

# Heritage Impact Statement

Doonside Precinct  
1-9 Doonside Street, Richmond

Application for permit – Proposed Redevelopment  
Update 30 March 2022



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## 1.0 Introduction

This assessment of heritage impacts was prepared at the request of Case Meallin on behalf of the owner of the property collectively known as 1-9 Doonside Street, Richmond. It relates to a proposal to partially demolish the existing built form on the subject land and construct a multi-storey mixed use development known as the Doonside Precinct.

By way of background, a town planning submission was lodged with the Department of Environment, Land, Water and Planning (DELWP) on 7 May 2021. The submission was referred a number of parties including the Office of the Victorian Government Architect and Yarra City Council amongst others. A formal response from DELWP dated 3 September 2021 identified a number of items requiring further resolution. Those relating to heritage considerations included the following:

*1. Consistent with our recommendations from 19 January 2021, the advice of the Office of the Victorian Government Architect (OVGA) and the Yarra City Council (the council), The substantial scale and density of the proposed development is considered to be out of context with the existing and emerging built form character of the broader precinct. To resolve this, it is suggested that:*

*c. The plans be revised to respond to the specific built form and massing concerns raised by the OVGA on page 4 of the Design Review Report, dated 7 July 2021, including overshadowing impacts to the southern footpath of Doonside Street and impacts to the heritage building on Burnley Street (former Royal Studley Hotel).*

The OVGA Design Review Report referred to above included the following comments of relevance:

*Given the complexity of building relationships some of the key massing concerns are listed below and need further refinement:*

- *Tower A North – overwhelming scale and proximity to the heritage building. (TP 30 02)*
- *Tower A North + South - the 3-metre overhang (office) along Burnley Street creates low quality street edge and limited space for street trees to grow to maturity. The podium inhibits views of the heritage building from the south. (TP-30-10)*

This report is an updated version of that dated 20 April 2021 which accompanied the original application. The report reviews the significance of the historical buildings on the site and comments on whether the development scheme as amended is appropriate in character and detail, and whether it is acceptable in terms of its impact on fabric of identified heritage significance as included in the Heritage Overlay.

## 2.0 Sources of Information

The analysis below draws upon internal and external site visits along with a review of the relevant documents and resources including the following.

- *Development Guideline for Sites Subject to the Heritage Overlay (Clause 22.02)*
- *Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.*
- *City of Yarra Review of Heritage Overlay Areas 2007*
- *Heritage Gap Study Review of 17 Precincts: Stage 2 Report (revised 2016)*

- *Yarra Heritage Database.*
- *Historic MMBW Plans*
- *Amendment C269 documentation*

The report has been prepared by Bryce Raworth Pty Ltd, and is to be read in conjunction with the drawings prepared by Cox Architecture and NH Architecture and other documents submitted with respect to this application.

### 3.0 Brief History and Description

The subject site is located to the north-east corner of Burnley and Doonside Streets in Richmond. In the late nineteenth and early twentieth centuries this area of Richmond, known as Yarraberg, was the scene of much industry. Scottish immigrant David Mitchell, builder, manufacturer and business owner, purchased 16 acres of land on the east side of Burnley Street. Here he built a shanty dwelling fronting the street in the early 1850s. Following his marriage in 1856 he constructed a large dwelling known as Doonside to replace the shanty. This would be the birthplace in 1861 of daughter Helen, later known as Dame Nellie Melba, the noted opera singer. A plaque on today's 77 Burnley Street commemorates this fact.<sup>1</sup>

Industrial premises on the eastern portion of Mitchell's land included a factory for steam-made and pressed bricks, built in 1859, and a cement works. The extensive workshops on the land were badly damaged by fire in 1888, although the works were rebuilt.<sup>2</sup> The 1902 Melbourne and Metropolitan Board of Works (MMBW) plan shows a timber works with engine house, an old brick kiln, and a cement works with engine room, furnaces, kilns and puddling mills in existence at this time (Figure 1).

