



trethowan 

Heritage Review and Recommendations

Cremorne Enterprise Precinct

Built Form Review

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Cover Image: Former Yarra Hotel. Source: Trethowan Architecture.

Glossary of Terms

CPIP – Cremorne Place Implementation Plan

HO – Heritage Overlay

UDF – Urban Design Framework

VCAT – Victorian Administrative Appeals Tribunal

VHR – Victorian Heritage Register

Revision	Description	Date	Issued To
1	Draft Report	7/7/2021	City of Yarra
2	DraftReport	3/9/2021	City of Yarra
3	Final Report	12/10/2021	City of Yarra



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1 Introduction

1.1 Project Scope

The purpose of the project is to establish a built form strategy for growth and change in Cremorne, providing greater clarity and certainty for the future of development. The purpose of this report is to provide expert heritage advice to inform the recommendations of the Cremorne Built Form Review, led by Hodyl & Co (Urban Design). The advice will help ensure that the built form recommendations appropriately consider Cremorne’s heritage values and achieve acceptable outcomes.

The purpose of this project is *not* to review the suitability of existing Statements of Significance, the application and extent of the Heritage Overlay nor to identify heritage gaps.

Project Objectives

- To review the heritage buildings and streetscapes within the Built Form Study Area boundary.
- To identify architectural and heritage features (e.g. parapets, roofline treatments, view lines, corner sites) that are relevant to the consideration of built form recommendations.
- To undertake a review of the suitability of preliminary and final built form recommendations against the heritage fabric of the study area.
- To provide advice on the appropriate level of built form guidance for places included on the VHR.
- To ensure that the recommendations arising from the Cremorne Built Form Project – and then translated into controls – take full and proper account of Cremorne’s heritage values, and achieve acceptable heritage built-form outcomes.
- To document the methodology used and provide logic and evidence to support any changes to the built form recommendations.



Figure 1. The BFR Study Area is outlined in red.



1.2 Methodology

The report was carried out through background analysis, identification of key architectural features and fieldwork. Recommendations were issued around the identified heritage features, and subsequently Trethowan reviewed Hodyl & Co 3D modelling around selected heritage sites during a series of online workshops and in person. Online workshops were held during the pandemic-related restrictions.

1.1.1 Background Analysis

Background analysis was carried out, comprising a Desktop review of relevant background information and existing planning policy affecting Cremorne. A summary of these was provided by Council, comprising:

- State Government policies, papers, reports and strategies, including:
 - *Cremorne Place Implementation Plan, December 2020*
- Local strategies and studies, including:
 - *Yarra Landmarks Policy, October 2019*
 - *Yarra Planning Scheme, heritage policy and overlay*
 - *City of Yarra Heritage Review (Appendix 8)*
 - *Heritage Gap Study: Review of 17 precincts, Stage 2 Report, August 2014*
 - *Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, November 2014*

The desktop review included of heritage places and precincts currently included in the Heritage Overlay and Victorian Heritage Register (VHR) in Cremorne. Recent developments, approvals and applications, including key VCAT decisions within the study area were considered, with a development summary provided by Council.

1.1.2 Identification of Key Architectural and Heritage Features of Cremorne

A key component of the work was then the site visits and on-site analysis to document the existing conditions and refine outcomes of background research. Site visits were undertaken on 30 and 31 July 2020. All buildings and structures within the study area were inspected from the public realm.

The objective of the fieldwork was to summarise the key architectural and heritage features (e.g. parapets, roofline treatments, view lines, corner sites) of buildings and streetscapes in Cremorne to be protected and emphasised.

1.1.3 Built Form Recommendations

Built form recommendations were then made based on the key heritage features and important views. These recommendations aimed to:

- Consider whether proposed (where relevant) ground floor setbacks, street wall height, upper level setbacks, interface response and overall building heights achieve acceptable heritage built form outcomes based on findings.
- Provide advice and recommend changes as necessary to ensure appropriate heritage outcomes.
- Provide any additional recommendations for heritage places, as necessary.

1.1.4 Built Form Modelling Testing

Hodyl & Co and Yarra Council officers carried out 3D modelling around key heritage sites. During the built form model testing and workshops with Council and Hodyl & Co, heritage guidance around individual sites of different typologies was clarified and input was also provided by City of Yarra's Heritage Advisor regarding heritage policy around industrial, residential and commercial typologies.



The built form modelling tested parameters (including overall heights and setbacks) for new development on heritage sites and adjacent sites to determine adequate protection of the identified heritage architectural elements.

1.1.5 Limitations

All site visits were undertaken on foot and any features identified were those seen from the street.

High level built form guidance was provided for places included on the VHR but it is acknowledged that discussions with Heritage Victoria are necessary as the responsible authority for places on the state Heritage Register.

Given the separate legislation for all Aboriginal matters, and the specialist nature of the archaeological considerations, Aboriginal and archaeological aspects have not been considered as part of this report.



2 Existing Conditions and Urban Context

2.1 Background

The State Government has promoted 'Enterprise Precincts' as hubs for the emerging knowledge economy. It anticipated that these precincts will create new jobs and better respond to changes in the economy and evolving ways of working. Enterprise precincts are typically dense, accessible, and amenity-rich urban areas that provide fertile ground for business formation and idea development and innovation. The policy document, *Unlocking Enterprise in a Changing Economy* (Victoria. Department of Environment, Land, Water and Planning, 2018) provides a framework to identify and support Enterprise Precincts.

Cremorne (along with the Brunswick Design District) had been identified as a Pilot Enterprise Precinct. Designated Pilot Enterprise Precincts are intended to guide other local government, industry and communities on how new partnerships can be formed to further Enterprise Precincts in Victoria. The Cremorne Place Implementation Plan (CPIP) released in December 2020, provides a high-level vision for the future of Cremorne and a prioritised set of projects that will progress delivery of that vision.

The UDF study area is bound on three sides by Punt Road, Swan Street and the Yarra River. The study area also includes both sides of Church Street to include the full extent of the Commercial 2 Zone – extending up to the residential properties along the west side of Brighton Street. The study area is approximately 68 hectares and is divided into two parts by the train line. Cremorne encompasses two distinct areas, the commercial area and the residential area. The commercial area is characterised largely by industrial heritage, with some small scale commercial and residential places, juxtaposed with more recent office development of 7-14 storeys dispersed throughout the precinct. Cremorne also includes three pockets of residential zoned land, largely comprising heritage, low-rise terraced housing, as well as a small number of large mixed-use developments that border the southwest corner of the precinct. The Built Form Review is focused on Commercial 2 zoned land and excludes residential land, land affected by the interim Swan Street Design and Development Overlay (Amendment C191), Richmond and East Richmond Station, and major development sites (completed and under construction).

2.2 Heritage Issues

2.2.1 Development

Due to mixed character and heritage, and lack of planning guidance, developments are dealt with on a site-by-site basis without planning guidance on the wider implications on character and heritage. Examples of industrial heritage redevelopment in Cremorne include:

- 9-11 Cremorne Street (Former Factory) - PLN16/0171 (P2525/2016)
- 57 Balmain Street (Building 1, Rosella Factory Complex) - PLN17/0177
- 1-9 Gordon Street (Nuttelex Office & Factory) - PLN18/0498

A challenge is provided by relevant VCAT case on broader impact of higher development on heritage environs *Salta Properties Pty Ltd v Yarra CC* [2019] VCAT 718 459-471 Church Street and 20-26 Brighton Street. This argued that:

The broader strategic goals of the planning scheme are to accommodate ongoing population and economic growth of the city in a way that creates more sustainable urban form that relies more on accessible employment opportunities rather than ever expanding the metropolitan boundaries. These goals are important to achieving a net community benefit for all of Victoria and outweigh a change in outlook from individual streets.

Council policy nonetheless seeks to protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

2.2.2 Recent Heritage Reviews

Council has a strong history of investigating places of potential heritage significance. Council has just completed an extensive and lengthy program to identify gaps in the Heritage Overlay in Yarra. The following relevant amendments implemented recommendations from these studies:

- **Amendment C175**

The approved amendment applied the Heritage Overlay to several precincts and places in Richmond, Cremorne, Fitzroy and Collingwood and implemented the recommendations of the *Heritage Gap Study: Review of 17 precincts, Stage 2 Report, August 2014*.

- **Amendment C183**

The approved amendment applied the Heritage Overlay to several precincts and individual places across Richmond and implemented the recommendations *Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, November 2014*.

- **Amendment C245**

Council is currently proposing to correct identified Heritage Overlay anomalies and errors in the Yarra Planning Scheme, via Amendment C245. The following corrections are relevant to the study area:

- 1-3 & 5-9 Gordon Street (HO519) – not in schedule to 43.01
- 85 Cremorne Street (HO518) – not in schedule to 43.01

- **Amendment C269**

The proposed amendment to the Heritage Policy aims to 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' and to Promote development that is high quality and respectful in its design response through a variety of strategies. These include protecting views of the places from the public realm and minimising the visual impact of new developments. The policy adopts distinct measures for different typologies of places – residential, industrial and commercial. The proposed Landmarks Policy adopts strategies to maintain the visual prominence of and protect primary views to Council's valued landmarks.

2.2.3 Municipal Landmarks

Amendment C269 proposes to introduce new and revised local policies into the Yarra Planning Scheme. The existing policy (Clause 22.03 Landmarks and Tall Structures) is strengthened to clarify the exact location of primary views and to identify which elements of the landmark Council is seeking to protect. The Landmarks and Views Assessment 2019 provides the strategic basis for the policy at Clause 15.01-2L. Two landmark signs are located within Cremorne; Nylex Sign and Slade Knitwear Sign.

The policy seeks to maintain the visual prominence of and protect primary views to Council's valued landmarks and provides the following strategies:

- Preserve primary views to landmarks as identified in Table 1
- Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks
- Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development
- Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night time

The Landmark Policy outlines key management issues, addressing potential the impact of surrounding development on primary views and provides general guidance on heritage outcomes.

2.2.4 Key Investigation Sites

The key sites and precincts (Figure 3) in the Study Area have also been added to the investigation, as identified in the previous Urban Design Framework (2007) and Structure Plan (2014). There are several sites that still could be developed in the future, suggesting that there are still significant redevelopment opportunities in Cremorne. Several of the key sites include places of local cultural and historical significance within their property boundaries or adjacent, notably:

- **Bendigo Kangan Institute**
 - HO246 Former Cremorne Street Primary School No. 2084
 - HO518 Former Melbourne Wire Works Factory & Head Office
- **Rosella Complex (64 Balmain Street)**
 - HO349 Buildings 1, 2, 6, 7, 12, 13, 15, and 18 of the Former Rosella Factory Complex
- **Bryant and May**
 - VHR H0626 (HO240) Former Bryant and May Industrial Complex
- **568 Church Street**
 - VHR H1055 (HO279) Former Richmond Power Station

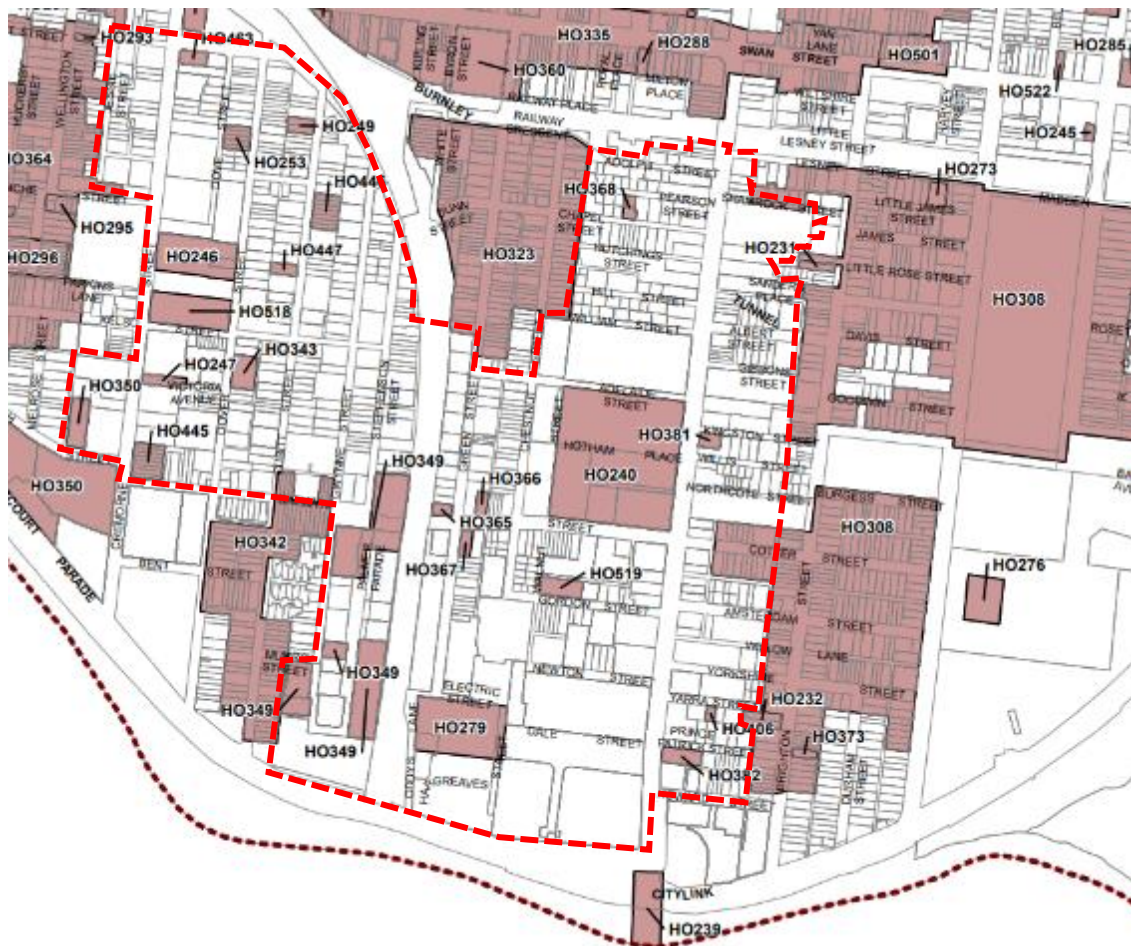


Figure 2. Extract from City of Yarra Planning Scheme Map HO8 with Study Area outlined in red.

The former Bryant & May Industrial Complex and Richmond Power Station are listed on the VHR as places of state-level cultural heritage significance. Heritage Victoria manages the identification and protection of these places under the Heritage Act 2017.

2.3 Heritage Sites in Cremorne

The following is a summary of the listed heritage places in the Study Area, drawn from Heritage Victoria. The heritage of the Study Area comprises sites on the VHR or Council's Heritage Overlay (HO). Places on the VHR are protected and managed under the state's Heritage Act 1995 and those on the HO under the Planning and Environment Act 1987. The sites are categorised below as VHR sites (various typologies) and by typology as industrial, residential, commercial. Adjacent heritage precincts and significant landmark views are also listed.

Cremorne's heritage is comprised of a number of individual Heritage Overlay places significant on a local level, and some industrial buildings of state significance that are included on the VHR. The heritage context could be described as fragmented and consisting of distinct building types:

- Nineteenth century single and two-storey terrace rows such as Wilford and Hurst terraces
- Single storey detached dwellings such as Olinda, and the Pearson Street House and Stables
- Single storey commercial buildings such as Alexander Miller's shops
- Hotels such as the Prince Alfred and Former Yarra Hotel
- Small-scale factory buildings such as the former Kelmbro and Nuttalex Factories
- Institutional buildings such as the former State School
- Large-scale industrial complexes such as the Bryant and May, Rosella complex, and Richmond Power Station.

The individual places are described in more detail below, divided into VHR sites and by building typology.

2.3.1 Victorian Heritage Register Sites

VHR	Description	Address	Heritage Overlay	Date
H1634	Primary School No. 2084	55-67 Cremorne Street, Cremorne	HO246	1878, 1890
H1055	Former Richmond Power Station	658 Church Street, Richmond	HO279	1891
H0626	Former Bryant and May Industrial Complex	560 Church Street, Cremorne	HO240	1909, 1910, 1917, 1921-22
H2050	Richmond Maltings (B12 L2)	15 Gough Street, Cremorne	HO350	1880

Cremorne State School (HO246 VHR H1634)

Primary School No.2084 in Cremorne Street Richmond consists of two finely detailed and relatively intact school buildings built in 1878 and 1890. The earlier building is a single-storey bichrome brick structure with a slate roof. Polychrome brick was also used in the two-storey 1890 building. Primary School No.2084 is of historical significance as it illustrates the character of education provision in Victoria in the decades after the introduction of free and compulsory primary education. It also serves as evidence of the social history of Richmond and of the provision of education to working class communities. The 1878 building of Primary School No.2084 is of architectural significance as an example of the work of the notable Melbourne building firm of T Cockram & Co, whose other work includes the Windsor Hotel and Princess Theatre.

Former Richmond Power Station (HO279 VHR H1055)

The Former Richmond Power Station is a complex of buildings located between the South Yarra-Richmond railway line, the Yarra River and Church Street. The power station was constructed by the New Australian Electric Lighting and Traction Co and opened in 1891. Up-grading of equipment and renovation of the structures occurred over the station's long operating life. The plant was



purchased by the State Electricity Commission in 1930 and continued to generate electricity until 1976. During the 1990s the complex was sympathetically converted to office space. The place is historically, technologically and architecturally significant to the State of Victoria.

The former Power Station is recognised at both the Local (HO279) and State (VHR H1055) levels. It is also subject to a Conservation Management Plan (CMP) that is in place to guide any proposed works to or around this heritage asset. Both the requirements of the Heritage Overlay and the CMP should be used to inform the UDF.

Former Bryant & May Industrial Complex (HO240 VHR H626)

The former Bryant and May Industrial Complex in Richmond is a superb, largely intact Edwardian factory complex. The existing complex was built in 1909 to a design by William Pitt. The builder was Clements Langford. The former Bryant and May Industrial Complex is of historical, architectural and social significance to the State of Victoria as evidence of the development of industry in Melbourne from the early 20th century. The factory complex is one of the finest remnants of Richmond's industrial heyday and its substantial intactness provides an excellent indication of industrial organisation and design of the early 20th century. The former Bryant and May Industrial Complex has social significance as an important long-term part of the Richmond and inner Melbourne landscape. The factory was initially important as a large employer in working class Richmond, but has over the years also become a prominent landmark.

2.3.2 Industrial Sites

Heritage Overlay	Description	Address	Grading (Appendix 8)	Date
HO367	Klembro Pty Ltd Factory	80-82 Balmain Street	Individually significant	1928
HO463	Former Factory	9-11 Cremorne Street	Individually significant	1900-1915
HO519	Former Nuttalex Factory	1-9 Gordon Street	Individually significant	1915-1925
HO349	Rosella Factory Complex	64 Balmain Street	Contributory (group of buildings 1,2 &18 and individual buildings 6,7,12, 13 & 15)	1905-1960
HO518	Former Melbourne Wire Works	85-99 Cremorne Street	Individually significant	1942

Former Rosella Factory (HO349)

The Rosella complex was established on the site of the former Cremorne Gardens at Balmain Street, Cremorne, in 1905. The former Rosella complex is historically significant or the long association with, and evocation of, the Rosella company and brand name, as celebrated on the buildings of the complex in words and pictures, and as part of an iconic group of local industrial complexes, including Bryant and May, the Union Brewery and the Cremorne Brewery, that collectively established the historic identity of Richmond and, in this case, the Cremorne area, as a nineteenth and early twentieth century industrial working class suburb. The Rosella factory, was designed by architect J.E. Burke and built in 1905 by the well-known local builder Clements Langford.

80-82 Balmain Street (HO367)

The former Klembro factory at 80-82 Blamain Street, Cremorne is significant to the extent of its c1928 fabric. The two-storey brick early modern factory was built c1928 and designed by architects Gawler & Drummond in their characteristic brick oriented style. The former factory is historically significant as tangible evidence of the small to medium size factories that emerged during the interwar period as Cremorne was transformed into a centre of manufacturing within Richmond, and architecturally significant as an early factory designed by Gawler & Drummond.

9-11 Cremorne Street (HO463)

The former factory, constructed by 1902, at 9-11 Cremorne Street, Cremorne is significant. It is a single-storey building, constructed of brick (now over-painted) with a gable roof. The former factory is historically significant as a reminder of industry in the area and enhanced by its rarity value as one of the small number of pre- World War I industrial buildings in Cremorne.

1-9 Gordon Street (HO519)

The former Nuttelex office and factory was constructed c.1917 to c.1935, It is historically significant to the City of Yarra (HO463) as tangible evidence of the industrial development of Cremorne during the interwar period and for its longstanding association with Nuttelex Margarine.

2.3.3 Commercial Sites

Heritage Overlay	Description	Address	Grading (Appendix 8)	Date
HO365	Grocer's Shop & Residence	69 Balmain Street	Individually significant	1860-70
HO381	Alexander Miller's Shops & Residences	533-537 Church Street	Individually significant	1911
HO382	Prince Alfred Hotel	619 Church Street	Individually significant	1899
HO247	Former Yarra Hotel	119 Cremorne Street	Individually significant	1906-07

69 Balmain Street (HO365)

The former grocer's shop and residence at 69 Balmain Street, Cremorne is significant to the extent of the nineteenth century fabric. It is a two-storey rendered masonry building, in the Renaissance Revival style, particularly evident in the classical shop-front. The former grocer's shop and residence at 69 Balmain Street, Cremorne is historically and architecturally significant to Cremorne and the Council (HO365).

533-537 Church Street (HO381)

The three Edwardian shops built for draper and benefactor Alexander Miller were built in 1910 and are aesthetically and architecturally significant to the City of Yarra (HO381). The three single-storey brick shops have tall parapets with 'Chinese' pediments on ogee parapets. Numbers 535 and 537 have timber shopfronts with battered glazed green ceramic tiles plinths and recessed doorways with encaustic tile thresholds.

619 Church Street (HO382)

The Prince Alfred Hotel was built for William Fallon c1899 and designed by local architect John A.B. Koch. It is a two-storey brick (since overpainted) building in the Baroque revival style, with a balustrade parapet and pedimented window openings on the first floor. The hotel is significant to the extent of the nineteenth century fabric. The Prince Alfred Hotel is historically, socially, architecturally and aesthetically significant to the locality of Richmond and the City of Yarra (HO382).

119 Cremorne Street (HO247)

The former Yarra Hotel, 119 Cremorne Street, Richmond, is of local historical and architectural significance to the City of Yarra (HO247). Historically, the site of the building has been continuously occupied by a hotel since 1853. Architecturally, the building is an unusually composed Arts and Crafts style hotel, with a particularly interesting and remarkably intact door and window combination on the front elevation. The building is a very important heritage element in a section of Cremorne Street which comprises primarily post-War industrial buildings.

2.3.4 Residential Sites

Heritage Overlay	Description	Address	Grading (Appendix 8)	Date
HO366	Olinda	75 Balmain Street	Individually significant	1900-1915
HO368	House & Stables	11 Pearson & 10 Chapel Street	Individually significant	1900-1915
HO406	House	6 Yarra Street	Individually significant	1850-1860

75 Balmain Street (HO366)

'Olinda' at 75 Balmain Street, Cremorne is significant to the extent of the house and the garden layout, front fence and lych gate. The house is a double-fronted brick cottage (since overpainted) with a hipped roof, projecting bay and bull-nosed verandah. 'Olinda' at 75 Balmain Street, Cremorne is architecturally and aesthetically significant to the City of Yarra (HO366).

11 Pearson & 10 Chapel Street (HO368)

The house and stables at 10 Pearson Street, Cremorne are significant. The house dates to the Edwardian period, while the stables may date as early as 1897. They are historically and architecturally significant to the City of Yarra (HO368) as a remarkably intact characteristic, double-fronted, Edwardian brick house that retains an original stable building, which is rare in Richmond.

6 Yarra Street (HO406)

The house is historically significant to the City of Yarra (HO406) as a rare example of an early house, which provides tangible evidence of the first phase of residential development in Richmond. It is aesthetically significant as a coursed rubble, bluestone cottage set on the street line. The stone construction technique and high gabled roof are rare in Richmond.

Heritage Overlay	Description	Address	Grading (Appendix 8)	Date
HO445	Wilford Terrace	137-51 Cremorne Street	Individually significant	1884
HO249	Terraces	16-18 Cubitt Street	Individually significant	1850-1890
HO446	Terraces	21-33 Cubitt Street	Individually significant	1850-1890
HO447	Houses	58-60 Cubitt Street	Individually significant	1850-1890
HO253	Hurst Terrace	30-38 Dover Street	Individually significant	1871

137-51 Cremorne Street (HO445)

Wilford Terrace constructed c.1884, at Cremorne is architecturally and historically significant to the City of Yarra (HO445). It is a late Victorian era terrace row comprising eight houses constructed of bi-chromatic brick. It is one of the surviving large terrace rows in the area constructed as speculative ventures during the 1880s land boom.

16-18 Cubitt Street (HO249)

The pair of houses is of local architectural significance to the City of Yarra (HO249). It is a relatively unusual and substantially intact example of a very modest mid-Victorian residential pair, the general form of which, transverse gabled roof sections with gabled side parapets, is rare in Richmond, and unusual in the municipality.

21-33 Cubitt Street (HO446)

The terrace, constructed c.1890, is architecturally significant to the City of Yarra (HO446). The terrace comprises seven houses constructed of bi-chromatic brick with double transverse gable roofs. While it has typical form and detailing it is distinguished by its relatively large size and in particular by the double transverse gable roof, which is uncommon in Cremorne and Richmond more generally.

58-60 Cubitt Street (HO447)

The two late Victorian ‘boom’ era single-storey houses, constructed c.1890, are of local aesthetic significance to the City of Yarra (HO447). They are significant as a fine example of late Victorian ‘boom’ era architecture applied to single fronted terrace houses. They are notable for the richly ornamented stucco decoration to the parapets and end walls including scrolls, masks, consoles and urns that characterises the flamboyant architecture of the ‘boom’ era. While Victorian era houses are common within Cremorne, Boom-style houses with this level of decoration are rare.

30-38 Dover Street (HO253)

Hurst Terrace is of local architectural significance to the City of Yarra (HO253). It is a relatively intact example of a Victorian terrace which incorporates some unusual architectural elements, including recessed and quined facades, single hipped roof and continuous verandah.

2.3.5 Residential Heritage Precincts

Heritage Overlay	Description	Grading (sites within C2Z Study Area)
HO308	Barkly Gardens Precinct	Contributory: 3, 5, 7, 9, 11, 13 and 4, 6, 8, 10, 12, 14, 16, 18 Non-Contributory: 15-21 and 20 Cotter Street
HO342	Cremorne Precinct	Contributory: 27-31 & 43-47 Balmain Street
HO364	Wellington Precinct	Contributory: 1, 3 & 5 Blanche Street

Wellington Precinct (HO364)

The houses at 1, 3 and 5 Blanche Street are within the Wellington Street Precinct (HO364) that protrudes into the Enterprise Precinct along Blanche Street. The three form a row of detached single storey weatherboard Victorian cottages that as such contribute to their broader heritage precinct of Victorian era small-scale detached cottages.

Cremorne Precinct (HO342)

The precinct is historically significant as a well-preserved example of a residential area that demonstrates the two key phases in the development of Cremorne during the late nineteenth and early twentieth centuries. Although the majority of housing dates from after 1886, it does include one terrace row at 46-58 Balmain Street partly constructed prior to 1885, which is notable as one of the earliest surviving examples in Cremorne. The existing and former commercial buildings demonstrate how local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries.

The precinct is significant as an enclave that is characteristic of residential precincts in Richmond that were largely developed prior to World War II being comprised of predominantly Victorian era

housing, supplemented by Edwardian and interwar infill with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War II is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways.

Barkly Gardens Precinct (HO364)

The section of Barkley Gardens Precinct in the Study Area is the western end of Cotter Street. The Precinct (HO308) is historically and architecturally significant to the City of Yarra. The precinct is historically significant as tangible evidence of important phases in the residential development of Richmond from the mid-nineteenth century to the interwar period from the earliest settlement through the late Victorian boom, and to the final phase of recovery and infill development during the early twentieth century. The precinct also demonstrates other characteristics of nineteenth century subdivisions such as regular allotment pattern served by rear laneways. The area of Cotter Street is a predominantly weatherboard, single storey Victorian cottage streetscape.

2.3.6 Municipal Landmarks

Slade Knitwear Sign (HO343)

The Slade sign appears to be important at the local level for its historic associations with the post war development of the City of Richmond (now incorporated in the City of Yarra) and as a continuum of the development of the garment industry in this quadrant of Richmond. The sign is also a part of a continuum of historic sky signs, of which the City of Yarra now has the major collection, and which mark out the industrial base of the City. This industrial base formed a substantive part of the national economy. The sign is protected by Council's HO343 and the view to the sign identified in the Yarra Landmarks Policy, November 2019.

Nylex Sign (HO350 VHR H2049)

Erected in 1961 on top of the No2 Silos of the Richmond Maltings, Gough St, Richmond, the Nylex Sign is a double-sided sky sign mounted on a cross braced frame of steel L-section angle, approximately 15m high. The sign itself consists of the words NYLEX PLASTICS and is crowned by an LED thermometer display/clock. The word NYLEX is formed by metal trough sans serif letters illuminated by single rows of light bulbs. The word PLASTIC is formed by metal shallow trough serif letters outlined in Neon tubing. The word Plastics is overlaid with Neon tube lettering, without backing, spelling EVERY TIME.

2.3.7 Municipal Heritage Policy

The City of Yarra has a dedicated Heritage Policy, which continues to provide a sound basis for assessing the impact of proposed development. City of Yarra provides for the protection of heritage in **Clause 21.05-1**. Strategies to implement the objective of protecting and enhancing Yarra's heritage places are included in Clause 14. The most relevant are:

- Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.
- Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

These strategies apply to individual buildings are most relevant in the context of the Cremorne Enterprise Precinct given the study area, apart from the three houses in Blanche Street, is not within a heritage precinct. The skyline and subdivision pattern in the area can only be protected insofar as it relates to the impact on these discrete individual sites.

Clause 22.02 provides development guidelines for sites subject to the Heritage Overlay. **Clause 22.02-3.3 Additions and New Works** applies to all heritage places, the most relevant by which it is policy to encourage design that ensures that the original historic fabric remains intact and will not visually dominate an existing heritage place or street in terms of size, height, and bulk when viewed from surrounding streets. It should also avoid blank walls at ground and upper floor levels when viewed from surrounding streets. It is also policy to encourage setbacks that result in new additions and works that are not visible when viewed from surrounding streets, and to encourage a façade height that conforms to the same height as the adjacent building frontages in the street.

It is policy to encourage any additions and new works to heritage places to not obscure principal viewlines to heritage buildings or their features. This includes principal viewlines to existing or significant architectural features.

Clause 22.02-3.4 provides specific guidance to residential heritage places, by which it is policy that new upper storey additions should normally be permitted where:

- the higher section is hidden from the street (such as behind an existing parapet wall); or
- if the existing building is a terrace style or attached house, the higher section is setback at least the depth of two rooms from the front wall of the dwelling to ensure the preservation of the existing historic ridge line and chimney; or

In exceptional circumstances, new upper storey additions that do not comply with the above criteria may be permitted on sites that are exceptionally small provided that the requirements of cl. 22.02-3.3 are generally met.

Clause 22.02-3.5 provides specific guidance to industrial and commercial heritage place. Most relevant is that new additions and works should not negatively impact upon the significance or architectural character of the place, even though it may be visible to the street. It is policy that new upper storey additions should normally be permitted where the higher section is hidden from the street. Retaining the architectural significance of the place is the overarching aim, where such additions are visible.

In addition to existing policy, Yarra has proposed updated heritage policy under Amendment **C269yara** to amend **Clause 15.03-1L**. The strategies for new development, alterations or additions include, most relevantly, to promote development that is high quality and respectful in its design response by not visually dominating the existing heritage building or streetscape and maintaining the prominence of significant and contributory elements of the heritage place, including chimneys, roof forms, and protecting views of heritage places from the public realm.

Another highly relevant inclusion in the policy is to set back additions to avoid facadism, where only the visible façade is retained and the remaining fabric is demolished. This aims to maintain the visibility of the three-dimensional form and depth of a building.

Residential alterations or additions

Relevant specific guidelines proposed for residential sites include to set back buildings and works to the depth of two front rooms to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

The policy further seeks to avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

- Appropriately set back from the front and side facades.
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

Commercial heritage places

Relevant policy requires all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes. This includes maintaining the prominence of the street wall through appropriate upper level setbacks. Retaining the visual prominence of both facades of buildings on corner sites remains a key aim.

Former industrial heritage places

Relevant policy is to protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys. It is sought to protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites. Also relevant is the policy to encourage new buildings and works on small scale one or two storey industrial buildings not to exceed the visible volume of the historic form when viewed from the public realm.

Landmarks Policy

The Landmarks Policy at Clause 22.03 is also proposed to be updated and includes two signs visible in Cremorne, being the Slade Knitwear sign 105-115 Dover Street, Cremorne, with the view from the North-west corner of intersection of Kelso Street and Dover Street; and the Nylex sign at 2 Gough Street, Cremorne with the view from Morell Bridge at the centre of bridge on its eastern footpath. The Objective is to maintain the visual prominence of and protect primary views to Yarra's valued landmarks. The strategies for doing so are to preserve primary views to landmarks as identified in the policy. These strategies include, relevantly:

- Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.
- Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

2.3.8 Approved Developments and Applications

The urban character of Cremorne is changing, driven by recent developments towards higher density and commercial development. In this context, the heritage sites within Cremorne are reminders of the area's low-rise residential, and industrial history.

Recently approved or completed developments in the precinct on or in the vicinity of heritage sites in 2020 include:

- 165 Cremorne Street – ten-storey office and apartment tower
- 480-82 Church Street – five-storey office block
- 24 & 26 Cubitt Street – five-storey office and apartment block
- 13 Cremorne Street – eight-storey apartment block
- 96-101 Cubitt Street – five-storey office block
- 41 Balmain Street – four-storey office block
- 57 Balmain Street – seven-storey office block
- 60-88 Cremorne Street – eight-storey commercial development
- 11 Gordon Street – seven-storey office block

Developments range through medium to high rise, often employing mixtures of brick at lower levels with upper-level glazing. The degree of respect or transition to adjacent heritage places has been sporadic, ranging from combinations of modest setbacks and design elements such as the proposal at 54-60 Cubitt Street Figure 6, to the complete disregard for adjacent heritage places demonstrated by 41 Balmain Street (Figures 4,10-11).



Figure 3. Proposed development (February 2020) at 65-81 Dover Street. Source: City of Yarra

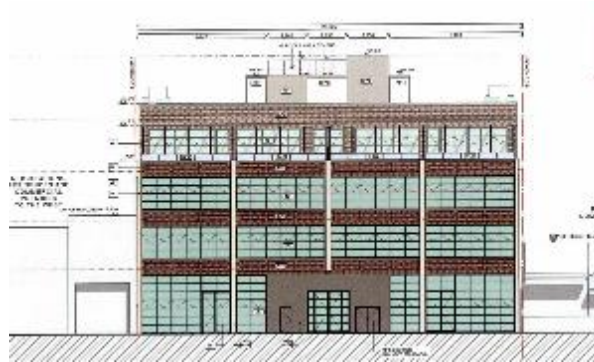


Figure 4. Plan for the completed development at 41 Balmain Street. Source: City of Yarra

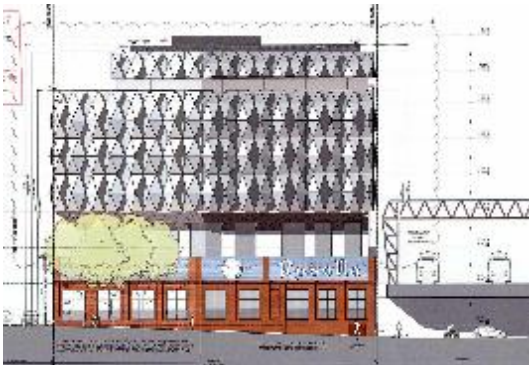


Figure 5. Plans for completed development at 57 Balmain Street. Source: City of Yarra



Figure 6. Proposal at 54-60 Cubitt Street (June 2020). Source: City of Yarra



Figure 7. Proposed development at 609-615 Church Street. Source: City of Yarra



Figure 8. 9-11 Cremorne Street. Source: Trethowan Architecture.

2.4 Identification of Key Architectural Heritage Features

The Precinct was inspected over two days, 30-31 July 2020. Each of the HO sites was inspected and photographed individually and in its street context. Identified significant views were also considered. The visit highlighted that Cremorne has been subject to a piecemeal development approach. The main findings are summarised below, and formed the basis of the preliminary advice informing the first round of built form guidelines developed by Hodyl & Co.

The heritage places are grouped according to their location relative to each other and the streetscapes within Cremorne. The principal architectural features are identified, with priorities for their protection as a basis for the recommendations.

2.4.1 The Balmain and Green Street Intersection area

This intersection has three individual heritage places in close proximity to each other, drawn from three different typologies and periods. The area demonstrates a diverse picture of development in Cremorne over its history. Two are double-storey corner sites with walls to boundaries, while the third is a single-storey house set back from the street. The priority for development in this area is to protect and emphasis prominence of two corner sites and avoid dominating 'Olinda'.



Figure 9. 69 Balmain St. Source: Trethowan Architecture.



Figure 10. 'Olinda', 75 Balmain St. Source: Trethowan Architecture.



Figure 11. 80-82 Balmain St. Source: Trethowan Architecture.

69 Balmain Street (HO365)

The key architectural features include double-storey heights with simple parapet, corner shopfront and the chamfered corner site. The Intersection has a corner view and views to both Balmain and Green streets. The priority is to retain the prominence of the corner site and its architectural features, avoiding facadism of this significant corner site by retaining the principal building volume and its hipped roof forms.

'Olinda' 75 Balmain Street (HO366)

The key architectural features are the modest cottage with setback from street, single-storey with pitched roof form. The front garden setting is important.

The priority is for development in adjoining sites to have sufficient setback as not to impact on the view of Olinda from the public realm and to avoid sheer walls/elevations abutting the site and

dominating the place. There may be opportunity for future development at the site to the west on the intersection to provide greater setback in exchange for height to open up this corner and enhance the views between the three sites.

80-82 Balmain Street (HO367)

The key architectural features are the interwar modern two-storey brick factory with parapet and brickwork detailing, including principal façade on Balmain Street and secondary façade on Green Street.



Figure 12 Balmain and Green streets Intersection, with key views and heritage places starred. Better transition could be achieved by pushing back a section of the adjacent building in any future development if possible (blue arrow). Source: Google Maps 2020

2.4.2 Interface between Balmain Street and Cremorne Precinct HO342

The streetscape in this area is late Victorian in character and is dominated by single-storey cottages, with the exception of the double-storey shopfronts at 27-31 Balmain St. Recent development on the street includes the four-storey office building at Nos 33-41. The heritage setting of Nos 43-47 have been significantly compromised. This is an outstanding example of what needs to be avoided in future interface between heritage and new additions.



Figure 13. 27-31 Balmain Street. Source: Trethowan Architecture.



Figure 14. 43-47 Balmain Street showing inappropriate lack of transition between heritage and new development. Source: Trethowan Architecture.

2.4.3 Cremorne Street

The Cremorne Street context is already marked by recent multilevel additions. Its existing context is also mid-century brick former warehouses and factory buildings. Cremorne Street heritage places are dislocated from each other, and of different typologies. The largest site is the Cremorne State School at its centre that is a local landmark in Cremorne. The priority is allowing space for heritage buildings to 'breathe' and retain a level of prominence in the context of potential development is a particular challenge of this streetscape.



Figure 15. 119 Cremorne Street. Source: Trethowan Architecture.



Figure 16. 137-153 Cremorne Street. Source: Trethowan Architecture.



Figure 17. 9-11 Cremorne Street. Source: Trethowan Architecture.



Figure 18. Cremorne Street State School. Source: Trethowan Architecture.

119 Cremorne Street (HO247)

Architectural features to be protected and enhanced include double-storey pitched roof, brick former hotel, with particularly interesting roof and chimneys in this street context. Of particular importance is allowing the building, quite modest in scale, space to breathe, and emphasise the distinctive roof form.

The priority is to avoid sheer walls abutting onto site, set back any development from the roof form to avoid dominating or obscuring roofline viewed from the street. Provide space between old and new. Setbacks of neighbouring buildings should be pushed back or transition to match the setbacks of the heritage building.



Figure 19. View from the north towards 119 Cremorne Street. Note obtrusive neighbouring parapet height. Source: Trethowan Architecture.



Figure 20. View from across the street, southwest to 119 Cremorne Street. Source: Trethowan Architecture.

Future development to the north and south should be separated on the southern site, parapet form to match, upper levels set back beyond roof ridgeline and chimneys. Street setbacks should be pushed back or transition to meet the setback of the heritage façade.

137-51 Cremorne Street (HO445)

Key architectural features comprise a Victorian single-storey terrace row with pitched roofs, verandahs, setbacks, parapets, chimneys.

The priority for the site is providing appropriate transitions in scale that protect the setting of the place and maintain the prominence of the roofline and chimneys.

Cremorne Street State School No.2084 (HO246 VHR H1634)

Key architectural Features include brickwork and distinctive roof forms, distinctive south façade elevation and elevations to Cremorne and Dover Streets, with distinctive Spire, chimneys, roof form.

There are notable views towards this local landmark building within Cremorne Street, including the spire and roof form visible when approaching from Cremorne Street viewed from Jessie Street; the view of roof and chimneys on Dover Street.

The priority is for any future development onsite or on the adjoining properties to avoid impact on the significant views on both Cremorne and Dover streets as identified above and retain and emphasise the complex as a whole able to be viewed and understood together as part of the one place. An area of open space should be retained around the heritage buildings, particularly on the current carparks.

A particular challenge is retaining an appropriate setting that allows this site and its spire to 'breathe', and retain key views to Cremorne and Dover streets through appropriate side setbacks from any new development; maintain a low height on the adjacent sites to retain prominence of the spire and roof forms in the immediate street context. The private property to the north presents a challenge/risk in terms of potential development here dominating the building and obscuring roof forms. With this in mind, the approach of the proposed *Urban Design Framework 2007* is broadly supported in terms of open space in front/beside the building and improved public accessibility and setting.



Figure 21. View from the north, note warehouse abutting the former state school building. Source: Trethowan Architecture.



Figure 22. Closer detail of the unsympathetic interface between the heritage place and the projecting neighbouring warehouse. Source: Trethowan Architecture.



Figure 23. The most significant view is that through the site from the street on the south. Source: Trethowan Architecture.



Figure 24. Current development across the road is very dominant, sheer, but references contextual material and roof forms and is separated from the heritage site by the street. Source: Trethowan Architecture.



Figure 25. Protect key views through the site from Cremorne and Dover Street, push back neighbouring built form if opportunity arises on Cremorne Street, and avoid dominant upper levels to the north. Source: Google Maps 2020.

85-99 Cremorne Street (HO518)

This building is a part of the Kangan Institute site. Its key architectural features comprise a two-storey interwar factory with brick façade and sawtooth roof concealed by parapet. The entrance is set in vertical tower with rendered face. Industrial Heritage guidelines apply to this site. Notably, a priority is to retain the façade on Cremorne Street, set back any upper levels behind parapet, retaining some roof form and set back two structural bays.

9-11 Cremorne Street (HO463)

Architectural features at this site comprise red brick industrial building with rendered decorative parapet. There is a contemporary multilevel insertion rising from within the site.

Relevant VCAT Case Cobild Pty Ltd v Yarra CC [2017] VCAT 817 – Decision on heritage grounds considered *immediate context of the heritage place* and the limited protection this offers, and protection of identified landmarks. Precedent can be applied in some areas where context and *interrelationship* between heritage buildings is stronger.

Given the development on site and adjacent, there is limited opportunity for improved heritage outcomes on this site.

2.4.4 Cubitt Street

The contextual streetscape is eclectic, containing several former industrial buildings and recent multilevel development.

Recent VCAT cases in the vicinity included 96-102 Cubitt Street. There, a five-storey office building was approved, with no heritage considerations.

A challenge in Cubitt Street is respecting the very modest scale and amenity of existing residential heritage places, to avoid enveloping these places within sheer massive and dominating forms.



Figure 26. 16-18 Cubitt Street. Source: Trethowan Architecture.



Figure 27. 21-33 Cubitt Street. Source: Trethowan Architecture.



Figure 28. 58-60 Cubitt Street. Source: Trethowan Architecture.

16-18 Cubitt Street (HO249)

The building at 16-18 Cubitt Street, Richmond, comprises a pair of single-storey attached brick Victorian houses with rare gabled side parapets.

The priority here is creating a transition in scale between heritage and potential new built forms. Protecting the side gable parapets by ensuring adequate space between the significant side gables and any future additions/developments.



Figure 29. 16-18 Cubitt Street front. Source: Trethowan Architecture.



Figure 30. Detail view of the side gables. Source: Trethowan Architecture.

21-33 Cubitt Street (HO446)

Within the immediate site context, the site is bound to the north by a row single-storey former red brick factory, and to the south is a recent three-storey office building. Opposite the subject site are the built forms of mid-twentieth century industrial building and recent residential developments, which are double to triple-storey in scale.

The terrace, constructed c.1890, at 21-33 Street, Cremorne is significant. The terrace comprises seven houses constructed of bi-chromatic brick with double transverse gable roofs. There is a simple, rectangular parapet to the three central houses with a small cornice and circular medallions. Other original detailing includes the paired eaves brackets, and stucco detailing to the wing walls such as corbels and consoles. The rendered chimneys have heavy cornices. Each house has a tripartite window with a bluestone sill and a paneled front door with top light.

Any rear or upper level development should not impact on the late Victorian built forms of the site, as viewed from Cubitt Street. Future development should sit at the rear of the existing buildings and retain the view of the roof forms and remaining chimneys.



Figure 31. The terrace at 21-33 Cubitt Street. Note sheer wall elevation on the south. Source: Trethowan Architecture.

58-60 Cubitt Street (HO447)

The late Victorian 'boom' era houses, constructed c.1890, at 58-60 Cubitt Street, Cremorne are significant. They are single-storey, single-fronted, rendered brick cottages, set back, with a high parapet.

The streetscape is eclectic and comprises mid-twentieth century industrial buildings and recent development. To the north of the subject site is a double-storey brick warehouse that projects forward to the street boundary. An empty block is located to the south of the subject site. Opposite the subject site is a mid-twentieth century brick warehouse and a contemporary three-storey. Significant architectural features include parapets, verandah form, tripartite windows, chimneys and front setback.



Figure 32. 58-60 Cubitt Street. Source: Trethowan Architecture.

2.4.5 Dover Street

Two very different heritage places in different ends of the street, one a local industrial commercial landmark, the other a double-storey row of Victorian terrace housing.

30-38 Dover Street (HO253)

The contextual streetscape comprises single to double-storey built forms used for either residential or as office space. The heritage place is the row of houses at Hurst Terrace, 30-38 Dover Street,

Richmond. It is an interesting and relatively intact example of a Victorian terrace which incorporates some unusual architectural elements, including recessed and quoined facades, single hipped roof and continuous verandah. The presentation of the row is compromised somewhat by the high front fences which diminish the contribution of the building to the streetscape. Another key feature is the setback from the street. Some rear elements of the row have been noted as contributing to the significance of the place where they are intact and are visible to the public realm from Dove Street.



Figure 33. 30-38 Dover Street. Source: Trethowan Architecture.

Slade Knitwear Sign (HO343)

The landmark commercial sign atop square Moderne form, to street frontage. Retaining the view along Dover Street when approaching from the north. The view of the sign is clearly legible from the intersection of Kelso and Dover streets. This is the significant view to be emphasised. Any medium to high-rise developments should have sufficient setback as to retain the view of the sign, particularly affecting land to the north and south in terms of setting back any upper levels behind a matching parapet level. Setting back any upper forms to preserve the view of the sign with the sky behind.



Figure 34. Significant view of the Slade Knitwear sign. Source: Trethowan Architecture.



Figure 35. Significant view of the sign. Source: Landmarks and Views Assessment 2019.

2.4.6 Nylex Sign

The Nylex sign is of social significance for its landmark qualities. The sign dominates the view along the major thoroughfares of Punt Road and Hoddle Streets and because of its location at the entrance to the South Eastern Freeway the Nylex sign is considered the unofficial gateway into Melbourne. The clock and temperature display is a constant point of reference for residents and motorists. The locally significant views in Balmain Street already appear obscured by development but is still visible at a distance from its significant viewpoints (see figure).



Figure 36. View of the Nylex sign from Gough Street outside the Maltings. Source: Trethowan Architecture.



Figure 37. View towards Nylex sign from Balmain Street. Source: Trethowan Architecture.

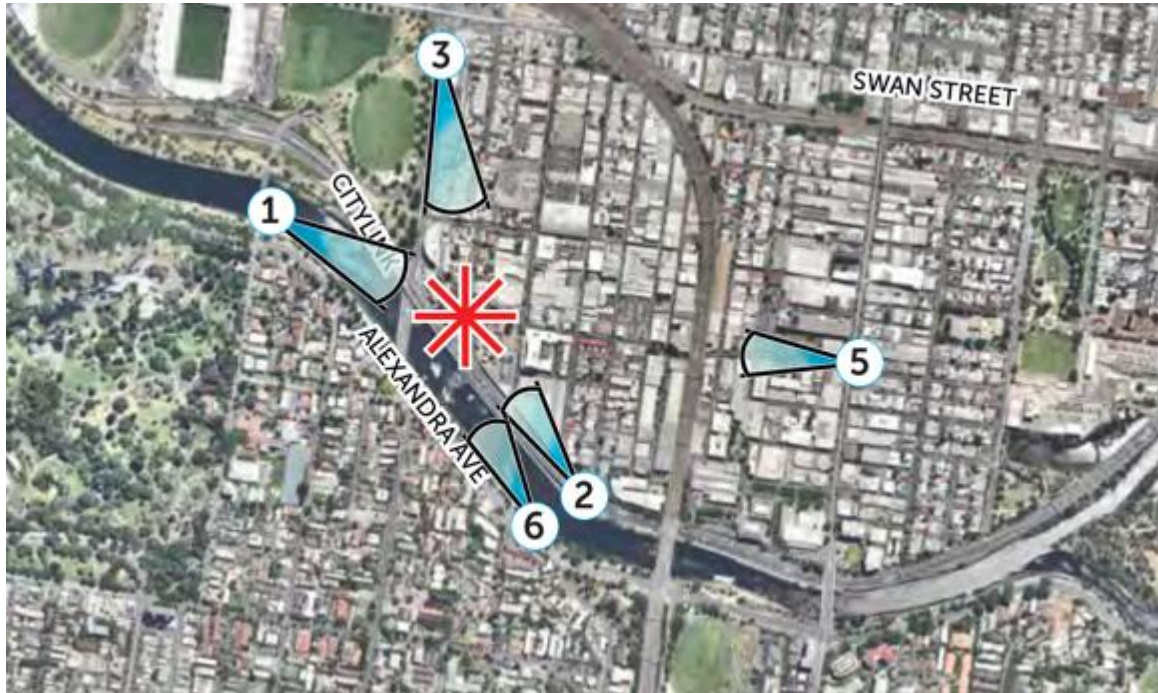


Figure 38. Significant views of the Nylex sign. Source: Landmarks and Views Assessment 2019.

2.4.7 Richmond Maltings 2 & 15 Gough Street

This is a red brick industrial warehouse facade, a white stucco Moderne industrial warehouse façade, with industrial saw-tooth roof forms. The recent VCAT case Caydon Cremorne No.1 Development Pty Ltd v Yarra CC [2016] VCAT 1177 determined that the interpretative ability of the remainder was deemed sufficient to permit the demolition of heritage fabric at Building B3.

2.4.8 Church Street

Church Street heritage places are set far apart and of differing typologies. The dominant place is the Bryant & May site, dealt with separately.



Figure 39. 619 Church Street. Source: Trethowan Architecture.



Figure 40. 533-537 Church Street. Source: Trethowan Architecture.

The Prince Alfred Hotel at 619 Church Street (HO382)

Key architectural features include balustraded parapets, the angled hotel entry, pediments, prominent stringcourse and brackets. The priority is for the site to retain its local landmark corner presentation. The current context is broadly appropriate, framed by glazed showroom with matching parapet height. Given the social and historical significance of the site as well as its landmark qualities in Cremorne, it would be desirable for the hotel to retain its individual architectural identity. This would be best facilitated by the preservation of its entire historical built form, thereby avoiding facadism.

Adjacent development should respect the parapet, any upper additions be set back from the street, and respect the landmark corner quality.

533–537 Church Street (HO381)

The three Edwardian shops built for draper and benefactor Alexander Miller at 533-537 Church Street, Richmond are significant to the extent of the 1910 fabric. It includes parapets, in-goes and decorative urns. Within the immediate site context, the subject site is bound by single-storey early twentieth century former shopfronts and warehouses on either sides. Opposite the subject site is the former Bryant and May Complex. All future development should retain the single-storey frontage of the existing buildings, with all its contributory elements including parapets, in-goes and decorative urns.

2.4.9 Bryant and May Complex

Key architectural features of this complex site include a clock tower, industrial chimney, and the industrial buildings with prominent parapets, stringcourses and bandings, in a white finish, that feature all buildings in the complex.

Notable views to this landmark complex, including the tower and chimney from the surrounding streets. These include views from neighbouring streets and HOs.

The Bryant and May complex is a key local landmark and enveloping additions on the surrounding site, that would obscure views of the building from the public sphere and surrounding streets, should be avoided. This is particularly important from the Balmain Street and Church Street elevations. The upper sections such as Bryant and May sign, chimney and clock tower, should retain prominence to the surrounding streets including Chestnut Street.

The statutory authority for the site is Heritage Victoria, however the carpark along Chestnut Street is outside of the Registered area.



Figure 41. View of Bryant & May from within the HO to the north. Source: Trethowan Architecture.



Figure 42. View through the Bryant and May site from the immediate west. Source: Trethowan Architecture.



Figure 43. View through the Bryant and May site from Church Street (east). Source: Trethowan Architecture.



Figure 44. View of Bryant and May facade from the southeast, Church Street. Source: Trethowan Architecture.



