

# City of Yarra Heritage Advice

**Application No.:** HV Referral P24397

**Address of Property:** Porter Prefabricated Iron Store, 111 Queens Parade, Fitzroy North.

**Planner:** Sarah Thomas

**Yarra Planning Scheme References:** Clauses 43.01 and 22.02

**Heritage Overlay No.** HO 468 Porter Prefabricated Iron Store, original construction date: 1853-1856

**Precinct:** N/A

**Level of significance:**

Included on the *Victorian Heritage Register* as H2243

**Proposal:**

Dismantling, relocation, conservation works and re-erecting of the Porter Prefabricated iron Store presently located in Council's North Fitzroy Depot.

**Drawing Numbers:**

Heritage Report & Impact Assessment, 01 March, 2018 prepared by Purcell.

**Recommendation / Comments:**

Designed as a prefabricated building intended to be transported and re-erected somewhere there is no inherent conflict with the heritage principle of not re-locating buildings from their original site. It is not known how many locations this building has occupied but there are probably several. In principle re-location is acceptable.

The proposed scope of conservation works is appropriate. I note that a suitable replacement for the missing south elevation is proposed and this is acceptable and should be the subject of future permit approval. The proposed re-location methodology is appropriate.

While the existing location for this significant building is far from ideal, it does protect the building from vandalism, graffiti and inappropriate alterations but its necessary re-location, in this case to Fairfield Park theoretically puts it at some risk. This is acknowledged also in the Purcell report. I note that the proposed new site is in an open area; subject to passive surveillance during daylight hours and that the immediate area is not generally subject to vandalism etc. However, there is still a risk of fire e.g. from arson or a grass or bushfire in Fairfield Park. Consideration should be given to some fire protection measures such as smoke alarms hard-wired back to the fire station and with an automated alarm, local fire extinguishers (or even buckets of sand) securely stored outside but nearby the building and which are easily accessible when required. I note that this could attract vandals but their value in an emergency outweighs this risk in my opinion.

Alternatively enquiries should be made with the National Trust to see if there is space in the Portable Houses site in South Melbourne. This site is open to the public at weekends, is attended during those times and is secure, and passively surveilled by the abutting residential neighbours. If this proved to be feasible ownership could still rest with the City of Yarra.

The proposed use for canoe storage by the local canoe club is not inappropriate.

I note that the Purcell report observes that there are opportunities for interpretation. Normally this would be encouraged but in this case it is likely to attract vandals as did the interpretation signage at Dight's Mill. That said any users of the Store, such as the canoe club, should be made aware of its significance.

In summary, the Store needs to be removed from its present site which is being re-developed by the State government. If it is considered safe enough to re-locate it to Fairfield Park then this is acceptable on the proviso that fire protection measures be installed and that enquires are made with the National Trust.

A handwritten signature in black ink, appearing to read 'Riddett', is written over a light grey rectangular background.

**Signed: Robyn Riddett**

Director – Anthemion Consultancies

**Date:** 19 April, 2018