

**Attachment 1 - PLN18 0070 - 43 Alfred Crescent, Fitzroy North - Site Plan**

# ATTACHMENT 1

**SUBJECT LAND: 43 Alfred Crescent, Fitzroy North**



↑ North

★ Subject Site

Attachment 2 - PLN18 0070 - 43 Alfred Crescent, Fitzroy North - Advertised Plans

The architectural plans for 43 Alfred Crescent include a detailed site plan showing building footprints, setbacks, and landscaping. The site is bounded by Falconer Street to the north, Alfred Crescent to the west, and Cityon Street to the east. Sun diagrams indicate the orientation and shading for mid-winter afternoon, mid-winter morning, and mid-summer morning. A location map shows the site's position within the surrounding neighborhood, and an aerial map provides a visual context of the site's location. A streetscape photograph shows the existing building facade and its relationship to the street.

**NEIGHBOURHOOD & SITE DESCRIPTION**  
SCALE 1:200

**LOCATION MAP**  
NOT TO SCALE

**AERIAL MAP**  
NOT TO SCALE

**STREETSCAPE**  
NOT TO SCALE

**HERITAGE APPLICATION**

**ma** *architects*

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**Project:** PROPOSED ALTERATIONS & EXTENSIONS  
**Address:** 43 ALFRED CRESCENT, FITZROY NORTH  
**Architect:** SHANNON & GEORGE ARCHITECTS  
**Title:** NEIGHBOURHOOD & SITE DESCRIPTION