Further north, at 53 Burnley Street, the Loyal Studley Hotel was constructed in 1892. The 1902 MMBW plan shows the hotel building with a cellar and upstairs amenities (Figure 2). An L-shaped rear wing borders a laneway to the north with an asphalted yard to the south-east. The hotel building has been described as follows:

*This two-storey English Queen Anne revival style hotel has a red brick (painted over) asymmetrical facade, with extensive render dressings, and a gabled main roof with slate cladding. The left facade bay is in a gabled parapet form with the hotel name and date, as an abstracted cartouche, and an upper triangular panel, with a moulded cartouche, finial, and scrolls supporting a Tuscan pier, with a balloon. The upper level facade has three windows to each facade bay, with ogee heads and apronwork below sills. The window heads penetrate the frieze mould below the deep dentilated cornice. The roof had terra-cotta cresting and three chimneys with deeply moulded cornices.*

*The cantilevered verandah is an addition and, typical for a Victorian-era hotel, the ground floor facade has been altered. All of the brickwork has been painted and some roof slates replaced, along with the terra-cotta cresting.<sup>3</sup>*

Historical photographs show that a small single storey addition was made to the south of the facade by 1945, presenting to Burnley Street with a ground floor treatment that matched the original building. This addition has been further extended in more recent times, and flat roofed additions made to the rear wing.

In 1930, some years after Mitchell's death in 1916, his estate was subdivided for new factory sites. The dwelling Doonside was demolished, and Doonside Street aligned through its former location. A number of industrial premises were then constructed on the subject site throughout the 1930s.

<sup>1</sup> City of Yarra Heritage Gap Study p.82

<sup>2</sup> 'Mitchell, David (1829–1916)', Australian Dictionary of Biography online, <https://adb.anu.edu.au/biography/mitchell-david-4209>

<sup>3</sup> 'Loyal Studley Hotel', Yarra Heritage Database

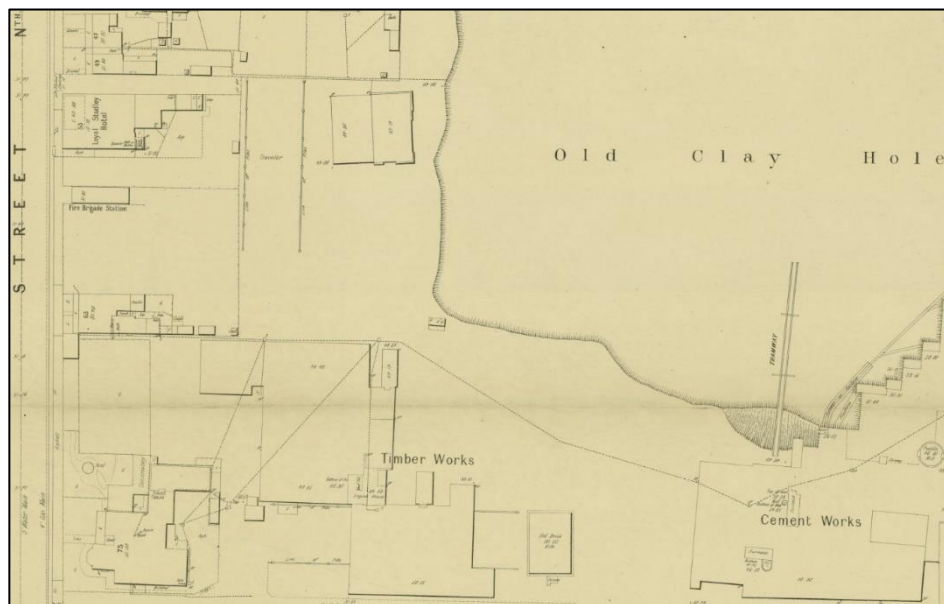


Figure 1 Detail of MMBW plan from 1902, showing the area of land on the eastern side of Burnley Street.  
Source: State Library of Victoria.

