



# City of Yarra Amendment C223

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## Statement of Heritage Evidence and Report to Planning Panel

81-95 Burnley Street and 26-34 Doonside Street,  
Richmond

Prepared for Astrodome Hire Pty Ltd

May 2020

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## **Statement of Qualifications and Experience, and Declaration**

### **Authorship**

This statement has been prepared by Mr Peter Haynes Lovell, Director of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Mr Matt Spencer, Senior Heritage Planner. The views expressed in the statement are those of Mr Peter Lovell.

### **Qualifications and Experience**

I have a Bachelor of Building degree from Melbourne University and have been director of the above practice, which I established with Richard Allom in 1981. Over the past 32 years I have worked in the field of building conservation and have been involved in, and responsible for, a wide range of conservation related projects. These projects include the preparation of conservation/heritage studies for the Borough of Queenscliffe, the former City of South Melbourne, the former City of Fitzroy and the former City of Port Melbourne. In addition, I have acted as heritage advisor to the Borough of Queenscliffe and the former City of South Melbourne. In the area of conservation management planning I have been responsible for the preparation of a wide range of conservation analyses and plans including those for the Melbourne Town Hall and Administration Building, the State Library and Museum, the Supreme Court of Victoria, Werribee Park, the Regent Theatre, the Bendigo Post Office, Flinders Street Station, the Old Melbourne Observatory and the Mt Buffalo Chalet. I have been responsible for the preparation of strategic planning reports for Government House, Canberra, the Melbourne Town Hall and the Supreme Court of Victoria.

In the area of building conservation works I have been involved in and directly responsible for the investigation, design and documentation of a wide range of projects including the ANZ Gothic Bank at 380 Collins Street, the Collingwood, Melbourne and Fitzroy Town Halls, the Athenaeum and Regent Theatres, Parliament House, Melbourne, Government Houses in Canberra and Perth, and the Supreme Court of Victoria Court of Appeal.

I am a member of long standing of the National Trust of Australia (Victoria), Australia ICOMOS (International Council on Monuments and Sites), and the International Institute for Conservation of Historic and Artistic Works. I am also an honorary fellow of the Royal Australian Institute of Architects.

Over the past twenty years I have appeared frequently before the former Historic Buildings Council, now the Victorian Heritage Council, and the Victorian Civil and Administrative Tribunal in relation to matters relating to conservation, adaptation and redevelopment of historic places.

### **Expertise**

I have expertise in the study of heritage and heritage management. This expertise is primarily derived from my experience in researching and assessing heritage places for the application of heritage controls at both a local and state level, in the formulation and review of guidelines for the implementation of such controls, in the application of heritage controls to projects undertaken by Lovell Chen and other architects and in the testing of those controls by way of Victorian Heritage Council and Victorian Civil and Administrative Tribunal review.

### **Instructions**

My instructions to prepare this statement were provided by Planning and Property Partners, on behalf of Astrodome Hire Pty Ltd, owner of 81-95 Burnley Street and 26-34 Doonside Street, Richmond.

The letter of instructions of 30 April 2020 (Attachment A) requested that I,

Review the material supplied to you in relation to this Amendment;

Consider and formulate your own opinions, within the limits of your expertise, with respect to the appropriateness of the Amendment; and

Prepare a report which sets out the conclusions you have reached, and clearly states the basis upon which you have arrived at those conclusions, including any facts you have relied upon or assumptions you have made which form part of the reasoning by which you reach your conclusions.

The area of my expertise is heritage and the focus of my assessment is on heritage matters associated with the proposed Development Plan Overlay (DPO) and the requirement that the DPO, 'Ensure that new development respects the heritage significance of the land'.<sup>1</sup>

#### **Declaration**

In preparing this report I declare that I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

A handwritten signature in black ink, appearing to read 'Peter Lovell', enclosed within a light gray rectangular border.

Peter Lovell

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<sup>1</sup> Yarra Planning Scheme, Amendment C223, Explanatory Report, unnumbered p.2

## 1.0 Introduction

This statement of evidence has been prepared for Astrodome Hire Pty Ltd, owners of the property 81-95 Burnley Street and 26-34 Doonside Street, Richmond (Figure 1), and relates to the proposed City of Yarra Planning Scheme Amendment C223. The amendment proposes to rezone the subject land from Industrial 3 Zone to Mixed Use Zone. The amendment also proposes to introduce Schedule 15 of the Development Plan Overlay (DPO15) and an Environmental Audit Overlay (EAO) to the land.

Regarding my knowledge of the site and area in 2017 I prepared and presented expert heritage evidence to Planning Panels Victoria in relation to Amendment C214 regarding the creation of a proposed Doonside Industrial Precinct. This amendment was ultimately abandoned by Council on the recommendation of the panel.

In preparing this statement I was provided with a statement of evidence from Ms Catherine Heggen on behalf of Astrodome Hire Pty Ltd on Friday 8 May. I prepared a draft of my evidence without reviewing this document and in finalising the evidence have now had regard for Ms Heggen's conclusions and recommendations as they impact on heritage matters. I have noted in my evidence where I have subsequently addressed Ms Heggen's evidence.