**Drawn by:** DN **Checked by:** MB  
**Date:** 08/10/18 **Drawn on:** 27 MAR 2018  
**Scale:** 1:200 **Revision:**

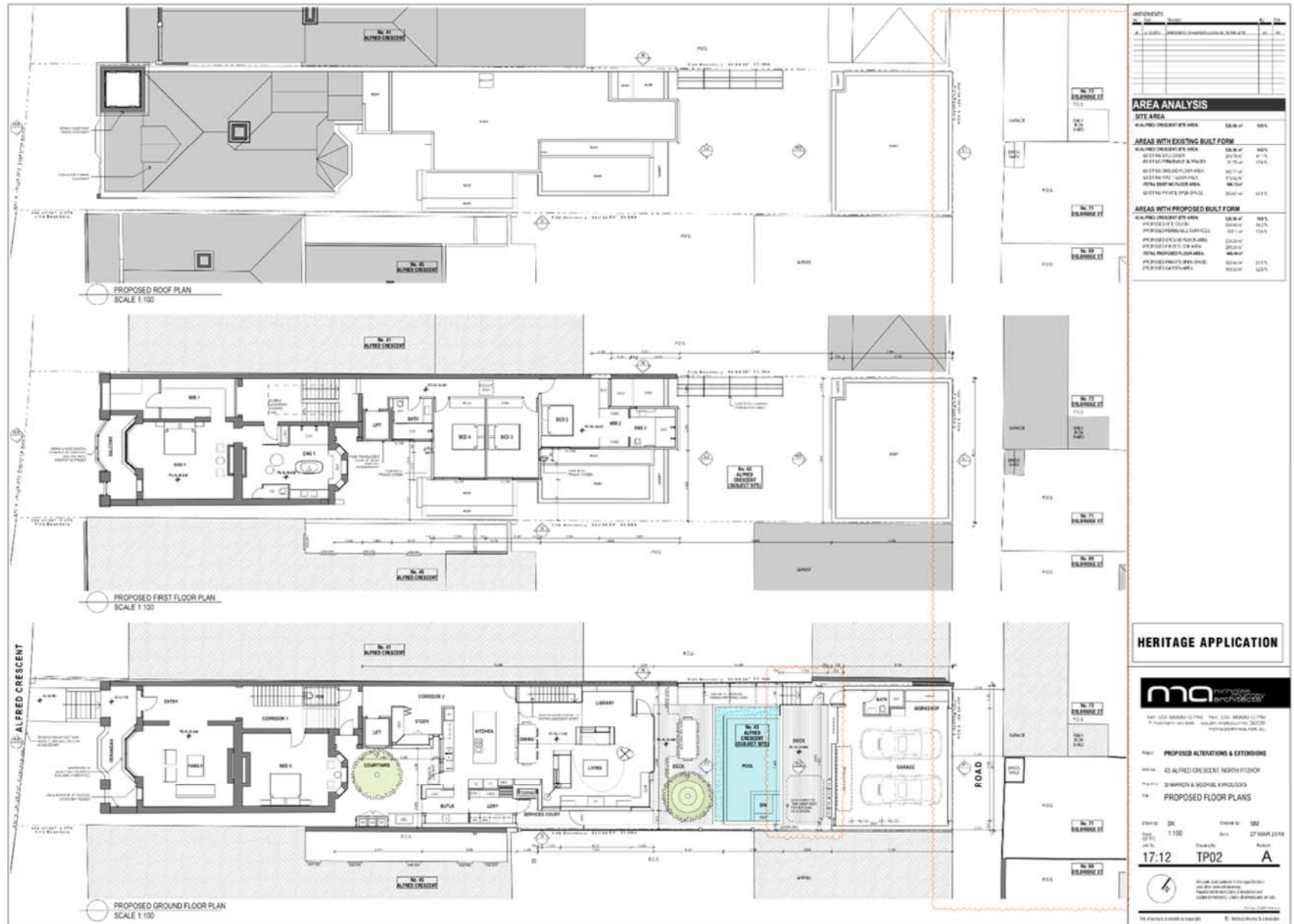
**17:12 NSD01**

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Attachment 2 - PLN18 0070 - 43 Alfred Crescent, Fitzroy North - Advertised Plans



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**EXISTING WEST ELEVATION**  
SCALE 1:100

**PROPOSED WEST ELEVATION 1**  
SCALE 1:100

**EXISTING SOUTH ELEVATION**  
SCALE 1:100

**PROPOSED SOUTH ELEVATION**  
SCALE 1:100

**EXTERNAL MATERIALS & FINISHES KEY**

- 1. MCM PLASTER
- 2. BRICK
- 3. METAL CLADDING
- 4. METAL ROOFING
- 5. CONCRETE
- 6. DARK POLYURETHANE
- 7. TIMBER

**HERITAGE APPLICATION**

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Project: **PROPOSED ALTERATIONS & EXTENSIONS**  
43 ALFRED CRESCENT, FITZROY NORTH  
Architects: **SHARPHAM & GEORGIADIS ARCHITECTS**  
Type: **EXISTING & PROPOSED ELEVATIONS**

Drawn by: **DK** Checked by: **MB**  
Date: **1/100** Date: **27 MARCH 2018**  
Scale: **17:12** Title: **TP03** Revision: **A**

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Attachment 2 - PLN18 0070 - 43 Alfred Crescent, Fitzroy North - Advertised Plans

**EXTERNAL MATERIALS & FINISHES KEY**

- ① METAL CLADDING
- ② METAL ROOFING
- ③ METAL ROOFING
- ④ METAL ROOFING
- ⑤ METAL ROOFING
- ⑥ METAL ROOFING
- ⑦ METAL ROOFING

**HERITAGE APPLICATION**

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Project: **PROPOSED ALTERATIONS & EXTENSIONS**  
 Address: **43 ALFRED CRESCENT, FITZROY NORTH**  
 Project: **SHARPLEY & GEORGE KYPHOUDIS**  
 Title: **EXISTING & PROPOSED ELEVATIONS**

Drawn by: **DK** Checked by: **MM**  
 Date: **1:100** Date: **27 MAR 2018**  
 Job No: **17:12** Drawn by: **TP04**

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Attachment 2 - PLN18 0070 - 43 Alfred Crescent, Fitzroy North - Advertised Plans

**SHADOW DIAGRAM LEGEND**

- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED SHADOWS OVERLAPPING EXISTING SHADOWS

NOTE: SHADOWS CALCULATED FOR THE 22ND OF SEPTEMBER

**HERITAGE APPLICATION**

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Project: **PROPOSED ALTERATIONS & EXTENSIONS**

Address: **43 ALFRED CRESCENT, FITZROY NORTH**

Phase: **SHADOWS & GEOMETRIC ANALYSIS**

Drawings: **SHADOW DIAGRAMS**

Drawn by: **DK** Checked by: **MB**

Scale: **1:200** Date: **27 MARCH 2018**

File No: **17-12** Drawn by: **TP05**

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**Attachment 3 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Heritage Advice**