Figure 45. View from Balmain Street. Source: Trethowan Architecture.

From street level, prioritise the view of the tower and chimney and Bryant & May signage, as well as the complex's primary facades as a whole on the southern and eastern elevations, keeping open space around the tennis pavilion and carpark within the registered area. It is noted that views of the Bryant & May sign, clock and chimney were not included in the Yarra Landmarks Policy, so the ability to protect the broader views is limited on the municipal level.

2.4.10 534 Church Street

While this site has no heritage significance, the site's adjacency to the Bryant & May complex, and interface between the complex and the residential HO in Chestnut Street creates some potential challenges. A priority is protecting significant views towards the Bryant & May tower from Chestnut Street, and the more limited view towards the complex from the immediate Church Street context. Views further north along Church Street appear currently obscured. Any upper-level developments should be set back from Chestnut Street to avoid dominating and intruding into the residential HO and interrupting significant views to the tower and chimney that provide a sense of connection between the historic residential and industrial areas.

2.4.11 Richmond Power Station

Key architectural features include the campanile tower, vast glazed arched openings in the east end of the boiler house and turbine hall, and complex industrial roof lines. This site is on the VHR and the responsible authority is Heritage Victoria. A Conservation Management Plan exists for this site, that identifies the significant areas of the former power station.



Figure 46. North-western elevation with tower. Source: Trethowan Architecture.



Figure 47. Northern elevation from square off Electric Street. Source: Trethowan Architecture.



Figure 48. Eastern elevation of the power station. Source: Trethowan Architecture.



Figure 49. Area of significance outlined in red. Significant views of the Richmond Power Station. Source: Google Maps 2020

2.4.12 Rosella Factory Complex

This is a complex of contributory buildings within the one complex. The streetscape context has several components:

- Balmain Street consists mainly of the double to triple-storey built form of the former Rosella Factory Complex, with construction works ongoing
- 132 Gwynne St contains recent upper levels infills, with altered openings and later external staircase
- On Balmain Street, upper level development is current constructed on No 57 (Building 1). The existing built form is retained as viewed from Balmain St

Key architectural features of the site comprise:

The contributory elements in the complex include (but not exclusively): a group of buildings 1, 2 (facade & 8 m depth) and 18 (facade & 7.5 m depth), plus individual buildings 6, 7, 12, 13, and 15. The characteristics of these contributory elements that give significance to the HO area are typically:

- Face red brick walls, some with pilasters with corbelled cornices
- Simple rectangular, one, two and three-storey building forms but typically two-storey scale originally
- Parapeted rooflines with pitched roofs visible behind, some roofs being saw-tooth in profile
- Punched window and door openings, with expressed rendered lintels, formerly with multi-paned glazing, sometimes timber-framed, some steel framed
- Use of significant parapet entablature Rosella business signs, in bas-relief
- High streetscape qualities in Balmain Street of the group, being buildings 1, 2 and 18, as enhanced by the visual relationship between these buildings, the street alignment and the railway bridge and elevated railway



Figure 50. View south into site from Balmain Street to Building 18. Source: Trethowan Architecture.



Figure 51. Building 6. Source: Trethowan Architecture.



Figure 52. Current development site north of Balmain Street, Building 1. Source: Trethowan Architecture.



Figure 53. Rosella Factory and Power Station on either side of the railway line, looking southwest. Source: Trethowan Architecture.

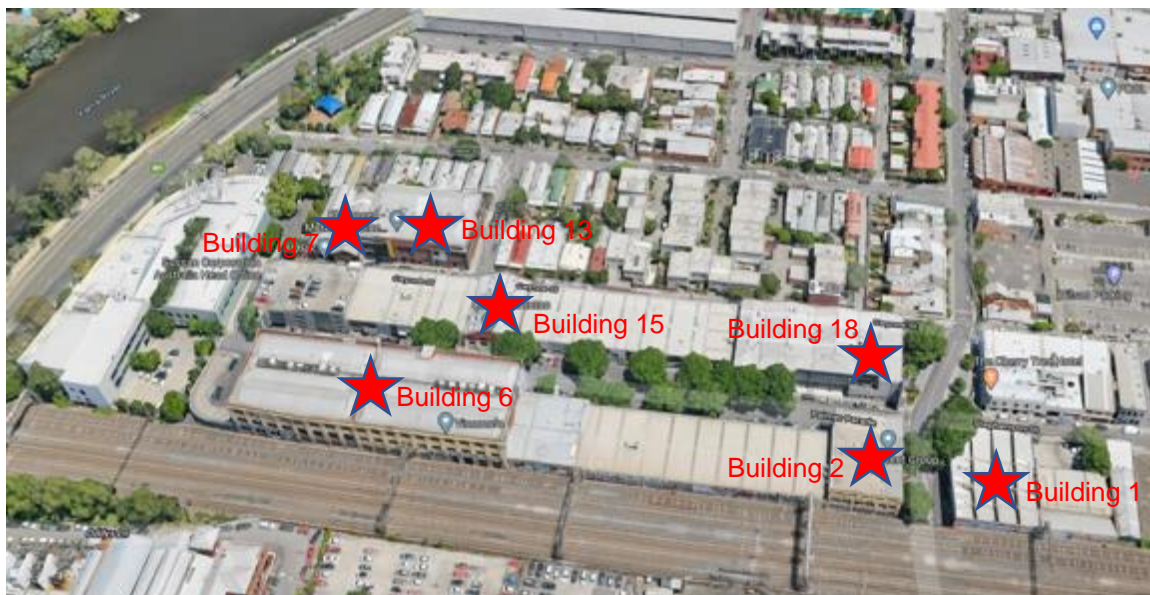


Figure 54. Heritage elements of the Rosella site (starred). The view from the railway line and the interrelationship between the buildings on the Balmain Street are the key interfaces with the public sphere. Source: Google Maps.

2.4.13 Other individual sites

Other individual sites are isolated in the study area and the principal challenge is providing adequate space and transition between modest architectural forms and features and new development. In some cases, there is already significant development enveloping these places.

11 Chapel Street & 10 Pearson Street (HO368)

The key architectural features are the gable and hip roof, Edwardian red brick with chimney and parapets, and intact stable block at the rear with red brick, gable roof and hay loft door. Arguably what makes this house distinctive is the stable block. The front on Chapel Street provides another example of a poor heritage outcome with sheer walls pressed against the heritage place and protruding forwards.

The west façade of the stables is a blank wall, while the east façade is articulated and should be protected. The property was not internally inspected, and the rear of the house and courtyard of the stables may contain significant fabric or elevations.



Figure 55. 11 Chapel Street. Source: Trethowan Architecture.



Figure 56. 10 Pearson Street, Stables. Source: Trethowan Architecture.



Figure 57. East elevation of the former stable at 10 Pearson Street, to the rear of the house. Source: Google Maps.

6 Yarra Street (HO406)

Key architectural features comprise a double-fronted, single-storey house with an attic and timber finial at the apex of the high gable. It has a squared and coursed bluestone rubble front elevation with quoins and random rubble at the sides. It has a slate roof and the upper gable is timber. The skillion verandah has curved timber brackets. The upper addition is twentieth century and not significant. The priority is to preserve the house and setting, particularly that emphasises the eastern side stonework, gable form and slate roof forward of the twentieth century addition. Restoration of the original roof form should be a priority if possible.



Figure 58. 6 Yarra Street. Source: Trethowan Architecture.

2.4.14 Interface with Cremorne Precinct at 167 Cremorne Street.

While 167 Cremorne Street has no heritage significance, the interface with Cremorne Precinct is a challenge. The key features of this precinct are modest, single storey residential houses, including early duplexes with gables, verandahs, red brick.

A priority is creating a transition in scale using combinations of setbacks to ground and any upper levels. An example is the reasonably successful built form north of the site along Cremorne Street. There is an opportunity to improve on the current dominant and sheer street presentation of the warehouse complex.



Figure 59. View south along Cremorne Street.
Source: Trethowan Architecture.



Figure 60. New terraces in Cremorne Street.
Source: Trethowan Architecture.



Figure 61. Houses in Cremorne Precinct.

2.4.15 Interface with Cotter Street part of HO308

This street is part of HO308 that protrudes into the Enterprise Precinct along Cotter Street. Its key architectural features are modest single-storey timber cottages with hipped roofs and verandahs, with some surviving chimneys, front fences.

The challenge is creating a transition between this modest single-storey heritage streetscape and the larger built form taking shape along Church Street that does not overwhelm or dominate the lower scale forms or adversely impact its ongoing residential amenity.



Figure 62. View east along Cotter Street. Source: Trethowan Architecture.



Figure 63. View west along the south side of Cotter Street. Source: Trethowan Architecture.



Figure 64. View west along the north side of Cotter Street. Source: Trethowan Architecture.

2.4.16 Summary of heritage in Cremorne

The Cremorne Enterprise Precinct is a diverse urban landscape, transitioning from a mix of low-rise residential and industrial to medium rise residential and commercial. This makes the interface between old and new especially challenging, as the danger is that heritage places become overwhelmed and dominated with a ‘missing tooth’ effect when low-rise heritage sites are set within sheer high-rise development, and the problem of dominating development and poor transition at the margins of the Precinct. The creation of ‘transitional’ infill built forms between new and old is therefore critical.

The Cremorne Enterprise Precinct as a whole is not covered by a Precinct wide Heritage Overlay but a Heritage Overlay that instead protects individual sites and complexes of individual significance. It is therefore accepted that the surrounding urban landscape will undergo a high level of transformation. The priority of the built form guidelines should therefore be to encourage an urban context that allows the individual heritage sites to retain architectural prominence in the new landscape through a combination of tools such as setbacks, heights, and design elements through the protection of key architectural features and the establishment of appropriate transitional zones around the individual sites.

3 Built Form Recommendations

3.1 Overall Recommendations

Based on the previous analysis of relevant documentation, statutory requirements and best heritage practice, a series of recommendations and guidelines have been created for the buildings contained within the Enterprise Precinct. The recommendations and guidelines, where followed, will minimise potential impacts of proposed new development envelopes on the existing significance of heritage assets and features contained in the Precinct.

Broad recommendations across the Enterprise Precinct include a transition zone of generally a minimum of 6m either side of heritage buildings to transition between new and heritage façade heights, drawing on combinations of heights, setbacks and design. This is in line with the treatment of heritage facades in commercial areas in the City of Yarra. This also recognises that the evolving character of the Precinct will be towards a more commercial use.

The recommendations and guidelines are included in site-specific guidance in the General Guidance Table. General principles are discussed by the different typologies of heritage places identified in Cremorne below. Site-specific recommendations are outlined in the Heritage Guidance Table that follows.

3.2 Commercial Typology

The commercial buildings that are located within the Heritage Overlay vary from single storey shop fronts to prominent corner hotels, overall height. Recommendations for commercial typology sites aim to give prominence to the significant architectural features, acknowledging that these heritage gems will be 'framed' by new development and seeking to provide adequate 'breathing space' to showcase these places within the context of the evolving streetscape.