### 1.1 Background to the amendment

Astrodome Hire Pty Ltd requested the City of Yarra prepare and exhibit Amendment C223. The amendment was exhibited from 19 September to 24 October 2019.

A number of submissions were submitted in response to the advertisement of Amendment C223. In response to the issues raised in these submissions the City of Yarra proposed a number of changes to the amendment. The changes were considered and adopted at a Council meeting on 3 March 2020 and now form the basis of the amendment under consideration by the panel.

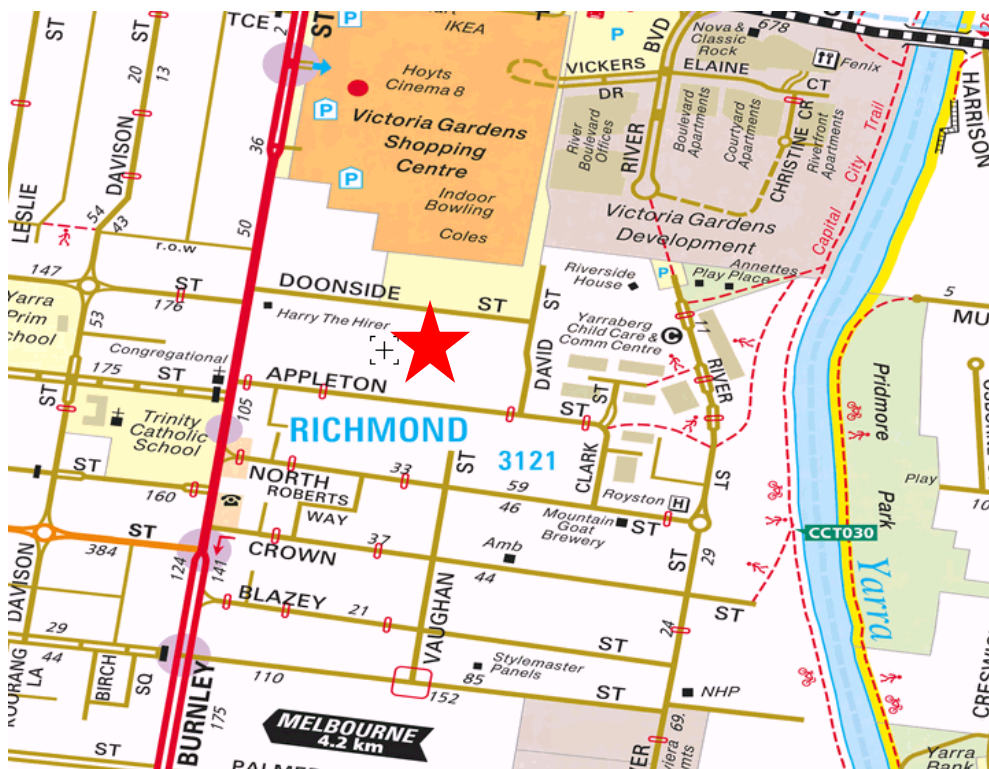


Figure 1 Location of the subject site at 81-95 Burnley Street and 26-34 Doonside Street, Richmond  
Source: [www.street-directory.com.au](http://www.street-directory.com.au)

## 2.0 Heritage controls and assessments

### 2.1 Heritage overlay

The proposed DPO over the site addresses heritage considerations as relevant to places included in the Schedule to the Heritage Overlay.

Part of 81-95 Burnley Street (Figure 3) is included in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as HO375, 'Russell Manufacturing Company Pty Ltd later Repco'. 26 Doonside Street (Figure 4) is also included in the Schedule to the Heritage Overlay as HO252, 'Former Repco Offices' (Figure 2).