**City of Yarra  
Heritage Advice**

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<b>Application No.:</b>	PLN18/0070
<b>Address of Property:</b>	<b>43 Alfred Crescent, Fitzroy</b>
<b>Planner:</b>	Gary O'Reilly
<b>Yarra Planning Scheme</b>	STATE POLICY:
<b>References:</b>	<ul style="list-style-type: none"> <li>• Clause 15.03 Heritage</li> </ul> LOCAL POLICY: <ul style="list-style-type: none"> <li>• Clause 21.05-1 Built Form (Heritage)</li> <li>• Clause 43.01 Heritage Overlay</li> <li>• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</li> </ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	HO-327 North Fitzroy Precinct (Sub precinct A)
<b>Level of significance:</b>	Individually significant, constructed 1887 (substantially remodelled 1905)
<b>General description:</b>	Part demolition at the rear for construction of double storey development. Minor restoration works to façade.
<b>Drawing Nos.:</b>	Set of 6 x A1 drawings prepared by Nicholas Murray Architects, received by Council and date stamped 29 March 2018  Heritage Impact Statement by GJM Heritage, received by Council and date stamped 6 February 2018 (for applicant)  Heritage Impact Statement by Nigel Lewis, dated 6 June 2018 (for objector)

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**DESCRIPTION OF THE HO327(A) AREA**

See: <http://vhd.heritagecouncil.vic.gov.au/places/73443>

**WHY IS THE PLACE INDIVIDUALLY SIGNIFICANT?**

The building citation from the North Fitzroy Conservation Study (1978) includes detailed information on the interior and exterior of the building. The citation concludes with the following comments:

*This house provides a unique expression of Art Nouveau architecture in Melbourne. The exterior is intact with the original unpainted vermiculated cement work, and ornate timber and cast iron decorative work. The interior has some intact features, and the overall impression is extremely lush. (PP.75-77).*

The study lists the following elements at No.43 Alfred Crescent as contributory to the HO area:

*Façade, slate roof and terracotta cappings, chimney, decorative cast iron and elaborate timber fretwork, lead light glass to all windows (except top tower windows), tiled path and verandah floor, fence. (PP.41)*

The subject site was included on the National Estate Register (no longer a statutory register). The citation stated:

*This house is one of the finest examples of the Art Nouveau style in Victoria. Its importance lies in the well preserved fittings and the uniquely composed and decorated facade with bay windows, timber fretwork and the fine tower. Features of the interior include the outstanding wall and ceiling finishes with original colour schemes, the fine timber archways of sinuous Art Nouveau lines and the superb stained glass windows. The house is the centrepiece of the Alfred Crescent precinct. (<http://images.heritage.vic.gov.au/attachment/41600>)*



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Further to the above, the property was considered by the Victorian Heritage Council for inclusion on the Victorian Heritage Register (state heritage register) in 2011 and failed to be included as a property of State significance (see Heritage Impact Statements).

**CONTEXT DESCRIPTION:**

The subject site is a rectangular allotment with principal frontage to Alfred Crescent and rear access via a bluestone laneway. It is located on the northern side of the street, between Falconer Street to the west and Rowe Street to the east. Edinburgh Gardens is across the street from the subject site, so it has a high level of visibility.

The history of the building has been well documented in the data sheets provided above, and further in the Heritage Impact Statements provided as part of this application. It is a double storey dwelling attached to the west by No.41 Alfred Crescent. The building has a highly ornate façade, including a tower, and is one of the most prominent (if not the most prominent) dwellings in the streetscape.

The immediate area is characterised by individually significant and contributory buildings, which are some of the most elaborate and significant properties within the municipality. The properties are a combination of single and double storey dwellings, ranging from early Victorian to Inter War properties. There are a small number of non-contributory infill developments, including recently constructed dwellings with principal frontage to Alfred Crescent (e.g. 13 Alfred Crescent).



Above: Current aerial of the subject site



Above: View towards subject site from immediately across Alfred Crescent.

**Attachment 3 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Heritage Advice**



Above: View towards subject site from the south-west.



Above: View towards subject site from the far south-west.

**ASSESSMENT OF PROPOSED WORKS:**

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes demolition of all of the fabric beyond the front two rooms of the property.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

Clause 22.02-5.1 of the Yarra Planning Scheme encourages the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place; and generally discourages the demolition of part of an individually significant or removal of contributory elements unless:

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).
- For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.