The general approach is to retain the full extent of original fabric visible to the public realm. Facadism is avoided by retaining primary roof forms of the heritage building so that the place retains its identity as a place or building, not just a façade. The general principle for additions are that these should present as secondary to the heritage place, with heights and setbacks that avoid as much as possible overwhelming the place and allow the heritage fabric to retain a level of prominence in the streetscape.

Relevant policy is to maintain the prominence of the street wall through appropriate upper level setbacks, and to retain the visual prominence, including of both facades of buildings on corner sites. Less prominent commercial sites can accommodate a greater degree of development where there is less of a landmark quality to the place or the significant fabric is more limited in its extent, for example the single storey shopfronts.

Built Form Element	Recommendation	Rationale
Retention of existing heritage fabric	<i>Retain the full roof form and full volume of principal building form.</i>	<i>To retain the three-dimensional form as viewed from the public realm.</i>
Upper level setback (development within the Heritage Overlay)	<i>Set new development back behind the heritage form.</i>	<i>To avoid dominating the heritage place and avoid facadism.</i>
Building height (development within the heritage overlay)	<i>Adopt heights specific to the site characteristics in Table (Section 3.6)</i>	<i>To ensure that new development does not visually dominate the existing heritage building.</i>
Facade height (infill development within the Heritage Overlay)	<i>Match the parapet height.</i>	<i>To ensure new built form responds to the heritage context.</i>

3.3 Industrial Typology

Individual developments on industrial typology sites should generally retain original heritage fabric visible to the public realm. There is acknowledgement that industrial buildings tend to be more



utilitarian, particularly internally, with greater potential for development within the original structure. However, retention of two structural bays to the primary street façade is encouraged, and the general principle is that additions should be set back from the parapet or street so as to allow the industrial building to retain a level of prominence from street view, minimising facadism and encouraging upper level additions set back from the street frontage. The relevant policy is to encourage new buildings and works on small scale one or two storey industrial buildings not to exceed the visible volume of the historic form when viewed from the public realm.

Built Form Element	Recommendation	Rationale
Retention of existing heritage fabric	<i>Retain significant primary & secondary facades on corner sites.</i>	<i>To retain the three-dimensional form as viewed from the public realm.</i>
Upper level setback (development within the Heritage Overlay)	<i>Set new development back behind the heritage form, retaining a section of roof form approx. two structural bays.</i>	<i>To avoid dominating the heritage place and avoid facadism.</i>
Building height (development within the heritage overlay)	<i>Adopt heights specific to the site characteristics in Table (Section 3.6)</i>	<i>To ensure that new development does not visually dominate the existing heritage building from street level.</i>

3.4 Residential Typology (Detached)

A challenge of the enterprise precinct is the additional pressure on heritage places that favours high rise development, and particularly the changed expectations around residential places that as a result find themselves in a new zone that favours higher density. There is a general principle of retaining original buildings to a depth of at least two rooms, providing that no significant fabric is identified at the rear of the individual buildings.

It is generally policy to avoid additions that are taller than the individually significant building except in circumstances where the development is appropriately set back from the front and side facades; proportional to the scale of the individually significant or contributory building; and/or substantially concealed. The special circumstances of the Enterprise Precinct, which envisages changed zoning and considerably higher level of development means that this approach to taller additions if applied strictly, would result in a greater inconsistency in built form and possible ‘missing tooth’ appearance. The creation of transitional zones around low-rise residential buildings combining setbacks and design features that avoid both extremes of irregular or overwhelming development is preferred. It is particularly desirable that sheer blank party walls abutting onto the low-rise detached houses is avoided.

It is recommended that a general two-storey (8m) discretionary height limit be applied to additions to rear of residential typology sites, providing any significant fabric is retained. It is acknowledged that the three sites are more constrained than others in terms of development opportunities due to the small scale of the sites.

Built Form Element	Recommendation	Rationale
Retention of existing heritage fabric	<i>Retain heritage fabric to a depth of two front rooms (approx. 9m).</i>	<i>To retain the three-dimensional form as viewed from the public realm.</i>
Upper level setback (development within the Heritage Overlay)	<i>Set new development back behind the heritage form, retaining full stent of original roof form.</i>	<i>To avoid dominating the heritage place and avoid facadism.</i>
Building height (development within the heritage overlay)	<i>Maximum overall height of two storeys (8m) (discretionary).</i>	<i>To ensure that new development does not visually dominate the existing heritage building.</i>

3.5 Residential Typology (Terraces)

It is recommended that a general three storey discretionary height limit be applied to additions to the rear of terrace rows, recognising that their typology gives these places more prominence and cohesion as a group within the streetscape.

Residential buildings included within the Heritage Overlay are setback from the street boundary, varying in depth from shallow verandas to front gardens.

The exception is 30-38 Dover Street, where significant rear elements and visibility to Dove Street limit the opportunity for significant development in this site. There is generally less rationale to match front setbacks given the consistency of terrace rows and their historic position within a mixed industrial streetscape. The exception is 16-18 Cubbitt Street, where the side gables have been ascribed special significance and the small scale of this pair needs greater protection. A transition zone is also necessary to protect side chimneys at Hurst Terrace (30-38 Dover Street).

Built Form Element	Recommendation	Rationale
Retention of existing heritage fabric	<i>Retain heritage fabric to a depth of two front rooms (approx. 9m).</i>	<i>To retain the original or early elements of the heritage fabric, its principal facade and primary roof form.</i>
Upper level setback (development within the Heritage Overlay)	<i>Set new development back behind the heritage form, retaining at least first two room depth.</i>	<i>To avoid dominating the heritage place and avoid facadism.</i>
Building height (development within the heritage overlay)	<i>Maximum overall height of three storeys (12m) (discretionary).</i>	<i>To avoid new development dominating the generally modest scale of residential forms.</i>



3.6 Heritage Guidance Table

Commercial Heritage Sites

Heritage Overlay	Address	Description	Grading	Key Features	Heritage Guidelines	Recommendations	Rationale
HO365	69 Balmain Street	Grocer's Shop & Residence	Individually significant	<i>A two-storey, rendered masonry, corner Renaissance Revival shop and residence, of two bays to Balmain Street and three to Green Street with a splayed corner. It has a deep cornice-mould and plain frieze, with bevelled openings. There is a band at first-storey sill level. It has a panelled door and fanlight. The ground corner bays have a rare timber Classical shop-front. It has a cornice and frieze-mould between corbels, with rosettes. The windows and corner double-door are divided by six Tuscan pilasters. There is a panelled soffit, over a bluestone plinth.</i>	<i>Retain prominence of the corner site on both Green and Balmain street elevations. Any future development on site should comply with commercial site heritage policy, 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.</i>	<p>Retention: Roof form and full volume of principal building form to be retained, avoiding facadism. Maintain heritage building to a depth of 10 metres.</p> <p>Heritage Infill (Balmain Street): street wall to match parapet height 2 storeys (8m). Upper level setback minimum 3m.</p> <p>Overall height: 5 storey (20m)</p> <p>Adjacent Sites (transition): Match parapet of adjoining heritage street wall for a minimum length of 6m.</p>	Retains significant fabric on both street frontages and retains prominence of heritage building on the corner site, avoiding facadism.
HO247	119 Cremorne Street	Former Yarra Hotel	Individually significant	<i>A two-storey building of red brick construction with a transverse jerkin-head slate roof, designed in a simple Edwardian Arts and Crafts style. The ground floor façade has a series of door and window openings, some of which appear to have been altered. Architecturally, the most interesting facade element is the door and window combination at the south end, which comprises a pair of half glazed doors flanked by windows, all with highlights. The slate roof has plain terracotta ridge capping and is penetrated by red brick chimneys with simple red brick capping and terracotta chimney pots.</i>	<i>Separate and set back upper-level development on adjacent sites behind the roof form and ridgeline to allow the notable roof form and chimney elements to retain their prominence. Any development to the rear of the site should be visually recessive from street level, set well back and visually separated from the original building. Front setback of adjacent developments should be in sympathy with the hotel (for example, separated, or chamfered/pulled back at the edge where they meet/interface).</i>	<p>Retention: Maintain entire heritage building including all chimneys and roof form (no removal of original fabric).</p> <p>Setbacks: Minimum 12m setback. Upper 2 storeys – setback minimum 3m.</p> <p>Overall Height: 8 storeys (32m)</p> <p>Adjacent Sites (transition): Match eave line for minimum 6m, match setback 12m above for a minimum length of 6m.</p>	Retains significant fabric including identified rooflines and chimneys, avoids facadism, retains prominence of the heritage building in the streetscape.



HO382	619 Church Street.	Prince Alfred Hotel	Individually significant	<i>The hotel is a dominant built form on Church Street. The oblique view from the corner of Church Street and Prince Patrick Street is of particular significance. The hotel displays balustraded parapets, angled hotel entry, pediments, prominent stringcourse and brackets.</i>	<i>Should retain its local landmark corner presentation; current context broadly appropriate, framed by glazed showroom with matching parapet height. Any future development on site should comply with commercial site heritage policy, 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.</i>	<p><u>Retention:</u> Maintain entire heritage building. Setback of any new addition from Church Street minimum 12m.</p> <p><u>Heritage Infill</u> (Prince Patrick Street): street wall to match the parapet height. Upper level setbacks minimum 3m.</p> <p><u>Overall Height:</u> 8 storeys (32m)</p> <p><u>Adjacent Sites (transition):</u> Match parapet (top) height for a minimum length 6m. 5m upper level setback for a minimum length of 6m (providing space around masonry chimney).</p>	Landmark qualities, corner presentation and social significance. Retains significant fabric including chimney, avoids facadism and preserves prominence of the heritage building on the corner site.
HO381	533-537 Church Street	Alexander Miller's Shops & Residences	Individually significant	<i>The single-storey built form of the Edwardian shopfronts including parapets, in-goes, decorative urns and shop-fronts.</i>	<i>All future development should retain the single-storey frontage of the existing buildings, with all its contributory elements including parapets, in-goes and decorative urns. Any future development on site should comply with commercial site heritage policy, 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 respecting the corner site as well as front facades. Each higher element should be set further back from lower heritage built forms.</i>	<p><u>Retention:</u> Maintain approx. 7m (minimum) of original fabric to maintain side parapet stepped form.</p> <p><u>Heritage Infill</u> (Kingston Street): maximum 2 storey (8m). Upper level setback minimum 3m.</p> <p><u>Overall height:</u> 6 storeys (24m)</p> <p><u>Adjacent Sites (transition):</u> Match parapet height and upper level setback for a minimum length 6m. Overall height 6 storeys (24m).</p>	Retains significant fabric and presentation of shopfront as primary building at street level.