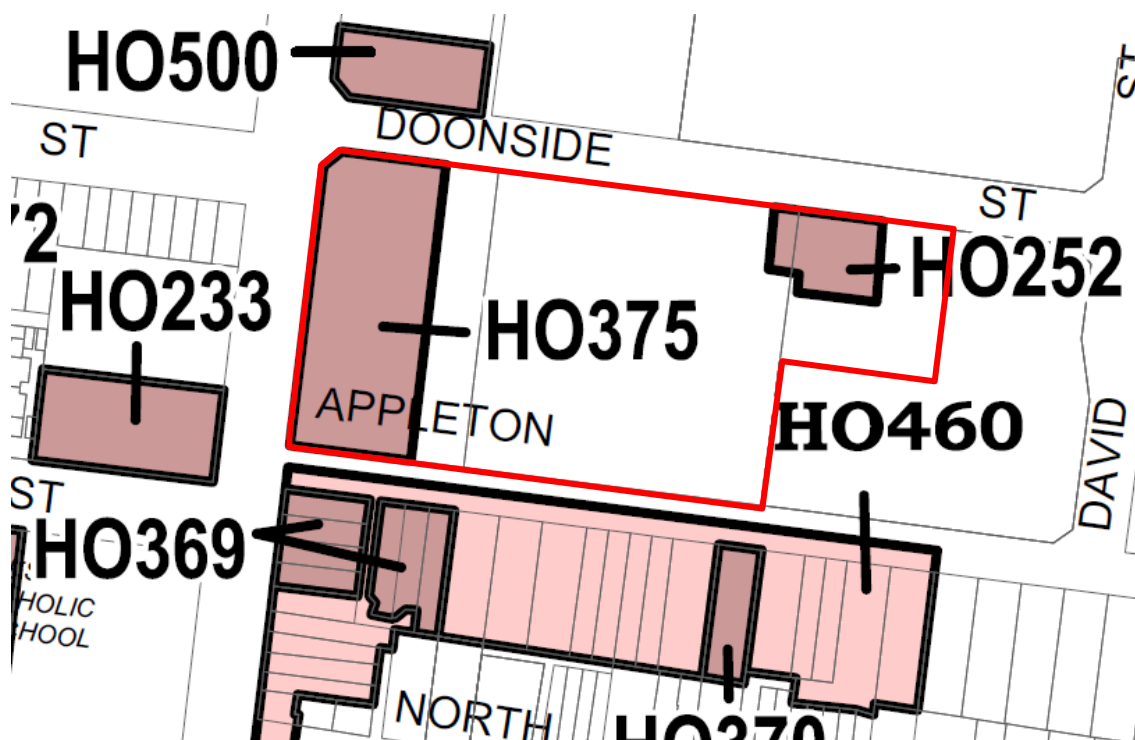


Figure 2 Detail of the HO map with the subject site outlined in red  
Source: Yarra Planning Scheme

It is noted that the polygon over 81-95 Burnley Street is understood to extend to a depth of 34 metres east of Burnley Street as represented in built form by the two storey wall extending down Doonside Street (Figure 3). In the case of 26 Doonside Street the mapped polygon captures the building and a sliver of land to the west. I have not been able to establish whether it incorporates any land on the east or south sides of the building or is limited to the building footprint.

As a result of these listings, amongst other heritage related policies, these scheduled sites are subject to the decision guidelines and policies included within Clause 43.01 – *Heritage Overlay* and Clause 22.02 – *Development Guidelines for Places Subject to the Heritage Overlay*. While internal controls and tree controls do not apply to each of the heritage places, external paint controls do apply.

The Yarra Heritage Database identifies both of the buildings that are subject to the heritage overlay as individually significant. Clause 22.02 – *Development Guidelines for Sites Subject to the Heritage Overlay* – defines individually significant heritage places as:

Individually significant: The place is a heritage place in its own right. Within a Heritage Overlay applying to an area each individually significant place is also Contributory.

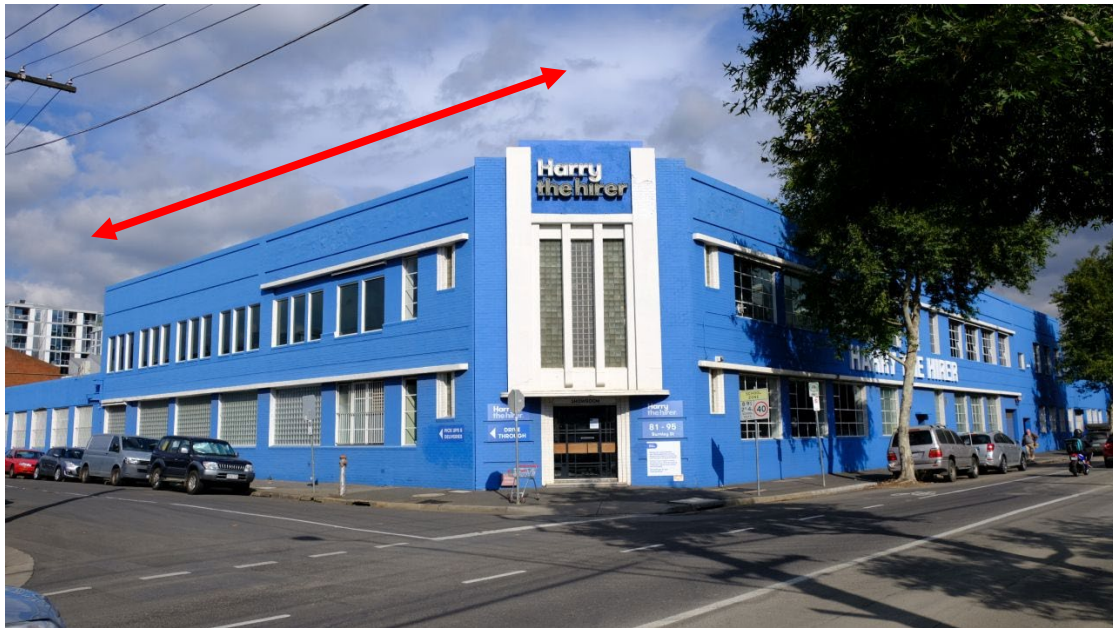


Figure 3 81-95 Burnley Street showing extent of the HO on Doonside Street



Figure 4 26 Doonside Street

Excerpts of the citations for each property are reproduced as follows (refer Appendix A for full citations):

*81-95 Burnley Street, Richmond*

**What is significant?**

The Russell Manufacturing Company Pty Ltd (later Repco) building at 81-95 Burnley Street, Richmond is significant to the extent of the pre-1945 fabric. Built in stages for the Russell Manufacturing Company Pty Ltd, the brick (overpainted) building has a strong Moderne styling, with horizontal banding on the main elevations.



