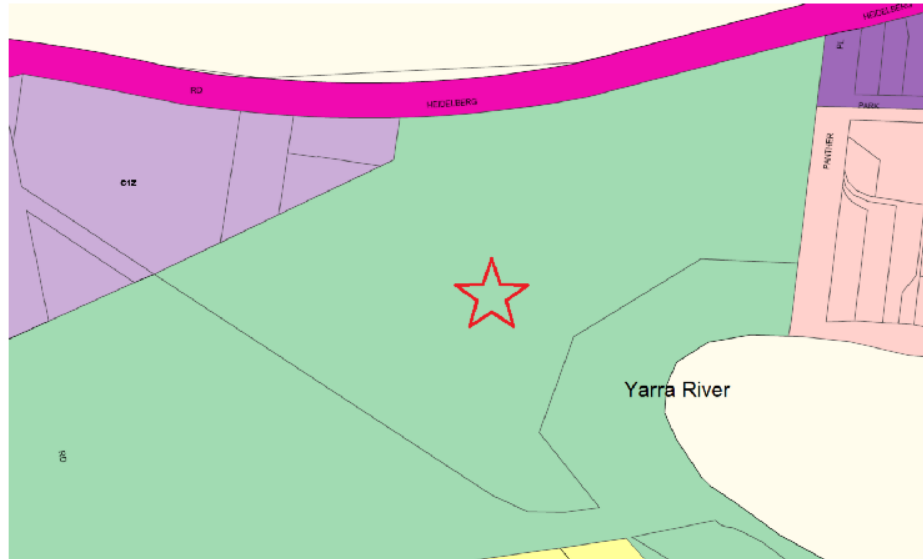


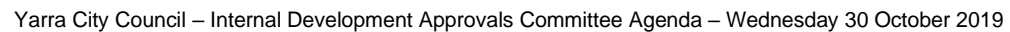
ATTACHMENT – SITE LOCALITY

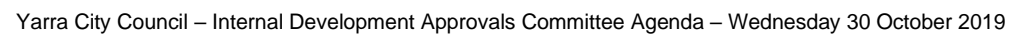
SUBJECT LAND: 3 FAIRFIELD PARK DRIVE, FAIRFIELD



↑ North

★ Subject Site





Attachment 3 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Report (Applicant)

City of Yarra Heritage Advice

Application No.: Pre-application.

Address of Property: Fairfield Park Canoe Club, Fairfield Park Drive, Fairfield Park.

Council officer: Jenny Smith, Project Manager, Buildings Assets.

Yarra Planning Scheme References: Clauses 43.01, and 22.02.

Heritage Overlay No.: HO 147 **Precinct:** Fairfield Park Drive, Fairfield Park.

Tree controls are applicable. There is also an Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014. The Incorporated Plan, prepared by Lovell Chen, is applicable to non-residential uses and properties. (p. 1). However, in practice the permit exemptions included in the Incorporated Plan are difficult to apply to this proposal.

Level of significance:

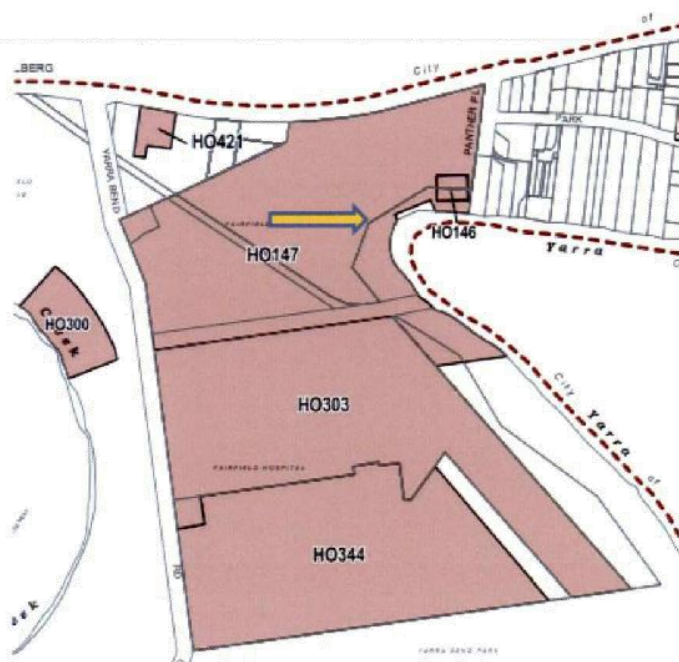


Figure 1 Heritage Overlay Map showing the approximate location of the Canoe Club structure.