As the Heritage Impact Statements provided discuss, the subject site has a high level of integrity, which is attributed to its high level of intactness. Certainly the level of intactness *contributes* to the dwelling's significance within the precinct, but this is a secondary factor compared to the front elements of the building being: the tower, the scale of the dwelling and its highly ornate façade which make it a landmark building within the street.

The heritage overlay only controls those parts of a building which are visible from the public realm. It is beyond the controls of the planning scheme to comment on removal of internal fabric, or fabric within private confines of the site.

**The only fabric proposed to be demolished which is visible from the public realm are rear chimneys and portion of the rear service wing roof.**

It is considered that demolition of these rear elements, and their removal from the Alfred Crescent streetscape will not negatively affect the significance of the place (as the significance from a planning

## Attachment 3 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Heritage Advice

scheme perspective predominantly relates to the front portion of the building); or the significance of the broader HO precinct. It should also be noted, that whilst visibility of the rear chimneys is possible from an oblique angle along Alfred Crescent, from this angle it is not immediately obvious which property the chimneys belong to as there is no clear connection between the front and rear portions of no. 43.

Given that the proposal seeks to retain a full roof form over the front of the property, including the front chimney and part of a rear service wing (more than 15metres of intact form from the front façade), **the proposed extent of demolition is supported.**

### Comments regarding new development, alterations and additions:

The extent of new works proposed by this application includes development of a double storey addition, rear decking, a pool and rear garage.

The proposal also seeks minor façade maintenance.

The key consideration for assessing this aspect of the works is whether the proposed development will adversely affect the significance, character or appearance of the heritage building or the broader heritage precinct.

The proposed works will not be visible from the public realm. Hence, the proposed scale, materials and appearance are supported.

Regarding integrity of the subject site: a full roof form is being maintained over the front (including the front chimney and part of a rear service wing) and the new development is separated from the existing building by a court yard. This is considered to be an appropriate response from a heritage perspective.

**The proposed second storey addition is supported with no further recommendations.**

The rear garage is proposed to be an exposed brick structure, which is in keeping with the character of the historic laneway. **The proposed garage is also supported.**

The proposed façade works include:

- Repair of slate roof;
- Repair and redecoration of timber balustrades, fascia boards, decorative friezes;
- Local repair of cracked or drummy render; and
- Repair and repaint cast iron fence to original colour as necessary.

All existing slates must be retained, simply reset and gently cleaned where required.

Repair of the timber elements like for like is supported, but 're-decoration' where the material is being changed must be approved by Council. Submit further details if materials are being changed.

Given the significance of the building, it is crucial that hard cement render be avoided in repairing the façade. Only the use of a traditional-lime render will be supported.

Repairing the front fence is supported.

All repair works must be confirmed with Council by way of a conservation works schedule.

### **RECOMMENDATIONS:**

On heritage grounds the works proposed in this application may be approved subject to the following conditions:

- 1) That a conservation works schedule, developed by a qualified heritage consultant, detailing proposed repair works to the façade must be submitted prior to the commencement of works. The schedule must include, but is not limited, to the following information:
  - a. All existing slates must be retained, reset and gently cleaned where required.
  - b. Repair of timber elements like for like; or restore to historically accurate details based on evidence which can be supplied.
  - c. All render repair to be in traditional-lime render. No hard cement render to be used.

**SIGNED:**



Ruth Redden

**DATED: 18 June 2018**

## Attachment 4 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Engineering Comments



## MEMO

**To:** Gary O'Reilly  
**From:** Artemis Bacani  
**Date:** 24 May 2018  
**Subject:** Application No: PLN18/0070  
 Description: Ground and First Floor Additions - Dwelling  
 Site Address: 43 Alfred Crescent, Fitzroy North

I refer to the above Planning Application received on 26 April 2018 in relation to the proposed development at 43 Alfred Crescent, Fitzroy North. Council's Engineering Services unit provides the following information:

**DEVELOPMENT LAYOUT DESIGN**  
**Layout Design Assessment**

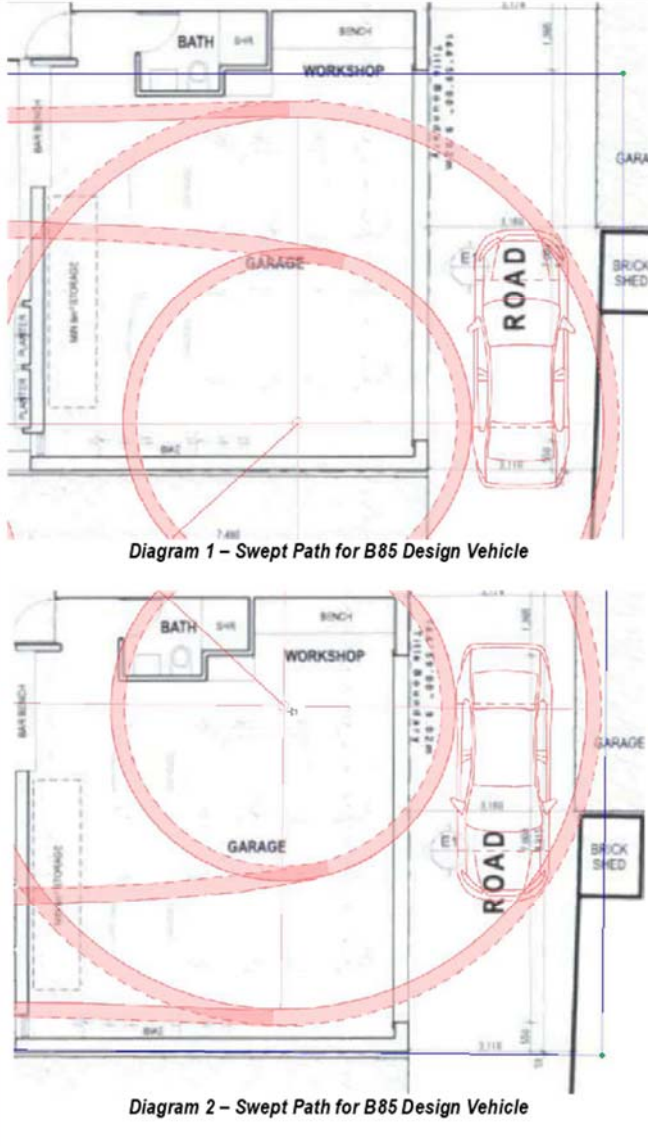
Nicholas Murray Architects Drawing No. TP02 Revision A dated 27 March 2018

Item	Assessment
<b>Access Arrangements</b>	
Width of Right of Way	According to the <i>Proposed Floor Plans</i> , the rear Right of Way is between 3.11 – 3.17 metres in width.
Garage Entrance	<p>The garage doorway is 7.0 metres in width.</p> <p>Off a 3.11-3.17 metre wide Right of Way, the doorway width is considered adequate to provide access into and out of the garage off the Right of Way for two B85 design vehicle, as shown in the diagrams below.</p>

**Attachment 4 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Engineering Comments**

**Layout Design Assessment**

Nicholas Murray Architects Drawing No. TP02 Revision A dated 27 March 2018

Item	Assessment
<b>Access Arrangements</b>	
Garage Entrance	 <p><i>Diagram 1 – Swept Path for B85 Design Vehicle</i></p> <p><i>Diagram 2 – Swept Path for B85 Design Vehicle</i></p>
Headroom Clearance	Not dimensioned on the drawings.
<b>Car Parking Modules</b>	
Garage – Internal Dimensions	Not dimensioned on the drawings.

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**Attachment 4 - PLN18 0070 - 43 Alfred Crescent Fitzroy North - Engineering Comments**

**Design Items to be Addressed**

Item	Details
Headroom Clearance	To be dimensioned on the drawings. A minimum headroom clearance of 2.1 metres should be provided as per Clause 52.06-9.
Garage – Internal Dimensions	To be dimensioned on the drawings. The internal dimensions of the garage are to comply with Clause 52.06-9.
Internal Concrete Slab	For any new internal concrete work, the finished floor levels along the edge of the slab must be set 40 mm above the edge of the Right of Way – Council Infrastructure requirement.

**Capital Works Programme**

A check of the Capital Works Programme for 2017/18 indicates that no infrastructure works have been approved or proposed within the area of the site at this time.

**ENGINEERING CONDITIONS**

**Road Asset Protection**

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council’s satisfaction and at the developer’s expense.

**Impact of Assets on Proposed Development**

- Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner’s expense after seeking approval from the relevant authority.
- Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

**NON-PLANNING ADVICE FOR THE APPLICANT**

**Legal Point of Discharge**

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council’s satisfaction under Section

Regards

Artemis Bacani  
 Road Development Engineer  
 Civil Engineering Unit

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