Post-1945 alterations and additions to the building are not significant.

**How is it significant?**

The Russell Manufacturing Company Pty Ltd (later Repco) building is aesthetically and historically significant to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The Russell Manufacturing Company Pty Ltd (later Repco) building is aesthetically significant (Criterion E):

- for its strong Moderne styling as ideally presented on a corner site.
- for the relationship with the significant Moderne style former Repco Building at 26 Doonside Street (HO256).

The Russell Manufacturing Company Pty Ltd (later Repco) building is historically significant (Criteria A & H):

- as tangible evidence of the large factories built during the interwar period when Richmond became a centre of manufacturing in Victoria.
- for the association with the successful motor spare parts firm of Russell Manufacturing Company Pty Ltd.

*26 Doonside Street, Richmond*

**What is significant?**

The building, built c.1939 as an office and laboratories for the Russell Manufacturing Co., which later became Repco at 26 Doonside Street, Richmond is significant. It is a two storey Moderne style bichromatic brick building. It is approximately square in plan, with a curved corner at the northwest. The building is oriented north-west, and the composition of the main panels of brickwork is approximately symmetrical about a diagonal axis which runs through the corner entrance, which has a cantilevered concrete canopy. The north and west elevations are of face manganese brick, whilst large panels of cream brick give the appearance of wrapping around this, leaving a vertical strip of dark brown brick above the entrance. This corner element is decorated with a narrower vertical strip of horizontally-striped tapestry brickwork, and surmounted by three white painted vertical concrete fins. The north elevation features two bands of windows, each comprising three panels of multi-paned steel-framed windows with manganese brick spandrels and sills. These windows turn the corner to the east elevation; to their right are two vertically placed circular windows, probably to a staircase. The west wall of the building was once attached to a single-storey building which has since been demolished, with the exception of part of the front wall and cream brick parapet which adjoins No. 26.

**How is it significant?**

The former Repco office and laboratory building at 26 Doonside Street, Richmond, is of local architectural significance of the City of Yarra.

**Why is it significant?**

It is architecturally and aesthetically significant as a particularly sophisticated example of a small building in the Moderne style, which exhibits an interesting composition of a limited palette of materials. It is thus distinctive for a building of its size and type. The demolition of other adjacent buildings has increased the



aesthetic contribution of this building to an otherwise architecturally undistinguished industrial streetscape. (Criteria D & E)

To the south of the subject site is Appleton Street, the south side of which forms part of the Yarraberg Precinct Heritage Overlay (HO460) (Figure 2). The significance of this area is as noted in the relevant citation (refer Appendix A for the full citation).

#### *Yarraberg Precinct*

##### **What is significant?**

Yarraberg Precinct, comprising 2-38 Appleton Street, 13-31 Blazey Street, 97-133 Burnley Street, and 9-39 & 12-30 Crown Street, is significant. The Township of Yarraberg was laid out in the early 1850s by investor William Francis Splatt, on the banks of the Yarra River near a crossing to Hawthorn. Sales of land along North, Crown, River and Bridge (now Blazey) streets began in 1853. Pre-1855 house construction was concentrated near the river, but this has been replaced by 20th-century industrial development.

The current housing stock is primarily Victorian-era and Edwardian-era houses and shops, with a number of well-preserved examples from the immediate post First-War era. Many of them are small cottages that housed workers who found employment in the nearby industrial areas, including David Mitchell's 'Doonside' industrial estate just to the north.

Contributory buildings have typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs;
- One storey wall heights;
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street; and

Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs

and channels, and asphalt paved footpaths.

The following buildings are of individual significance to the precinct: 2-6 & 24 Appleton Street, 97-105 Burnley Street, and HO248 - 9-17 Crown Street.

##### **How it is significant?**

The Yarraberg Precinct is of local aesthetic and historical significance to the City of Yarra.

### **Why it is significant?**

The precinct is of historical significance as a tangible illustration of Yarraberg, one of the first group of residential estates in the City, set in place by the 1850s at a crossing of the Yarra River as distinct from those early Richmond residential areas that grew because of proximity to Melbourne Town. During the 19th century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality, and this identity was still strong during the interwar period. As it was located next to the early Richmond industrial centre, its development included small cottages to house workers, who found employment nearby, as well as shops on Burnley Street to serve the locals. (Criterion A)

Yarraberg Precinct provides a good representation of working class housing of the Victorian era, most of them small-scale and constructed of timber with detailing standard to their era. To a lesser extent, it represents Edwardian housing, much of it in the form of duplexes with prominent and decorative front gables, and timber California Bungalows of the interwar era. The commercial development on Burnley Street is also representative of these three eras. These three development eras correspond to the main growth periods seen across Richmond. (Criterion D)

A number of the Edwardian-era houses display unusual and attractive details, including the Tudor-style details of the duplexes at the corner of Appleton and Burnley streets (Individually Significant), and the Edwardian brick duplexes on Crown Street and those on Blazey Street with very distinctive bi-chrome brick chimneys. (Criterion E)

### *Comment*

The current citations for both HO buildings on the site reasonably assess and describe their significance and in the case of 81-95 Burnley Street provide guidance on the relative significance of their component parts, placing emphasis on the pre-1945 built form.

As relevant to the consideration of heritage issues on the site and in the absence of other controls development would be subject to the provisions of the decision guidelines at Clause 43.01 *Heritage Overlay*, the Municipal Strategic Statement and specifically Clause 21.05 *Built Form* and local policy at Clause 22.02 *Development Guidelines for Sites Subject to the Heritage Overlay*.

With regard to the heritage sensitivities of development on the subject site as related to the Yarraberg Estate, while no direct abuttal exists Clause 21.05 *Built Form* does require that consideration be given to 'nearby place of cultural significance' in the site analysis requirements and looks for retention of view lines 'to nearby heritage places'.

## **2.2 Raworth reports**

A heritage report was included as part of a number of documents prepared in support of Amendment C223. The most recent version of the report, as prepared by Bryce Raworth, is dated (Revised) December 2018, and was prepared on behalf of the owners of the subject site. It provides an analysis of the context and history of the place. The report also provides an analysis of the potential heritage impacts of Amendment C223, the proposed DPO15 and the Indicative Framework Plan (IFP), which forms part of DPO15.

As relevant to my report I accept and adopt the historical research and description of the site as prepared by Mr Raworth. I have formed my own views regarding all other matters.

## **2.3 Other heritage related planning considerations**

As noted, development associated with heritage places is also addressed under Clause 22.10 *Built Form and Design Policy*. Under Clause 22.10-3.3 'Setbacks and Building Heights', the design guidelines as relevant to sites outside the heritage overlay note that:

New development that is higher than adjacent buildings should adopt a secondary setback for the higher building component which:

- retains existing view lines to nearby heritage places and other key features.

and that

The height of new development abutting land in a Heritage Overlay should:

- Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay;
- Design and site taller structures so that they do not visually dominate surrounding heritage places; and
- Match the floor levels of the adjacent heritage building.

In the absence of other controls these provisions would be applicable to the site as related to new development in the context of the two HO sites.

### 3.0 Amendment C223

As noted, Amendment C223 proposes to rezone the subject site from Industrial 3 Zone (IN3Z) to Mixed Use Zone (MUZ) and apply the Development Plan Overlay Schedule 15 (DPO15) (Figure 5) and Environmental Audit Overlay (EAO) to the subject site.

The site forms part of a wider precinct, the Victoria Street East Precinct (Clause 22.11 of the Yarra Planning Scheme), an area identified for substantial change.

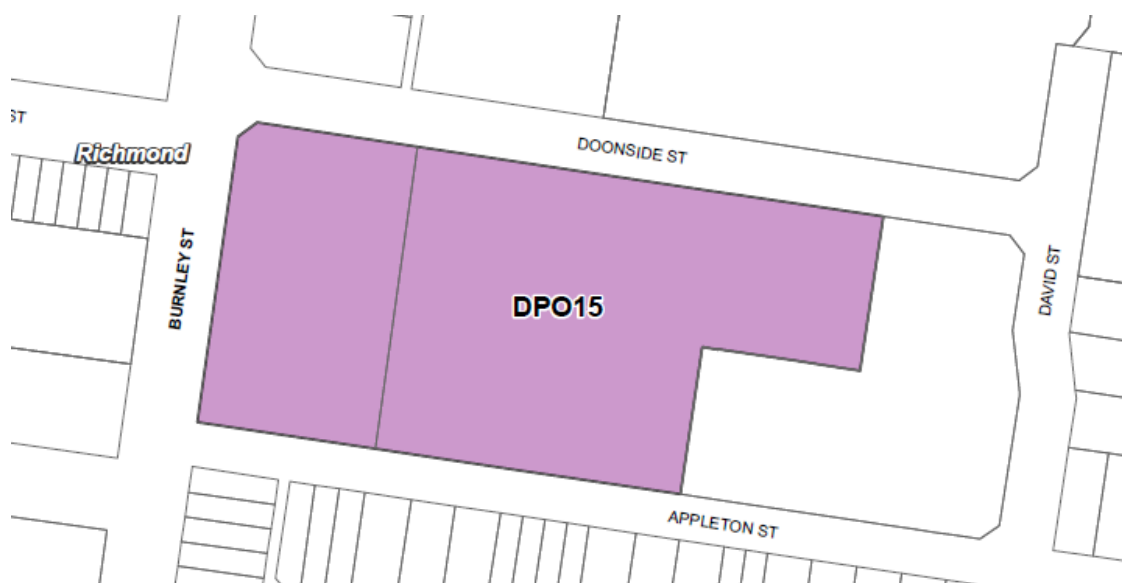


Figure 5 Proposed Development Plan Overlay – Schedule 15 (DPO15)  
Source: Yarra City Council - Amendment C223 formal exhibition documents

The proposed DPO15 for the site includes an Indicative Framework Plan (IFP) (Figure 6) that provides for the following:

- taller built forms (24.5 to 42 metres) set over podium forms ranging from 6 to 11 metres in height.
- built form separations of predominantly 9m with upper level setbacks varying between 5 and 13m

- 576 square metres of public open space facing Doonside Street
- A 9m wide pedestrian link connecting Doonside Street and Appleton Street
- Retention of heritage buildings

Heights are noted as preferred maximums.

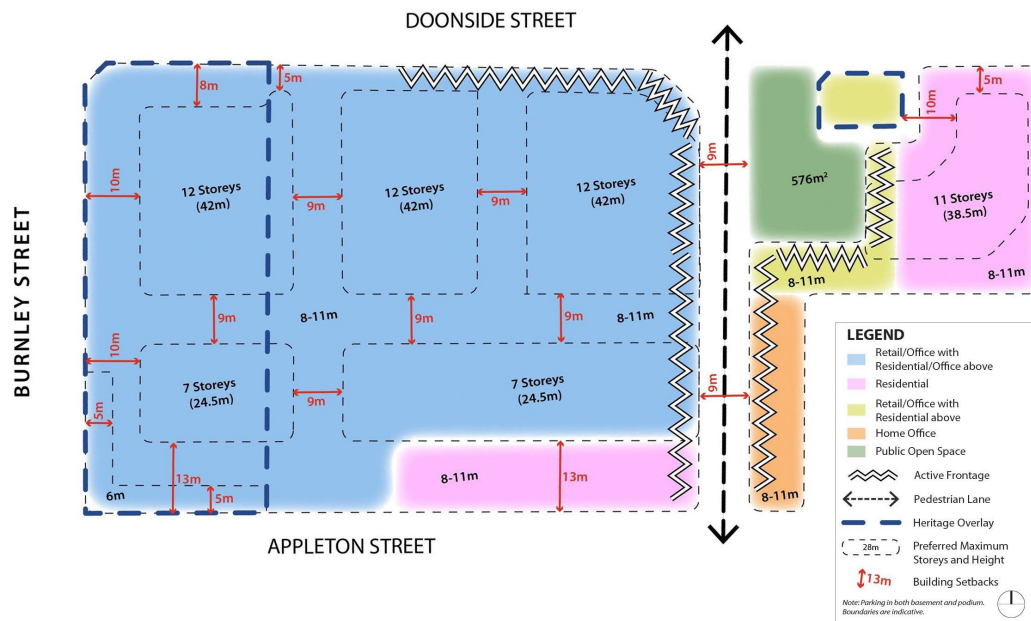


Figure 6 Indicative Framework Plan included in proposed DPO15  
Source: Yarra City Council - Amendment C223 formal exhibition documents

DPO15 also includes requirements for a detailed Development Plan to be approved by Council.

### 3.1 Development Plan Overlay as proposed by Council

In addressing the provisions of the DPO which go to heritage issues my understanding is that a permit application made in accordance with the provisions of an approved plan is in the first instance subject to assessment against the plan. Further, it may additionally be considered against other relevant planning polices particularly if the proposal is one which, outside the DPO provisions, might otherwise be refused.<sup>2</sup>

Additionally, my understanding is that the DPO requirements, amongst other objectives, are intended to guide future development and that while they address considerations such as heritage it is not the intention to literally repeat the relevant planning provisions. The DPO provisions are able to provide a more nuanced consideration of the issues but should not, in the process, elevate the tests or expand on guidelines beyond those which are required to be considered for like places outside the DPO.

The proposed development plan overlay, as adopted by Council on 3 March 2020, incorporates a number of provisions which address heritage issues. The following table provides comment on the heritage content including recommendations regarding amendment. In forming a view on these issues I have addressed three particular considerations: the anticipated development outcome for the impacted buildings, the height and setback of new development and the relevance of the Yarraberg precinct.

<sup>2</sup> Department of Environment, Land, Water and Planning, Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays, November 2018, p.2

### 3.1.1 The HO buildings

The nature of the two buildings on the site, which are included in the Schedule to the Heritage Overlay, is that they are physically quite distinct.

81-95 Burnley Street is part of a large factory/industrial structure which has evolved over many years. That part of the structure which has been recognised for heritage reasons is approximately one third of the total footprint and within this structure the relevant citation notes that 'Post-1945 alterations and additions to the building are not significant'. As depicted in Mr Raworth's revised analysis of December 2018, this limits the areas of significance to a relatively small area of the corner facades on Burney and Doonside streets.<sup>3</sup> It is likely that the pre-1945 fabric also includes elements of the single storey block extending to the south along Burnley Street, which was originally constructed as a plaster factory and appears in the 1945 aerial photograph of the site (Figure 7).<sup>4</sup>



Figure 7 Aerial photograph of the subject area, 1945 with the former plaster works arrowed  
Source: Land Victoria

Internally, the evolution of the building is evident in the structure which includes reinforced concrete framing and floors, as well as column and truss supported roofs over high single storey spaces (Figure 8 & Figure 9). Above these spaces the roof forms also reflect the evolved form with a combination of single pitched, hip and saw tooth roofs (Figure 10).

