P

Existing Heritage Listings:

Victorian Heritage Register
 Register of the National Estate
 Planning Scheme
 National Trust

Recommended Heritage Listings:

Victorian Heritage Register
 Register of the National Estate
 HO Controls

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: a central major traffic flow, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of Plane Trees (*Platanus x acerifolius*) and Dutch Elms (*Ulmus x hollandica*). The Plane Trees are sited on the median separating the main traffic flow from the service land, and the Dutch Elms on the outer, footpath median. Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from which they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*).

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.

Management Steps

Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of a detailed maintenance and replacement policy for the avenue which would outline regular maintenance procedures for the trees to ensure a long amenity life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained. The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (*Ceratocystis ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. The trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally.