



## Department of Environment, Land, Water and Planning

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Nish Goonetilleke  
Senior Statutory Planner  
STATUTORY PLANNING  
Yarra City Council  
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Dear Nish

### **PLN20/0566, 1-9 GERTRUDE STREET, FITZROY - NOTICE UNDER S52 TO THE EXECUTIVE DIRECTOR, HERITAGE VICTORIA**

Thank you for providing notice under *S52 Planning and Environment Act 1987* for PLN20/0566, 1-9 Gertrude Street, Fitzroy in accordance with Design and Development Overlay Schedule 8 (DDO8) of the Yarra Planning Scheme.

It is noted that the Design Objectives of DDO8 are:

- To protect the World Heritage values of the Royal Exhibition Building and Carlton Gardens (REB&CG)
- To reinforce the built form character of the area as being essentially of low-rise buildings
- To protect views of the drum, dome, lantern and flagpole of the Royal Exhibition Building from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street.

### **Background**

The 2009 World Heritage Environs Area (WHEA) Strategy Plan was implemented by changes to local planning schemes, including the introduction of DDO8, 'Clause 22.14 Development Guidelines For Heritage Places In The WHEA', and the referencing of WHEA Strategy Plan in the Yarra Planning Scheme.

The subject land is included in HO361 WHEA Precinct in the Area of Greater Sensitivity. The WHEA Precinct is of historical and social significance for its association with the World Heritage listed REB&CG. The prominence and visibility of the Royal Exhibition Building (REB), and low scale of its immediate setting is key to the significance of the WHEA.

### **Review of 2009 WHEA Strategy Plan**

A review of the 2009 WHEA Strategy Plan is currently underway. Heritage Victoria has engaged Hansen Pty Ltd in conjunction with HLCD Pty Ltd ('the consultants') to undertake this work.

While the reviewed WHEA Strategy Plan is still being drafted, the height of the proposal at 1-9 Gertrude Street is significantly higher than that which has been proposed by the consultants.

The Draft Strategy Plan identifies key views and vistas to and from the REB&CG for protection. This includes views from the dome of the REB which will soon be open to the public and views of nineteenth century setting out of the Carlton Gardens looking westwards. Key views to the dome of

the REB include those identified in the existing 2009 Strategy and DDOs pertaining to the WHEA such as views from Gertrude Street and Marion Lane.

3D modelling has been used for built form testing of key view lines in the Strategy Plan review. The subject proposal has been plotted to assist in assessing any potential impact to the prominence of the dome of the REB and key views, as well as for compatibility with the low scale form of the setting of the REB&CG (please see attachment).

From the modelling undertaken, it is considered that the proposal for 1-9 Gertrude Street is not appropriate in its current form, as it would:

- be the largest building in the immediate area and a change to the prevailing low scale form
- take away from the prominence of the dome of the REB when viewed from Gertrude Street and Marion Lane
- not be sympathetic to its current low-rise setting.

If you have any further queries please contact Sonia Rappell (Senior Heritage Planner, Heritage Victoria) on (03) 85082549 or [sonia.rappell@delwp.vic.gov.au](mailto:sonia.rappell@delwp.vic.gov.au).

I trust this information is of assistance.

Yours sincerely



**Steven Avery**  
Executive Director  
Heritage Victoria

7 December 2020



# 1-9 Gertrude St, Fitzroy - Overview Map



- ① 1H - WHEA View
- ② 1G - WHEA View
- ③ 1I - WHEA View
- ④ 6C - WHEA View
- ⑤ Gertrude & Young St - West
- ⑥ REB Eastern Forecourt - East

 Outline of 1-9 Gertrude St, Fitzroy



# 1-9 Gertrude St, Fitzroy - Overview Map

View from Gertrude St  
Looking West  
Shown on Map: 1

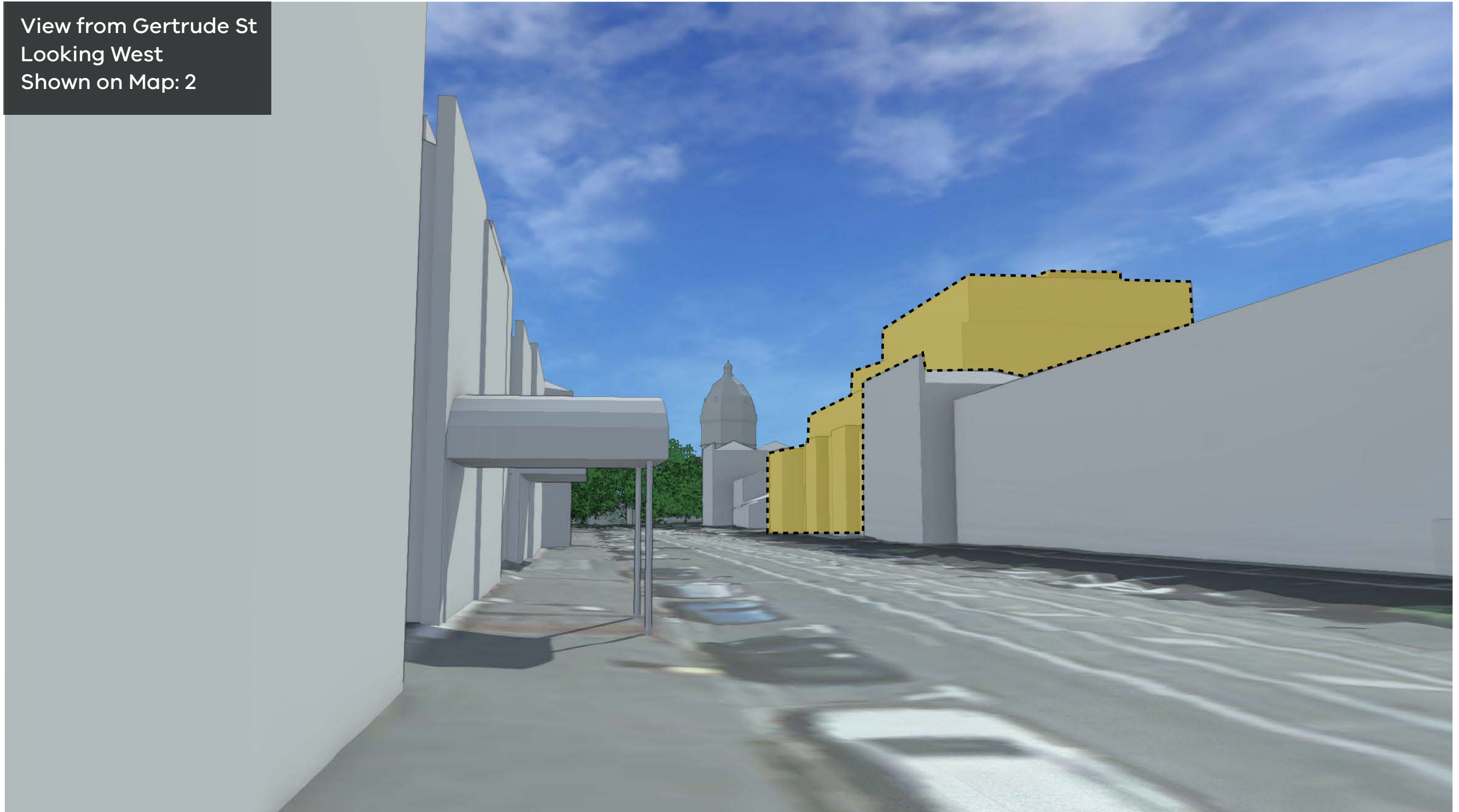


 Outline of 1-9 Gertrude St, Fitzroy

*Date of plans: 29/10/2020  
Date Generated: 10/02/2021  
Document Prepared by: CS*

# 1-9 Gertrude St, Fitzroy - Overview Map

View from Gertrude St  
Looking West  
Shown on Map: 2

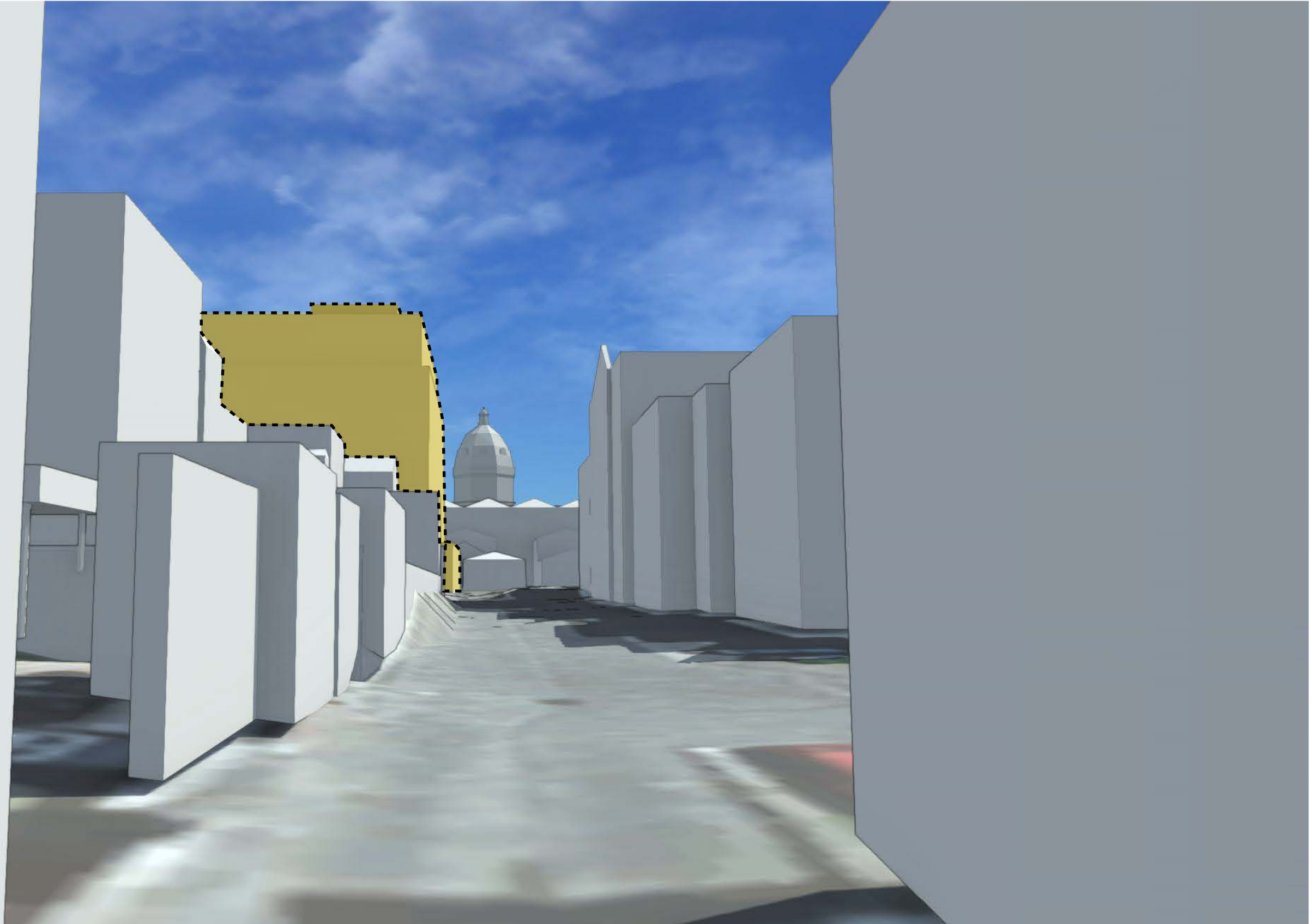


 Outline of 1-9 Gertrude St, Fitzroy

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# 1-9 Gertrude St, Fitzroy - Overview Map

View from Marion Ln  
Looking West  
Shown on Map: 3



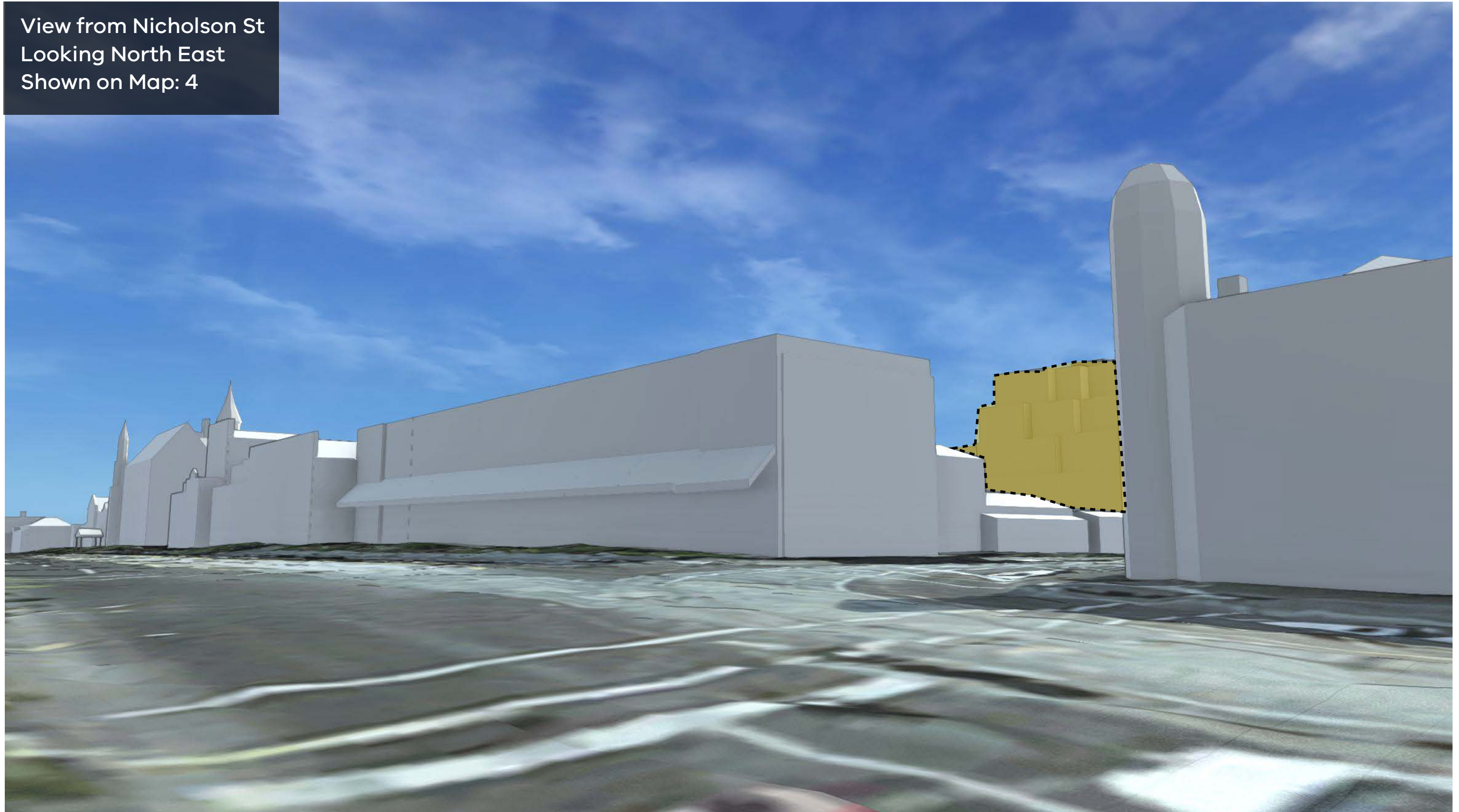
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# 1-9 Gertrude St, Fitzroy - Overview Map