In anticipating possible redevelopment scenarios for such a structure the reasonable and in my view acceptable heritage outcome will be that the heritage fabric retained will be limited to the facades to the three street frontages. From long experience and by way of review of related examples in Yarra and elsewhere, the partial retention of internal and roof fabric is rarely achieved in such cases; a reality which still delivers acceptable heritage and design outcomes. As such the heritage sensitivities of the

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<sup>3</sup> Bryce Raworth, Former Repco Factory, Amendment C223 to Yarra Planning Scheme – Analysis of heritage issues, Report to Council, Revised December 2018, pp. 6-10.

<sup>4</sup> Bryce Raworth, Former Repco Factory, Amendment C223 to Yarra Planning Scheme – Analysis of heritage issues, Report to Council, Revised December 2018, pp. 5.



site and the expectation of outcomes, in the context of the development opportunity identified by the DPO, is reasonably understood.

In contrast to the Burnley Street site, 26 Doonside Street is a complete and seemingly largely externally intact building. I have not inspected the interior but assume that this may well also be the case internally. Other than on the west side, it is a building which was designed to be freestanding and the sides are observed in oblique views from Doonside Street. Notwithstanding that the DPO proposes that the building in effect be retained and presented in the round, the scope for redevelopment of such a building under heritage policy would typically accommodate some degree of addition and abuttal on the sides and to the rear. Such abuttal on the sides would necessarily have regard to the facade design and oblique views, as well as height, but such sensitivities would be lesser towards the rear. In this case the DPO presents as responding generously to the heritage sensitivity of this building, to a degree which if it were to be redeveloped under the existing controls might not be required.



Figure 8 View looking towards the north-west corner entrance

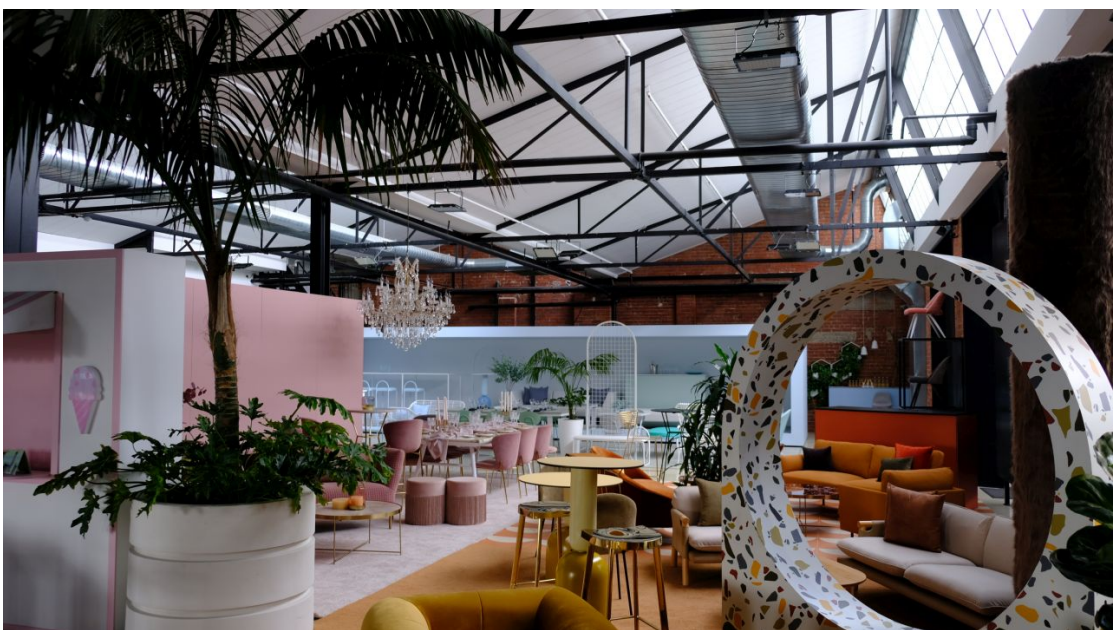


Figure 9 Internal view looking east along the Doonside Street frontage



Figure 10 View looking south over the roofs on the Burnley Street frontage



Figure 11 East and south elevations of 26 Doonside Street





Figure 12 South and west elevation of 26 Doonside Street

### 3.1.2 Height and setbacks

A key element of the DPO is that significant development is provided for within HO375 on Burnley Street whereas in the case of 26 Doonside Street (HO252), this building is enshrined as an isolated structure. In forming a view on whether the preferred heights and setbacks are appropriate from a heritage perspective the whole of site urban design considerations may in this case be seen to be the more relevant determinant of outcomes.