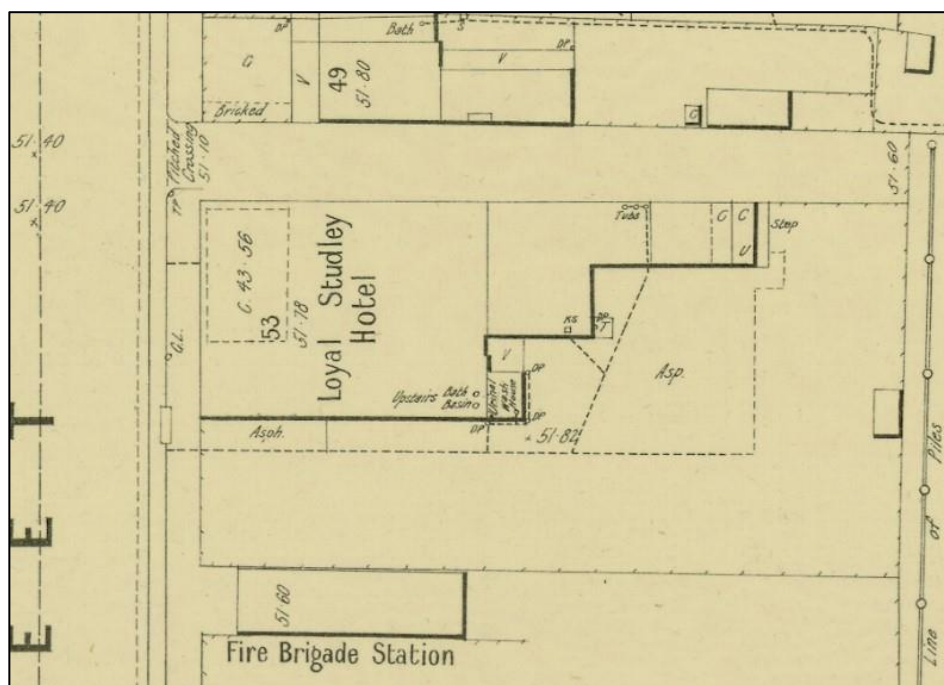


Figure 2 The Loyal Studley Hotel as shown on the 1902 MMBW plan.  
Source: State Library of Victoria.



Figure 3 The facade of the hotel in c.1970s.  
Source: Melton City Library.



Figure 4 View from the south-west, c.1970s, showing the addition to the south of the facade.  
Source: Melton City Library.



61-63 Burnley Street was built in the late 1930s and initially occupied by Platers Pty Ltd, an electroplate manufacturer. The facade of the single storey building has fenestration divided by fluted pilasters and a parapet decorated with a soldier course brick frieze. Originally symmetrical with shallow breakfronts at both ends, the southernmost breakfront has been partially demolished to allow for a driveway providing access to the rear.

The single-storey factory at 65 Burnley Street was constructed in the early 1930s and occupied by Chandler Brothers, lime merchants in 1935. The parapet has an added soldier course frieze to match 61-63 Burnley Street to the north.

67 Burnley Street was constructed in the late 1930s and initially occupied by Avery's Garden Insecticide Co. The relatively plain, parapeted facade is rendered and overpainted.

The factory at 77 Burnley Street, to the corner of Doonside Street, was built in 1937-8 and manufactured Jex steel wool. The single storey brick building has been rendered and overpainted, and features an entrance to the chamfered corner with decorative fluting and floral motifs.

The former Leggett's factory at 1-9 Doonside Street was constructed in the late 1930s. The large two storey building is of overpainted brick with a rendered first floor and parapet. Windows are multi-paned steel framed windows while the central entry is marked by a tall rectangular pediment.



Figure 5 Aerial photograph showing the north-east corner of Burnley and Doonside streets in 1945. The Loyal Studley Hotel is indicated by the arrow.  
Source: Landata.vic.gov.au





Figure 6 The former Loyal Studley Hotel as viewed from the north-west.



Figure 7 The former Loyal Studley Hotel as viewed from the south-west, showing the single-storey addition at right.



Figure 8      *The rear wing and additions to the former hotel.*



Figure 9      *The north elevation as viewed from the laneway.*





Figure 10 61-63 Burnley Street.



Figure 11 65 and 67 Burnley Street.



Figure 12 The west elevation of 77 Burnley Street.



Figure 13 1-9 Doonside Street.



## 4.0 Significance

Part of the subject site, being the building addressed as 53 Burnley Street, is individually identified in the Schedule to the Heritage Overlay of the *Yarra Planning Scheme* as HO374. External paint controls, but no internal alteration controls or tree controls, apply as a result of this overlay.

The other properties in the development area, comprising 61-63, 65, 67 and 77 Burnley Street and 1-9 Doonside Street, were investigated in the *Heritage Gap Study Review of 17 Precincts: Stage 2 Report* prepared by Context. The Amendment C214 Panel concluded that the precinct Heritage Overlay control recommended by this study was not warranted, and that the amendment should be abandoned. As a result, there are no Heritage Overlay controls in place on these properties.

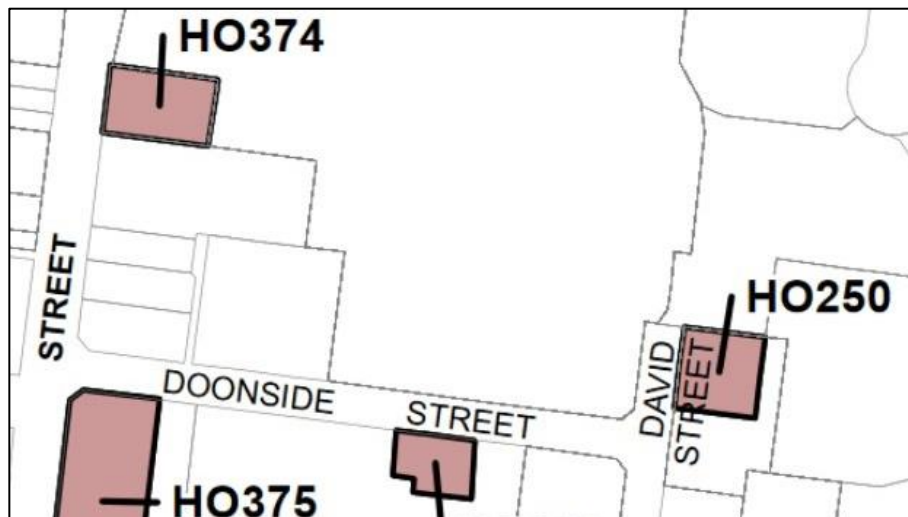


Figure 14 Heritage overlay map, showing the former Loyal Studley Hotel as HO374.  
Source: Yarra Planning Scheme.



Figure 15 The extent of HO374 as relates to the built fabric on the subject site is shaded pink.  
Source: mapshare.vic.gov.au

## 5.0 Policy Considerations

As part of the development site is included in HO374, it is subject to the provisions of Clause 43.01, the Heritage Overlay. The purpose of this overlay is as follows:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

*To ensure that development does not adversely affect the significance of heritage places.*

*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

The proposal will be assessed against Council's local heritage policy as set out under Clause 22.02. This policy provides more detailed guidance as to the forms of development that might be appropriate in heritage overlay areas. The policy in relation to demolition is as follows:

### *Removal of Part of a Heritage Place or Contributory Elements*

*Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.*

*Generally discourage the demolition of part of an individually significant or contributory building 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.*

The policy in relation new development is as follows:

*Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:*

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*
- *Not remove, cover, damage or change original historic fabric.*
- *Not obscure views of principle façades.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

*Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.*

*Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.*

*Minimise the visibility of new additions by:*

- *Locating ground level additions and any higher elements towards the rear of the site.*
- *Encouraging ground level additions to contributory buildings to be sited within the 'envelope' created by projected sight lines (see Figure 1)*
- *Encouraging upper level additions to heritage places to be sited within the 'envelope' created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).*
- *Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.*

*Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.*

[...]

*Specific Requirements (where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail)*

#### *Industrial, Commercial and Retail Heritage Place or Contributory Elements*

*Encourage new upper level additions and works to:*

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent.*

It is noted that Amendment C269 to the *Yarra Planning Scheme*, the adoption of which is currently under consideration, proposes to update the local policies by replacing the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 with a Municipal Planning Strategy and local policies within the Planning Policy Framework (PPF). The proposed Clause 15.03-1L includes the following policy in relation to new development, alterations and additions:

*Retain and protect individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'*

*Promote development that is high quality and respectful in its design response by:*

- *Maintaining the heritage character of the existing building or streetscape.*
- *Respecting the scale and massing of the existing heritage building or streetscape.*
- *Retaining the pattern of streetscapes in heritage places.*
- *Not visually dominating the existing heritage building or streetscape.*
- *Not detracting from or competing with the significant elements of the existing heritage building or streetscape.*
- *Maintaining the prominence of significant and contributory elements of the heritage place.*
- *Respecting the following elements of the heritage place:*
  - *Pattern, proportion and spacing of elements on an elevation.*
  - *Orientation to the street.*
  - *Setbacks.*
  - *Street wall.*
  - *Relationship between solid and void.*
  - *Roof form.*
  - *Chimney.*
  - *Materials.*
- *Being visually recessive against the heritage fabric through:*
  - *Siting.*
  - *Mass.*
  - *Scale.*
  - *Materials.*
  - *Architectural detailing.*
  - *Texture.*
  - *Linking additions to historic form.*
- *Protecting and conserving the view of heritage places from the public realm (except from laneways).*

*Use materials and finishes that minimise the visual impact of development by:*

- *Avoiding highly contrasting, vibrant colours and reflective materials (not including solar panels).*
- *Reflecting the historic character of the place.*

*Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:*

- *Building over the front of it.*
- *Extending into the air space above the front of it.*
- *Obscuring views of its principal façade/s.*

*Set back additions:*

- *To avoid facadism, where only the visible façade is retained and the remaining fabric is demolished.*
- *To maintain the visibility of the three-dimensional form and depth of a building.*

*Retain or reinstate original street furniture and bluestone road or laneway materials and details.*

*In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement to provide universal access.*

*Ensure that adaptation of heritage places is consistent with the principles of good conservation.*

Proposed policy in relation to partial demolition is as follows:

*Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:*

- *The fabric does not contribute to the significance of the place.*
- *The demolition will not adversely affect the significance of the heritage place.*
- *The partial demolition will contribute to the long-term conservation of the heritage place.*
- *The area of demolition is not visible from:*
  - *The street frontage (other than a laneway).*
  - *A park or public open space immediately adjoining the site.*
- *The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder.*
- *The replacement building is a high quality design.*

Proposed policy in relation to commercial heritage places is as follows:

*Require all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.*

*Maintain the prominence of the street wall through appropriate upper level setbacks.*

*Require new development in activity centres to respect the prevailing street wall height in the immediate area.*

*Protect and conserve heritage shopfronts and verandahs.*

*Require that new shopfronts complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.*

*Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.*

*Require a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.*

*Require inset balconies above the street wall rather than projecting balconies.*

*Retain the visual prominence of both facades of buildings on corner sites (not including laneways).*

## 6.0 Development Proposal

The wider development site is proposed to be redeveloped with three multi-storey towers and four midrise buildings. To facilitate the development, the existing buildings at 61-63, 65, 67 and 77 Burnley Street and 1-9 Doonside Street will be totally demolished. The works will also involve demolition of part of the former Loyal Studley Hotel, including the whole of the rear wing including the skillion and flat roofed elements, and the single storey addition to the south of the facade. The main two storey envelope with hipped roofs will be retained to a depth of approximately 16.8 metres and incorporated into the new development, albeit with some alteration. This includes the removal of one door and a 2.5 metre length of wall to the ground floor of the north elevation to create a new opening.

The multi-storey form of Building 1 is to be constructed partially within the HO374 area. As presents to Burnley Street, Building 1 will have a two storey podium form. The west elevation of the podium is set back 2.5 metres from Burnley Street and there is a 5.4 metre wide void to the south of the retained heritage building. The height of the podium approximates the level of the chimneys to the heritage building.

The tower element of Building 1 rises to a maximum height of ten storeys to the rear of the retained heritage building, at a setback of approximately 15.7 metres from the facade. The east elevation to this section of the tower will have light grey precast concrete columns, terracotta tiled spandrels and reflective silver tinted glazing. The tower levels to the south have a 5.5 metre setback from Burnley Street and 9.5 metre setback from the south elevation of the heritage building.

From a heritage perspective, there are several considerations in relation to the proposal – including the demolition of a majority of the built fabric on the site and the partial demolition of the former hotel, and also the appropriateness of the alterations to the heritage building and the new development. These aspects of the proposal are discussed separately below.

### *Demolition*

Although a large proportion of the existing built form on the development site is to be totally demolished, the 1930s structures at 61-63, 65, 67 and 77 Burnley Street and 1-9 Doonside Street are not included in the Heritage Overlay. As such, their demolition is not a concern from a heritage perspective.

The section of the site that is included in the Heritage Overlay, mapped as HO374, applies to the former Loyal Studley Hotel including its rear wing and side addition. The side addition does not form part of the early or original fabric of the place. Along with the remainder of the ground floor, it was transformed in more recent times to accommodate a showroom/retail function with large shop windows, and now does not demonstrate the original hotel use. Policy at Clause 22.02 encourages *'the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.'* The removal of

this utilitarian addition is in line with policy and will have no impact on the significance of the former hotel.

Local heritage policy also states that demolition of part of an individually significant place is discouraged unless *'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.'* While the 1902 MMBW plan shows that the hotel incorporated a rear wing from early in its history, this wing has undergone various phases of alteration and extension. It is not a prominent element of the place, with what little visibility it does have from Burnley Street limited to a narrow viewcone to the north-west. The utilitarian form of the wing also lacks the decorative detailing that distinguishes the front portion of the building.

The depth of the front section of the building that is to be retained, in the order of 16.8 metres, is ample to maintain the three dimensional appearance of the former hotel, as well as to indicate its original function. Retained fabric also includes four chimneys, which will maintain the appearance of the roofscape. Overall the extent of demolition proposed will not have an unacceptable impact on the significance of the place, and as such is supported.

#### *Alterations*

The opening to be introduced to the north elevation of the hotel is designed to provide connection with a new pocket garden that is proposed to the north side of the heritage building. Although these works involve removal of a section of original wall, the fabric is not of any particular note, being of conventional construction, while the existing door to be removed is not original. The opening is situated at a setback from the street, preserving the form of the west end of the building to the depth of the gabled bay. The new opening is a relatively minor alteration in a secondary elevation that can be accommodated without adverse impact.

#### *New built form*

New works in the heritage overlay area consist of the construction of Building 1. This multi-storey structure has been designed in a way that is appropriately respectful of the retained heritage building, and is supported. The north section of Building 1 is to be constructed at a generous setback from the heritage facade, at a distance of approximately 15.7 metres, which enables a substantial degree of separation between the old and new forms. This is in keeping with policy that encourages new development to *'Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements'*.

