

# Heritage Formal Referral Response



Application Information	
Referral Officer	USERID
Referral Reference	IREF22/01352
Officer	Michelle Bashta
Council Reference	PLN21/0984
Address	492 Queens Pde, Fitzroy North VIC 3068
Proposal	Partial demolition, external alterations ground floor extension to the existing hotel including outdoor partially covered courtyard, increase in patron numbers (from 443 to 645) and modifications to the red line plan (additional floor area to operate until 10pm in courtyard area and 1am in enclosed areas), provision for live acoustic music, installation of a promotion sign, deletion of seven (7) car parking spaces (retention of two spaces) and a reduction in the statutory car parking and bicycle facilities rates.
Relevant Overlay(s)	DCPO1 - Development Contributions Plan Overlay - Schedule 1 (Development Contributions Plan) HO330 - Heritage Overlay (HO330) Individually Significant
Yarra Planning Scheme References	<ul style="list-style-type: none"> <li>• Clause 15.03 Heritage</li> <li>• Clause 21.05-1 Built Form (Heritage)</li> <li>• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</li> <li>• Clause 43.01 Heritage Overlay</li> <li>• Clause 59.07 Applications Under a Heritage Overlay</li> </ul> <p>As per the Schedule to the Heritage Overlay, external paint controls apply within the precinct. There are no internal, fence or tree controls.</p>
Click here to view the Planner's Memo that this referral advice is based on:	
D22/240078 IREF22/01352	
The Memo requests the referral to look at the following:	
<ul style="list-style-type: none"> <li>• Is the location/extent of works acceptable? The works are relatively minor and largely located to the rear of the building. Given the 'individually significant'</li> </ul>	

grading of the hotel, please provide brief comments on whether the location/extent of works are acceptable.

## Context Images

### Street Frontage



Figure 1: View of the Terminus Hotel, and existing painted sign, from Queens Parade (source: Google StreetView)



Figure 2: View of Brennand Street frontage and approximate location of new rear addition red arrow (source: Google StreetView)

## Aerial



Figure 3 Aerial photograph of the subject site as indicated by red line (source: Nearmap)

## Assessment of Proposed Works

### Proposed demolition shown on plans

The extent of demolition proposed by this application includes the demolition / removal of:

- Fences, shade cloths, store rooms and small sections of walls to the existing rear service yard and beer garden
- Removal of five trees in the rear car park
- Removal of two existing windows to storage room to south of the original hotel building, to the Queens Parade frontage

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.

### Full Demolition or Removal of a Building

Policy at Clause 22.02-5.1 of the Yarra Planning Scheme:

Generally discourages 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 proposed extent of demolition is acceptable. The majority of the works are confined to the rear of the property and will have no impact on the significant fabric of the place. The changes to the windows to the on Queens Parade are to a later addition that does not form part of the original fabric of the place. The changes to these windows are acceptable.

### Comments regarding new development, alterations and additions

The extent of new works proposed by this application includes the following:

- Development of a rear dining area with a part retractable roof, including a new masonry wall to the Brennand Street interface, set back 6.133 m from the street boundary
- New painted wall sign to the single storey addition on Queens Parade

### Regarding the new development

The key consideration for assessing this aspect of the works is whether the proposed new development will:

- be in keeping with the character or appearance of nearby heritage building of contributory significance; and
- not adversely affect the significance of the broader heritage precinct.

The proposed new rear dining area is appropriately sited to the rear of the heritage building. It will have some visibility from Brennand Street, however this is a secondary frontage and the new development is appropriately separated from the main form of the heritage building. The design and form of the addition, where it is visible is acceptable.

The proposed painted advertising sign, which is currently in situ, is visible from Queens Parade. The content and design of the sign is relatively simple and this ensures that it does not adversely impact the presentation of the original hotel building. The sign is acceptable in its current form, however a condition should be placed on any permit requiring any changes to the existing sign to be submitted to council for review and approval.

## Recommendation


On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

Suggested Condition	Explanation
1. Require any changes to the proposed painted sign to be submitted to council for review and approval.	In its current form, the sign is acceptable, however if the design were to change, there could be an adverse impact on the broader

		heritage precinct and therefore requires review.
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Heritage Officer: Michelle Bashta (BASHTAM)

Signature: 

Date: 10 October 2022

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