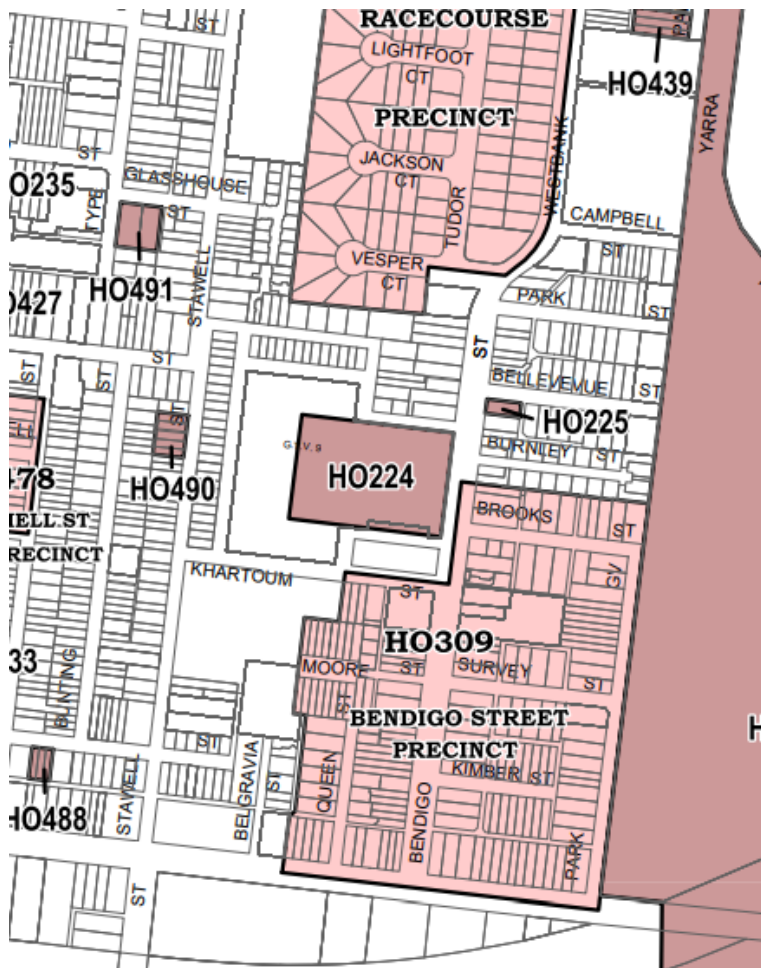


**City of Yarra
Heritage Advice**

Application No.: Masterplan Changes
Address of Property: 171 Stawell Street, Richmond
Planner: John Theodosakis
Yarra Planning Scheme References: Clauses 43.01 and 22.02

Heritage Overlay No.: HO224 **Precinct:** 22-50 Bendigo Street, Richmond, the Former Wertheim Piano Factory (GTV9 Studios) is nearby and will not be affected.

Partly abuts HO 309 the Bendigo Street Precinct.



Individual Level of Significance: The Former Wertheim Piano Factory (GTV9 Studios) is included on the *Victorian Heritage Register* as H2165.

The Statement of Significance refers to the building only but the surrounding land is included within the Extent of Registration.

Proposal

"The Masterplan proposes building heights of 4, 6 and 9 storeys in the centre of the side [Sic. i.e. site] with a transition to 3 storeys along the boundary edges to the established residential surrounds" and also the Wertheim building (4th storey considerably set back). Bates Smart [Report, p. 6.)

Drawing Numbers

119 pages concept report 22 Bendigo Street, Richmond, prepared by Bates Smart, dated October 2017, Council date stamp 14 Dec 2017

Heritage Impact Statement prepared by Bryce Raworth, dated October 2017, Council date stamp 14 Dec 2017.

Context Description

2-3 storey black-coloured - townhouses have been built around part of the larger site where there is an interface with heritage streetscapes and this is successful. Further into the site are groups of 6 storey white – coloured apartments which while they are generally successful there is now a canyon-like effect at street level due to the narrowness of the streets. These buildings, in a view from the street, are comparable in height and individual bulk with the red brick Wertheim building. The different colours of the buildings provide a good differentiation between the building types/heights and also serve to emphasise the heritage building.

Landscaping and planting add greatly to the atmosphere of the development. Two aspects which are presenting as an issue are the use of natural timber which is weathering and which has a poor appearance and contrast to the pristine white walls generally behind or adjacent to timber elements. The second issue is metal mesh which is attracting urban detritus and which appears difficult to maintain.

Assessment of Proposed Works

The proposed building heights are set out on p.61 and show a 3 storey interface to the south side of the Wertheim/GTV 9 building Bendigo Street and Stawell Street (Blocks C, A and D).

Block B is immediately behind the Wertheim/GTV 9 and is proposed to be 9 storeys. As noted on p.72 it is likely to be visible as a backdrop to the heritage building. Given the strong visual form of the heritage building a contrasted backdrop could appear recessive, and in turn emphasise the heritage building, depending upon colour and detailing. This will be an important aspect of any proposed design. The visibility of Block B will also be mitigated to some degree in standard sightlines due to the moderate width of Bendigo Street.

Block E will not have any interface with any heritage elements, will be partially shielded from Stawell Street by Block D and is acceptable.

Generally I am in agreement with the Heritage Assessment in Section 9.1 of the report (p.72). Being a masterplan, the architectural designs and details are not provided. While it is assumed that the proposed buildings will generally follow the style, colours etc. of the building

constructed already and will not be a noticeable departures from them, there needs to be a mechanism/condition to ensure that this occurs.

Recommendation / Comments:

The proposed changes to the masterplan are acceptable.

However the following should be noted:

Implement a mechanism/condition to ensure that the following occur:

Ensure that Block B is recessive and emphasises the Wertheim Building by contrast in design and colour.

Avoid the use of natural timber and metal mesh, the latter in areas where maintenance is problematic.

New buildings to be designed similarly to existing to continue the design theme and colour differentiation.

Landscaping to be included in accord with existing.

Signed:

A handwritten signature in black ink, appearing to read 'Riddett', with a stylized flourish above the name.

Robyn Riddett
Director – Anthemion Consultancies

Date: 23 march, 2018