Attachment 3 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Report (Applicant)

A Conservation Management Plan (CMP) (draft in progress) was prepared by Anthemion Consultancies and John Patrick Pty Ltd in 2009. The structure adjacent to the Canoe Club buildings was described and assessed in the CMP as:

Near the amphitheatre above the entrance to the Pipe Bridge is a "double-storey" precast concrete structure which provides change rooms and associated amenities for performers. The upper level is adjacent to the Canoe Club clubhouse, and is a timber-edged concrete deck with a central metal-framed metal clad roof, which is square in plan and which has a central metal-framed gazebo-like tower clad in stained timber slats. It serves as an *al fresco* entertainment area. The lower level is uncoated precast concrete slab with some recessed balconies with metal framed wire mesh balustrades. There is a large timber-framed sliding glazed door providing access to the amphitheatre. At the base are some minimal bluestone edged garden beds. Stylistically this building does not relate to anything in the Park and appears quite intrusive in its immediate setting which is at one end of the Pipe Bridge. It is assumed from its style that it dates from the 1990s.

Conclusions: None of these elements have any heritage significance although they have an appropriate place in the wider recreational focus of the Park. (p. 33)



Figure 2: The side of the structure. (2018).

Source: Yarra City Council.



Figure 3: The side of the structure. (2018).

Source: Yarra City Council.

Attachment 3 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Report (Applicant)

Proposal:

Demolition of all or part of the structure and replacement with a new structure.

Drawing Numbers:

N/A

Assessment of Proposed Works

Proposed works

Built form (height/setbacks)

The existing structure appears to have been intended as an outdoor BBQ area for the Canoe Club and possibly wider public use, which is appropriate in Fairfield Park. The structure itself has no heritage value and can be demolished.

Any new structure should be responsive and sympathetic in its design in relation to its immediate context in Fairfield Park and be guided by the provisions of Clause 43.01 (the Heritage Overlay) and Clause 22.02 Development Guidelines For Sites Subject To The Heritage Overlay of the Yarra Planning Scheme and be cognisant of the approach of the Incorporated Plan. That is to say it should blend in rather than stand out in scale, bulk, materials and colours.

Recommendation / Comments:

The proposal is acceptable and it is expected that a planning permit will be required as a consequence of the Heritage Overlay.

The CMP was intended to provide heritage advice in relation to the future management of Fairfield Park, including matters such as this, together with a wider range of issues. It did not proceed beyond the Draft Stage because priorities in the relevant section of Council changed. It is recommended that the authors of the CMP be re-commissioned to complete the document as it is still required, is standard practice to guide the management of heritage places and is still relevant as evidenced by this referral.

Signed:



Robyn Riddett
Director – Anthemion Consultancies

Date: 17 December. 2018

Attachment 4 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Letter from Architecture Professor (Objection Submission)

Professor Philip Goad
BArch (Hons) (Melb) PhD (Melb) LFRAIA FAHA
Melbourne School of Design



3 July 2019

To whom it may concern,

RE: OBJECTION TO DEMOLITION

HERITAGE SIGNIFICANCE – STATEMENT OF SUPPORT

**PAVILION STRUCTURE AND WORKSHOP/CHANGE ROOMS
FAIRFIELD PARK DRIVE, FAIRFIELD PARK**

I write first, to object to the proposed demolition of the pavilion structure and workshop/change rooms adjacent to the Ivanhoe Northcote Canoe Club and Fairfield Amphitheatre.

I write, second, to support the heritage listing and therefore protection of the pavilion structure and workshop/change rooms adjacent to the Ivanhoe Northcote Canoe Club and Fairfield Amphitheatre.

The pavilion structure and workshop/change rooms (c.1987-8) associated with the Fairfield Amphitheatre and located on the Main Yarra Trail at Fairfield Park are significant as being:

- a sensitively-sited, architecturally-designed three level ancillary service structure, set into the landscape above and separate to the adjacent bluestone outdoor amphitheatre (c.1985). On its roof is an open, steel-framed pavilion structure, whose pyramid roof form and tall ventilating 'chimney' makes abstract reference to historic pavilion and rural buildings but without kitsch reproduction of period forms and styles.
- a rare, non-residential work by the highly regarded architect Paul Couch, then of the award-winning firm Carter Couch that operated in the 1980s and 1990s. Dennis Carter was the other senior partner of the firm. Couch, who worked for nationally significant architect Robin Boyd (1919-1971) for more than a decade assisting in the design and documentation of many of his best-known houses of the 1960s, is a noted designer of innovative modern houses across Victoria that employ a minimal palette of materials expressed in their raw state.
- a rare, non-residential example of Couch's long-held interests in tilt-slab precast concrete panel construction system that is often a defining feature of his better-known residential projects. From the late 1970s through until today, Couch has been a pioneer in using tilt-slab concrete panels in small-scale design settings, especially for one-off houses. Rather than see this system as one deployed only in factory construction, Couch uses the system not just for construction efficiency but also to bold and effective aesthetic effect.