Industrial Heritage Sites

Heritage Overlay	Address	Description	Grading	Key Features	Heritage Guidelines	Heritage Recommendations	Rationale
HO367	80-82 Balmain Street	Kelmbro Pty Ltd Factory	Individually significant	<p><i>The five bays to Balmain Street and seven bays to Green Street, with shallow piers between, terminating in a vermiculated base.</i></p> <p><i>Stepped triangular pediments to both elevations. A soldier-course of darker clinker bricks at parapet, window head and sill levels.</i></p>	<p><i>Apply Industrial heritage guidelines to any development here:</i></p> <p><i>Encourage new built form to adopt a subtly contrasting approach that respects the scale and industrial character of the place but is recessive against the heritage fabric.</i></p> <p><i>Encourage new upper-level development behind one and two-storey industrial facades to be setback a minimum depth of two structural bays. New built form – as visible from the street – should not generally exceed the same volume of the historic form.</i></p>	<p><u>Setbacks:</u> Any upper addition to be set back from façade by at least 2 windows section along Green Street (approx. 7m) and Balmain (approx.5m).</p> <p><u>Overall height:</u> 6 storeys (24m).</p> <p><u>Adjacent Sites (transition):</u> Match the parapet height of the heritage building for a minimum length of 6m. Match the upper level setback for a minimum length of 6m.</p>	Retains significant fabric and two structural bays from the primary Balmain Street frontage. Sets back upper level and height to retain primacy of historic form at street level.



Residential Heritage Sites (Individual Detached)

Heritage Overlay	Address	Description	Grading	Key Features	Heritage Guidelines	Recommendations	Rationale
HO368	11 Chapel Street & 10 Pearson Street	House and Stables	Individually significant	<i>The double-storey built form of the stables. The roof form, finials, chimney and verandah of the residence.</i>	<i>It is noted that some adjacent development has occurred here, however future development should avoid sheer party walls on boundary and projecting setbacks at the interface between old and new. Separation between old and new forms in future development around the stable.</i>	<p><u>Retention:</u> at minimum, eastern and southern façade of rear stables to be retained along with roof form. Very limited scope for development on this site.</p> <p><u>Heritage Infill:</u> match eve line.</p> <p><u>Overall height:</u> 2 storeys (8m)</p>	Internal inspection necessary to inform final form and establish relationship between house and stables.
HO406	6 Yarra Street	House	Individually significant	<i>Gable roof and verandah to street, with stone wall along east side.</i>	<p><i>Preserve setting, particularly that emphasises the sides, gable form with slate roof forward of the twentieth century addition.</i></p> <p><i>Encourage restoration of original roof form and separation between old and new forms on site.</i></p>	<p><u>Setback:</u> minimum 9m (retention of two rooms)</p> <p><u>Overall height:</u> 2 storeys (8m)</p> <p><u>Adjacent Sites (transition):</u> Match front setback for a minimum length 6m. Side setback to a depth of 6m of 2.5m to reveal side wall stonework.</p>	Retains significant fabric, creates transition zone, and new addition to be secondary from street view.
HO366	75 Balmain Street	Olinda (House)	Individually significant	<i>An unpretentious, early Edwardian brick cottage, with a double-fronted hip-roof and some elements transitional from Italianate. The right bay is set forward, with a tripartite window, with fluted Tuscan mullions. There are two terra-cotta finials and fretwork cornice-brackets. The lych gate and garden are also key features.</i>	<i>Development in adjoining sites should have sufficient setback as not to impact on the view of 'Olinda' and avoid sheer walls/elevations abutting the site and dominating the place.</i>	<p><u>Setback:</u> minimum 9m (retention of two rooms)</p> <p><u>Overall height:</u> 2 storeys (8m)</p> <p><u>Adjacent Sites (transition):</u> match front setback for a minimum length 6m. Maximum 2 storey (8m) party wall to a minimum depth 9m (match Olinda House).</p>	Retains significant fabric, creates transition zone, and new addition to be secondary from street view.



				<i>The built form and all its surviving contributory elements, as viewed from Balmain Street.</i>			
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Residential Heritage Sites (Attached Terraces)

Heritage Overlay	Address	Description	Grading	Key Features	Heritage Guidelines	Recommendations	Rationale
HO445	137-151 Cremorne Street	Wilford Terrace	Individually significant	<i>Wilford Terrace is a late Victorian era terrace row comprising eight houses. It is constructed of bi-chromatic brick with bluestone foundations and has a single undivided transverse gable roof and a continuous concave verandah. Significant elements include chimneys, pitched roof form, front verandah and a front garden setting.</i>	<i>Providing appropriate transitions in scale that protect the setting of the place. Eg. upper-level parting walls/ facades set back at the corners of adjacent sites, to meet the ridgeline of the terrace. Future development should sit at the rear of the front section (terrace element) and retain the view of the roof forms and remaining chimneys.</i>	<p><u>Setback:</u> retention of two rooms.</p> <p><u>Overall height:</u> 3 storeys (12m). Upper level setback so built form rests within a continuing roofline from the terrace below.</p> <p><u>Sites Adjacent (Transition):</u> No need to match street setback. Corner location, open streetscape views.</p>	Retains significant fabric and primacy of the terrace at street level, with new addition behind with matching upper level volume set back.
HO249	16-18 Cubitt Street	Terraces	Individually significant	<i>Key features include a single concave-profile hipped roof corrugated iron verandah, supported on square section timber posts, running across both houses. The roof comprises two transverse gables, clad in corrugated iron. The form of the roof is reflected in the gabled side parapets, which have brick copings. The central chimney is of red brick, with a corbelled brick capping.</i>	<i>Creating a transition in scale between heritage and potential new built forms. Protecting the side gable parapets by ensuring adequate space between the sides and any future additions/developments, avoiding joining party walls.</i>	<p><u>Setback:</u> Setback to retain the full double gable length of the terrace, with third storey set back.</p> <p><u>Overall height:</u> 3 storeys (12m)</p> <p><u>Sites Adjacent (Transition):</u> Front setback match for length 6m. Side setback minimum 2.5m to expose side gables to view.</p>	Retains significant fabric and provides for continued visibility and prominence of side gables to the public realm.
HO446	21-33 Cubitt Street	Terraces	Individually significant	<i>The terrace comprises seven houses constructed of bi-chromatic brick with double transverse gable roofs. There</i>	<i>Any rear or upper-level development should not impact on the late Victorian built forms</i>	<p><u>Setback:</u> retention of two rooms.</p>	Retains significant fabric and primacy of the terrace at street level, with new addition behind with



				<i>is a simple, rectangular parapet to the three central houses with a small cornice and circular medallions. Other original detailing includes the paired eaves brackets, and stucco detailing to the wing walls such as corbels and consoles. The rendered chimneys have heavy cornices.</i>	<i>of the site, as viewed from Cubitt Street. Future development should sit at the rear of the existing buildings and retain the view of the roof forms and remaining chimneys.</i>	<u>Overall height:</u> 3 storeys (12m) Upper level setback so built form rests within a continuing roofline from the terrace below.	matching upper level volume set back.
HO447	58-60 Cubitt Street	Houses	Individually significant	<i>Parapets, verandah, tripartite window form, chimneys and front setback.</i>	<i>Any development on site should be set back sufficiently to retain prominence of the parapet to the street; adjoining sites separated or set back at the corners in sympathy with the setting of the terrace. Avoid blank party walls on either side.</i>	<u>Setback:</u> retention of two rooms. <u>Overall height:</u> 3 storeys (12m) <u>Sites Adjacent (Transition):</u> Side set back of adjacent min 2.5m.	Retains significant fabric and primacy of the terrace at street level, with new addition behind with matching upper level volume set back.
HO253	30-38 Dover Street	Hurst Terrace	Individually significant	<i>Interesting and relatively intact example of a Victorian terrace which incorporates some unusual architectural elements, including recessed and quoined facades, single hipped roof and continuous verandah. The significance of the row is reduced somewhat by the high front fences which diminish the contribution of the building to the streetscape. The rear sections of the row are largely original, and visible to the public realm along Dove Street.</i>	<i>There is limited scope for development at the rear of the existing built form. Avoid sheer or blank party walls on either side, particularly interface with the garden setting.</i>	<u>Limited scope for development on site.</u> <u>Adjacent Sites (transition):</u> Side setback on adjacent property at upper level 2.5m to protect chimney.	Retains significant fabric and primacy of the terrace at street level.

General Guidance – Precincts

Heritage Overlay	Address	Description	Grading	Key Features		Recommendations	Rationale
HO308	Cotter Street	Barkly Gardens Precinct	Contributory 3, 5, 7, 9, 11, 13 and 4, 6, 8,	<i>This street is part of HO308 that protrudes into the Study Area along Cotter</i>	<i>Create a transition between this modest single-storey</i>	<u>Setback:</u> retention of two rooms	Complies with heritage policy for residential heritage precincts.



			10, 12, 14, 16, 18 Non-Contributory 15-21 and 20	<i>Street. Its key architectural features are modest single-storey timber cottages with hipped roofs and verandahs, with some surviving chimneys and front fences.</i>	<i>heritage streetscape and the larger built form taking shape along Church Street.</i>	<u>Overall height:</u> 3 storeys (12m).	
HO342	Balmain Street	Cremorne Precinct	Contributory 27-31 & 43-47 Balmain Street	<i>The streetscape is late Victorian in character and is dominated by single-storey cottages, with the exception of the double-storey shopfronts at 27-31 Balmain Street. Recent development on the street includes the four-storey office building at Nos 33-41. The heritage setting of Nos 43-47 have been significantly compromised. This is an outstanding example of what needs to be avoided in future interface between heritage and new additions.</i>	<i>Create a transition between modest single storey form and larger built form taking shape in the Enterprise Precinct.</i>	<u>Setback:</u> retention of two rooms <u>Overall height:</u> 3 storeys (12m).	Complies with heritage policy for residential heritage precincts.
HO364	Blanche Street	Wellington Precinct	Contributory 1, 3 & 5 Blanche Street	<i>Single-storey Victorian cottages.</i>	<i>Development on site should be behind original roof forms, avoid sheer party walls on adjoining interfaces; set back or chamfer/articulate corners at interface of adjoining sites.</i>	<u>Setback:</u> retention of two rooms <u>Overall height:</u> 3 storeys (12m).	



Municipal Landmarks

Heritage Overlay	Address	Description	Grading	Key Features	Landmark Strategy Recommendations	Landmark Strategy View	Recommendation
HO343	105-115 Dover Street	Slade Knitwear Sign	Individually significant	<i>Erected a top a brick building, the sign with cut-out letters, is a single-sided neon sign that is braced with a steel frame and support structure.</i>	<i>The site itself, or land immediately adjoining, could be developed with higher scale form which could impede its foreground or skyline silhouette. Clear sky behind the sign and its visual prominence should be retained, in any new development of the site or surrounding. Development within the background of the sign should avoid intruding into the 'clear sky' views visible between the roof and sign, and through the sign lettering. Development of the site or within the foreground of the sign should be sited, designed and scaled to retain views to the face of the sign. All development should be designed, and finished with muted colours, so as not to compete with the visual prominence of the sign from this viewpoint.</i>	<i>View 1: Northwest corner of intersection of Kelso and Dover Streets. A short, oblique view of the sign, supporting structure and building rooftop is afforded from this location, silhouetted against the sky. The clear sky view between the sign and the roof is available. The sign is not visible except from this viewline.</i>	11m setback applied to neighbouring sites that protects the sky behind the sign from View 1.