The tower has a small (1.1 metre) projection into the airspace above the rear plane of the former hotel's roof. This projection can be accommodated without adverse visual impact given its minor depth, and the heritage building will retain its primacy in street level views. The design of the tower includes an undercroft at the lower levels, which, when coupled with the setback of the podium form to the south, will maintain the heritage building as a discrete object in the overall development.

Council's heritage policy relating to 'New Development, Alterations or Additions' does not require upper level additions to industrial, commercial or retail heritage places to be concealed from view; rather, it encourages them to be treated in a way that makes them less apparent. The section of the tower to the

rear of the former hotel incorporates visually lightweight finishes and colours that will not dominate the heritage building, while the tower's west elevation has a regular geometric expression that does not compete with the former hotel (Figure 16).

The OVGA Design Review Report in relation to the scheme as originally submitted included comments relating to the '*overwhelming scale and proximity to the heritage building*' of Tower A North (Building 1). This concern has been addressed by way of a reduction in the height of the envelope to the rear of the heritage building, from 14 storeys to 10 storeys. The reduced height of the tower, together with the setbacks and architectural language as discussed above, ensures that the heritage building will not be visually overwhelmed within the new development.

It is further noted that the design of Building 1 is commensurate with emerging expectations for tall higher density development to the rear of heritage buildings in this area. The recent Amendment C223 to rezone and apply a Development Plan Overlay to 81-95 Burnley Street and 26-34 Doonside Street, south of the subject site, includes a minimum 10 metre upper level (above podium) setback from Burnley Street for the proposed 12 storey (42 metre tall) development on HO375.

The southern section of Building 1, located outside of the Heritage Overlay area, is appropriately responsive to its heritage neighbour by utilising a podium form fronting Burnley Street, at a setback of 5.4 metres from the southern elevation of the former hotel, and with a two storey height which is in line with the height of the heritage building. The articulation of the podium's street wall into narrower portions is reflective of historical subdivision patterns. In response to commentary in the OVGA Design Review Report that '*the podium inhibits views of the heritage building from the south*', the amended scheme has introduced a 2.5 metre setback to the west elevation of the podium. This setback behind the line of the heritage building's facade ensures that the hotel retains visibility in views from the south and south-west.



Figure 16 *Render montage looking south along Burnley Street. The section of the tower to the rear of the former hotel incorporates visually lightweight finishes and colours that will not dominate the heritage building.*





*Figure 17 Render montage looking north-east toward the heritage building. The podium of Building 1 has a 2.5 metre setback from the property boundary, ensuring that the heritage building remains visible in views from the south.*

The tower of Building 1 South above the podium has a 9.5 metre setback from the south elevation of the heritage building and a 5.5 metre setback from the street, which is appropriately respectful and ensures that the hotel will be viewed as a discrete historical element within the new development.

As part of the proposal, it is recommended that conservation works are undertaken to the retained portion of the heritage building, as this will help to maintain the heritage significance of the place. While such works can be guided by historical photographs of the place, a detailed inspection of the subject site would be required to confirm the appropriate scope. It is suggested that such works would include removal of non-original paint and redundant accretions, repair of roofing, pointing, decorative cement dressings and timber framed windows as required, as well as introduction of a sympathetic ground floor facade treatment. A schedule of conservation works could be prepared as a condition of any permit issued for the redevelopment.

In conclusion, the proposed development as amended successfully balances outcomes in terms of the retention of heritage fabric, a more intensive use of the site and the height and character of the new built form. The form of Building 1, the height and podium setbacks of which have been revised in response to comments from the OVGA, reduces the apparent dominance of the new building volume and gives prominence to the retained section of the former Loyal Studley Hotel in views along Burnley Street. Although the works will result in a substantial degree of change to the site, this change will not have an unacceptable impact on the significance of the heritage place. The scheme has been designed with appropriate regard for relevant Council policy at Clause 22.02 and Clause 43.01, as well as for the proposed Clause 15.03-1L and heritage considerations more generally.