Faculty of Architecture Building and Planning
The University of Melbourne Victoria 3010 Australia
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Attachment 4 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Letter from Architecture Professor (Objection Submission)

The two-level substructure built into the landscape contains a workshop for set building at its lowest level and toilets on the first floor. The third level is the roof terrace, which contains the open pavilion structure. This structure appears to have been intended as a barbecue shelter, hence the tall cubic, ventilating 'chimney' form above on its roof.

Views from this terrace are excellent and a strong case could be made for built-in barbecues to be located here as well as public seating to revitalize this terrace. Door and balustrade mesh details are typical of Couch's work and these should be retained in any refurbishment.

Together with the building's bluestone retaining walls, the pavilion structure, terrace and service rooms beneath have been sited carefully to align with various levels of the Main Yarra Trail. In terms of sustainability and site usage, it makes excellent sense to retain this service structure and enhance its ability to serve the community for decades to come.

In my opinion, there is a definite case for, at the very least, listing the pavilion structure and workshop/change rooms together with the bluestone amphitheatre as being of local significance - i.e. the pavilion structure and workshop/change rooms are intrinsic to an ensemble which includes the amphitheatre and which, overall, has architectural, social and technical merit.

I also believe, that with further investigation there could be a possible case for considering the entire complex and its site (i.e. outdoor amphitheatre, pavilion and service structure) as being of even greater significance.

As such, I would urge all relevant agencies, both local and state, to offer appropriate heritage protection for the pavilion structure and workshop/change rooms on the Main Yarra Trail at Fairfield Park.

Yours sincerely



Philip Goad
Chair of Architecture
Redmond Barry Distinguished Professor

Faculty of Architecture Building and Planning
The University of Melbourne Victoria 3010 Australia
T: +61 8344 6426 F: +61 3 9347 2514

Attachment 5 - PLN19/0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Advice (Council - shed)

Stathis, Chris

From: McIntosh, Diahn
Sent: Monday, 21 October 2019 10:53 AM
To: Stathis, Chris
Subject: RE: PLN19/0303 - 3 Fairfield Park Drive, Fairfield - Heritage Comments

Dear Chris

I have considered the potential heritage significance of the existing shed and the implications of its full demolition.

From the photos I have been provided it is clear that the subject shed is a pre-fabricated galvanised shed, of unknown age but possibly dating from the 1960s/70s.
The shed certainly has no architectural significance and it is highly unlikely to be of any historical significance for its age or associations.

Under these circumstances I believe that the subject shed is non-contributory to the significance of Fairfield Park. As a non-contributory element of the heritage place there is no heritage concerns regarding its full demolition.

Please don't hesitate to contact me should you have any queries regarding this advice.

Kind regards,

DIAHNN McINTOSH
Heritage Advisor, Yarra City Council
Mon, Tues & Wed

From: Stathis, Chris
Sent: Monday, 21 October 2019 9:56 AM
To: McIntosh, Diahn <Diahn.McIntosh@yarracity.vic.gov.au>
Subject: PLN19/0303 - 3 Fairfield Park Drive, Fairfield - Heritage Comments

Hi Diahn,

Thanks for your time earlier. The above application is a Council application for the demolition of two structures within Fairfield Park: a gazebo structure and a shed. We have already been provided with advice on the former, however we did not get advice on the shed.

Please see images of the shed below as well as its location shown on the demolition plan attached.

The site is affected by HO147, which relates to the broader Fairfield Park.

Can we please have your comments on whether the demolition of the shed is acceptable from a heritage perspective?

