

Minutes

Heritage Advisory Committee- Special Meeting

Date and Venue: Wednesday, 16th May 2018, Richmond Town Hal, The Lounge

Time: 6:30pm – 8:30pm

Councillors: Councillor Jackie Fristacky (JF) - Chaired the meeting

Attendance: Janet Taylor (JT), Ian Wight (IW), Margaret O'Brien (MO'B), Greg Spark (GS), Lucinda Owen (LO), Richa Swarup (RS) -Sr. Advisor City Heritage, CoY.

Guests in attendance: David Walmsley- Manager City Strategy, City of Yarra, Glen McCallum (GM)- CoY resident – activist

Apologies: Cr James Searle (JS), Cr Stephen Jolly (SJ), Anne Holmes (AH), Angela Zivkovic (AZ), David Langdon (DL), Caitlin Mitropoulos (CM), Laurance Abou Khater (LAK), Paul Beekman (PB), Fiona Bell (FB). Jill Anwyl (JA), Ivan Gilbert (IG)

diverse

vibrant

exciting

inclusive

<p>At the outset of the meeting JF informed about the launch of National Trust Advocacy Toolkit and handed over a few copies. She also mentioned that the toolkit is available online for members/community to view.</p>	<p>Action: That RS circulate the weblink to internal staff and libraries and keep a hard copy at the reception.</p>
<p>DW made a presentation on Activity Centres Built Environment Frameworks Overview.</p> <p>The presentation provided an outline of the</p> <ul style="list-style-type: none"> • The purpose of the frameworks; • Key directions that are guiding the framework; • How the work is being developed (the process); • The scope of the heritage work; identify and • Key heritage considerations. <p>The presentation also included an update on the status of works for development of the built form controls for</p> <ul style="list-style-type: none"> • Swan Street, • Bridge Road • Victoria Street • Smith Street • Brunswick Street • Queens parade • Johnston Street and • Gertrude Street <p>DW explained that the built form frameworks underway would inform planning controls for activity centres and opportunities for mandatory controls. The frameworks would be helpful in seeking interim planning controls (Design & Development Overlays) and would form a key element of future structure plans. The frameworks would also provide strategic justification for policy development &</p>	<p>Actions:</p> <p>That RS obtains information about the current status of the heritage gaps study and provide the same to the HAC members.</p> <p>That DW considers the feedback and explores various points raised by the committee members with the heritage and urban design consultants.</p>

<p>amendments for permanent controls.</p> <p>He further explained that these would be used for developing an understanding of future development capacity of centres.</p> <p>The presentation also included</p> <ul style="list-style-type: none"> • An example of Bridge Road to illustrate how the significant streetscapes are being identified; and • View line analysis/testing diagrams based on 1/4 and 3/4 rules, 1/3 and 2/3 rule for 20 meter and 30 meter wide streets and 1/2 and 1/2 rule for 60 meter street. <p>The key points discussed by the members of the Committee included:</p> <p>JF</p> <ul style="list-style-type: none"> • Built form guidelines/controls for heritage precincts should conserve and enhance the heritage characteristics of the buildings and streetscapes rather than new developments becoming the dominant character of the streetscapes. • There is a need for a quality integrated development controls. <p>GM</p> <ul style="list-style-type: none"> • There are significant concerns that even the heritage advisors in Melbourne support the facadism approach. There is a need that a more sensitive approach is adopted that protects heritage significance of a place and not just the facades or a small portion of buildings. • New development controls for a heritage precinct should articulate a relationship with the existing urban grain. <p>GS</p> <ul style="list-style-type: none"> • Built form guidelines should focus on outcomes that enhance the character of a heritage building. A street wall and a significant upper story setback approach may not necessarily achieve the right outcomes. • There is a need to ensure that redevelopments of properties in activity centres maintain significant % of retail use on the ground floor and also the % of residential use on the ground floor should be minimised. • Can two story retail outcomes be considered? <p>LO</p> <ul style="list-style-type: none"> • An update on the gaps studies is required as there is a need to protect the heritage characteristic of the eastern end of Swan Street. • Built form controls should also include setbacks for landscaping opportunities (where appropriate). • Looking at low rise character and human scale of the existing buildings, future development controls should also focus on human scale aspect of the future built form. <p>MO</p> <ul style="list-style-type: none"> • There is a need to look into how new development controls will impact on the heritage streetscapes, footpaths, lanes, roads, open spaces etc. • Consider controls/guidelines so that new built form does not result in wind tunnel effects and overshadowing of footpaths and public spaces. • There is a need to understand how the activity centre streetscape approach impacts on the buildings of individual significance. <p>IW</p> <ul style="list-style-type: none"> • Proposed cross sections and building envelopes (as presented in the view line diagrams) and the 6 meter set back would result in protecting a very small proportion of heritage fabric whereas, in comparison, the proposed new building volume would be of a very high proportion. Such an approach is not the right approach to protect heritage precincts/buildings with significant heritage value. <p>JT</p> <ul style="list-style-type: none"> • The Queens Parade activity centre- heritage precinct has a village feel and adjoins single and double storey heritage residential area. 1/2 and 1/2 view line approach for 60 m wide road (as shown in the presentation) results in higher 	
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built form behind 2 storey facades which will be highly visible and would be dominant in the area. 1/4th 3/4th approach would provide better built form outcomes.

- Recently approved applications take care of a significant proportion of the required residential yield. In view of this, higher built form that impact adversely on the characteristics of heritage places is not necessary.
- There is a need that new development controls should take into account the low rise built form characteristics of the adjoining heritage residential areas.
- In deciding the scale of buildings a consideration is required about the amount of foot traffic it will generate and whether the existing infrastructure can cope with it.