View from Nicholson St  
Looking North East  
Shown on Map: 4



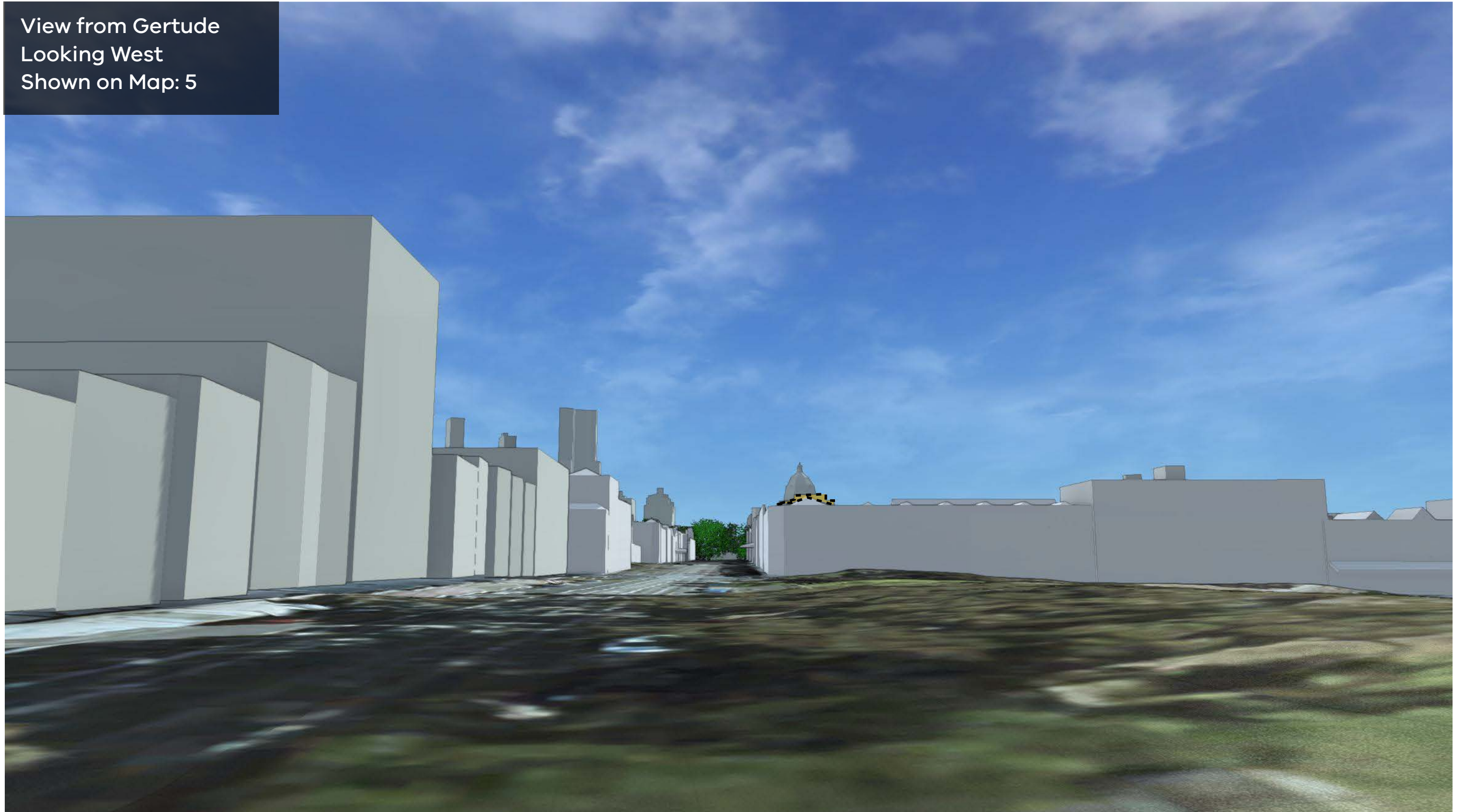
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# 1-9 Gertrude St, Fitzroy - Overview Map

View from Gertude  
Looking West  
Shown on Map: 5



 Outline of 1-9 Gertrude St, Fitzroy

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# 1-9 Gertrude St, Fitzroy – Overview Map

View from REB  
Looking East  
Shown on Map: 6



 Outline of 1-9 Gertrude St, Fitzroy

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