Thanks

Chris Stathis
Senior Statutory Planner
Statutory Planning

PO BOX 168 Richmond VIC

Attachment 6 - PLN19.0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Advice (Council - Gazebo Structure)

Stathis, Chris

From: Redden, Ruth
Sent: Friday, 6 September 2019 1:13 PM
To: Stathis, Chris
Cc: Griffiths, Sarah
Subject: RE: PLN19/0303 - 3 Fairfield Park Drive, Fairfield - Seeking Heritage Comments

Hi Chris,

Currently the pavilion structure and workshop/change rooms (subject site) fall under HO147 – Fairfield Park.

According to the citation for HO147, the **cultural significance** of Fairfield Park relates to its local **significance as a major recreational facility representing early and diverse recreational uses along the Yarra**, as well as* extensive plantings and landscaping typical of the Edwardian period.

*Not limited to.

The existing bluestone amphitheatre and adjacent pavilion structure and workshop/change rooms have iconic, long-standing (and currently active) connections with the diverse recreational uses of the park along the Yarra. There is strong evidence that the bluestone amphitheatre and adjacent pavilion structure and workshop/change rooms have contributory **social** significance in and of themselves, as well as being **related objects** that contribute to the cultural significance of the place.

Furthermore, research produced by Prof. Philip Goad and architects Kennedy Nolan in response to this application have demonstrated the potential of the structures (both amphitheatre, change rooms and bbq area) to have both local and state level **architectural** significance in and of themselves.

Knowing this information, granting a permit for demolition of the structures would not be in accordance with Yarra City Council's heritage policy at Clause 22.02-4, which aims to:

- Ensure the adaptation of heritage places is consistent with the principles of good conservation practice.
- Conserve Yarra's natural and cultural heritage.

The Burra Charter (Australia's leading document on best practice cultural heritage conservation) is a reference document to Clause 22.02. Article 11 of the Burra Charter states, "The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained".

Therefore, it is strongly recommended that the application to demolish the bbq shelter be refused on the basis that:

- a) In conjunction with the bluestone amphitheatre, the pavilion structure and workshop/change rooms (subject site) have contributory **social significance** to HO147. They are, as defined by the Burra Charter, related objects to the heritage place.
- b) New evidence has been produced which demonstrates that the pavilion structure and workshop/change rooms (subject site) have local **architectural significance** in and of themselves.
- c) New evidence has been produced which demonstrates that the pavilion structure and workshop/change rooms (subject site) may have **state architectural significance** in and of themselves.

In order to gain support from a heritage perspective, the application should seek to conserve the pavilion structure and enable its continued use as a bbq facility.

Furthermore, the responsible authority should refer this information to the Strategic Planning department and, as per previous heritage advice, continue with producing a conservation management plan (CMP) for Fairfield Park. The CMP should address the significance of the site, including the bluestone amphitheatre and adjacent pavilion structure and workshop/change rooms (with regard to newly produced research), as well as the broader cultural significance of the site. Yarra City Council should also consider nominating Fairfield Park for inclusion on the

Attachment 6 - PLN19.0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Heritage Advice (Council - Gazebo Structure)

Victorian Heritage Register with the bluestone amphitheatre and adjacent pavilion structure and workshop/change rooms listed as important contributory or related objects.

Please do not hesitate to contact me if you require any further comments or clarification on the above.

Relevant attachments:

- 3 Fairfield Park Drive – Advertised Plans, received by Council and dated 27 May 2019
- Pre-application heritage advice to Council, by Robyn Riddett (Council Heritage Advisor), dated 17 December 2018
- 'Objection to Demolition', letter from Prof. Philip Goad (University of Melbourne), dated 3 July 2019

Regards,



Ruth Redden

Heritage Advisor

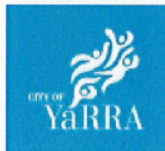
Work days: Thursday and Friday, 9am to 3pm

PO BOX 168 Richmond VIC

E ruth.redden@yarracity.vic.gov.au

W yarracity.vic.gov.au

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Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

From: Stathis, Chris

Sent: Friday, 6 September 2019 11:39 AM

To: Redden, Ruth <Ruth.Redden@yarracity.vic.gov.au>

Cc: R R <ruth@rrconservationdesign.com>

Subject: PLN19/0303 - 3 Fairfield Park Drive, Fairfield - Seeking Heritage Comments

Hi Ruth,

Thanks for your time this morning.

As discussed, the above is a Council application which seeks to demolish a number of structures near the Yarra River in Fairfield. Please see plans attached. Please also find Council's heritage advice by Robyn Riddett.

We have received a number of objections based on the fact that the gazebo structure was designed by the architect Paul Couch who has recently become recognised as an important architect of the late 20th century. This is detailed most relevantly in the submission provided by Professor Phillip Goad (also attached).

Please let me know if you have any questions.

Attachment 7 - PLN19.0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Statement of Significance to the Heritage Overlay

Victorian Heritage Database Report

Report generated 18/10/19



Fairfield Park



Fairfield Park



Fairfield Park



Fairfield Park



Fairfield Park



Fairfield Park

Location

off Fairfield Park Drive, FAIRFIELD, City of Yarra

Municipality

YARRA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO147

Heritage Listing

Yarra City

Attachment 7 - PLN19.0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Statement of Significance to the Heritage Overlay

Statement of Significance

Last updated on - January 1, 2008

The following wording is from the John Patrick Landscape Citation, 1998 for the property. Please note that this is a "Landscape Citation", not a "Statement of Significance". For further information refer to the Landscape Citation held by the City of Yarra.

Landscape Citation, 1998

Description

An MMBW water main has existed on the Fairfield Park site since 1878, crossing the river to the south of the site. The bridge was damaged in the 1934 floods, and rebuilt in 1937. Swimming carnivals began on the site in March 1908 and continued for many years. At this time the park was a grassed embankment with a timber landing for boating on the river.

Fairfield Park was leveled and fenced in 1912. Mr. Brown of the Heidelberg Shire Parks and Gardens committee laid out the paths and planting. The Chief Engineer of the Public Works Department designed the rockeries on the hillside facing the river, completed by 1914. 400 trees from the Mt Macedon Nursery were planted, a picket fence built and an iron portal placed at the entry. The park, covering 15 acres, was officially reserved for public purposes at this time.

In December 1932 the Fairfield Swimming and Life Saving Clubhouse was opened on the bend of the river. A rotunda was also featured in the park, but has been removed. Its siting is marked by a group of palms. A football oval is located in the western section of the site.

Remnant Fabric (Man Made)

The water main and associated bridge is prominent within the park. The terracing established by 1914 appears to be largely intact, and has been augmented by a recent amphitheatre complex immediately to the east of the Swimming Clubhouse.

Remnant Fabric (Vegetation)

The site features a wide variety of trees, with conifers forming much of the structure to the park. They include Monterey Pine (*Pinus radiata*), Blue Atlantic Cedar (*Cedrus atlantica* var *glauca*) and Italian and Monterey Cypress (*Cupressus sempervirens* and *C. macrocarpa*). Other trees of note include Elm (*Ulmus x hollandica*), Common Oak (*Quercus robur*) and Fan Palm (*Washingtonia robusta*).

Statement of Significance

Fairfield Park is locally significant as a major recreational facility representing early and diverse recreational uses along the Yarra, as well as extensive plantings and landscaping typical of the Edwardian period.

Heritage Study/Consultant	Yarra - Northcote Urban Conservation Study, Graeme Butler & Associates, 1982; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1912,
Hermes Number	102808
Property Number	

Attachment 7 - PLN19.0303 - 3 Fairfield Park Drive Fairfield - IDAC Attachment - Statement of Significance to the Heritage Overlay

Physical Description 1

Remnant Fabric (Man Made)

The water main and associated bridge is prominent within the park. The terracing established by 1914 appears to be largely intact, and has been augmented by a recent amphitheatre complex immediately to the east of the Swimming Clubhouse.

Remnant Fabric (Vegetation)

The site features a wide variety of trees, with conifers forming much of the structure to the park. They include Monterey Pine (*Pinus radiata*), Blue Atlantic Cedar (*Cedrus atlantica* var *glauca*) and Italian and Monterey Cypress (*Cupressus sempervirens* and *C. macrocarpa*). Other trees of note include Elm (*Ulmus x hollandica*), Common Oak (*Quercus robur*) and Fan Palm (*Washingtonia robusta*).

Potential Threats

Butler (1982) has noted that there has been a noticeable loss of certain trees, principally the Cypress border on Heidelberg Road, but the character of the place has generally been maintained. Further removal of mature trees and failure to replace them with the same species will adversely effect the heritage character of the place.

Introduction of new species to the site, particularly inappropriate native species will further erode the heritage character of the site.

Management Steps

The site requires the preparation of an overall Master Plan and Management Plan that would seek to reinforce the strong heritage character of the area. It should outline appropriate strategies for the replacement of senescent plant material and the introduction of new species, particularly in relation to restoration projects, such as the old rockeries. Guidelines for appropriate hard landscaping and detailing should also be included.

Integrity

Fair

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>