Within the breadth of development which has been approved and constructed in Yarra over the past decade or more it is evident that development involving facade retention with tall structures behind can deliver successful outcomes (refer Appendix B)). Across these examples setbacks and heights vary, success being driven more by the quality of the design and subtlety of the response to context, rather than by fixed determinants.

In this regard whether 5, 8, or 10 metres is an appropriate setback from a heritage perspective is a decision which ideally is made in the designing of the development. While on occasions the achievement of a legible 'three dimensional form' may require a deeper setback, on others it will not.

Regardless of exact setback, an 8 or 10 or 12 storey structure rising behind and out of a two storey heritage facade will fundamentally alter our perception of the heritage building. Where the heritage facade is flanked by buildings on either side there may be a stronger imperative for greater depth of setback. In other cases where the building is located on a corner or is a whole of block frontage, as is the case for 81-95 Burnley Street the response may be different. In these cases the three dimensional form is readily understood by the existence of one or both return facades and a shallower setback may be acceptable.

Added to this is the question of whether the 'three dimensional depth' proposition is relevant. In the near-by example at 9-15 David Street (known as the Supply Co building) the tower setback from the retained facade is in the order of 2 to 4 metres (Figure 13 to Figure 15). Would a setback of 8 metres make any difference to the heritage outcome? In this case my view is no. The facade, with its distinctive sculptural relief is the element of significance while the structure behind was of no identified value other than in evidencing an interwar factory.



Figure 13 9-15 David Street, Burnley before redevelopment



Figure 14 9-15 David Street, showing 2 to 4m setbacks above the street wall



Figure 15 9-15 David Street, showing 2 to 4m setbacks above the street wall

In the case of 81-95 Burnley Street the place is of aesthetic significance:

- for its strong Moderne styling as ideally presented on a corner site.
- for the relationship with the significant Moderne style former Repco Building at 26 Doonside Street (HO256).

The Russell Manufacturing Company Pty Ltd (later Repco) building is historically significant (Criteria A & H):

- as tangible evidence of the large factories built during the interwar period when Richmond became a centre of manufacturing in Victoria.
- for the association with the successful motor spare parts firm of Russell Manufacturing Company Pty Ltd.

This assessment confirms that the aesthetic and visual significance resides primarily in the corner facade. While the historical significance references the scale of the place, this is a feature which is equally reflected in its whole of block presence rather than in any predetermined depth of structure.

As noted in the discussion above, the situation with 26 Doonside Street contrasts with that of 81-95 Burnley Street. 26 Doonside Street is a building identified as of significance for its architectural value alone. While not explicit the citation infers that the value resides not only in the presentational architectural elements and form, but also in the completeness.

In contemplating the nature of development which might occur around or in proximity there reasonably is a sensitivity to the three dimensional form of the whole building and its presentation. While in my view some abuttal could occur to the sides and rear, noting that the south wall is approximately 12

metres back from the street frontage, the relationship of any taller structure to the retained building has a greater degree of heritage sensitivity as compared to 81-95 Burnley Street, where the two dimensional facade is the element of note.

In concluding on this issue my view is that the identification of preferred podium heights and depths, and the height of taller structures behind is relevant and purposeful from a planning perspective, but that the sensitivities and responses are quite different as applicable to the two heritage sites.

As relevant to this issue Ms Heggen has provided a suggested alternative Indicative Framework Plan in her evidence of May 2020. As related to 81-95 Burnley Street the plan, amongst other matters, proposes lesser setbacks on Doonside and Burnley streets and the accommodation of greater tower height.<sup>5</sup> She further suggests reduced setbacks to the east and south of 26 Doonside Street. In her explanatory text she addresses the urban design considerations in forming her views, noting that she leaves the heritage sensitivity of these changes to the heritage experts. Having reviewed Ms Heggen's evidence I have included comment on the proposed amendments in the table below (Table 1).

### 3.1.3 The Yarraberg Precinct

As described in the statement of significance the Yarraberg Precinct is a place of local aesthetic and historical significance. It is a self-contained place with defined boundaries and particular physical characteristics. It is primarily made up of contributory buildings which date from the Victorian and Edwardian periods with some well-preserved immediate post First World War era structures. As related to the surrounding area the historical link to the surrounding industrial area is noted, but there is no reference to any physical attributes of note such as views or vistas.

In considering the heritage sensitivities of the Yarraberg Precinct to development which might occur on the subject site my view is that they are very limited. The assessed significance of the Yarraberg Precinct is place specific and there are no significant viewlines associated with the precinct which present as impacted by the proposed DPO.

## 3.2 Assessment of the DPO provisions

In the light of the above discussion the following table provides comment on the provisions of the proposed DPO.

Table 1 Comment on the heritage provisions of DPO15

DPO Provision	Comment
<p><b>3.0 Conditions and requirements for permits</b></p> <p><b>3.2 Heritage Impact Statement</b></p> <p>A permit application must include, where relevant:</p> <ul style="list-style-type: none"> <li>A heritage impact statement prepared by a suitably qualified professional that assesses the impact of the proposed development on the heritage values of the heritage place and nearby heritage places, as identified in the conservation management plan or similar comprehensive heritage analysis prepared for the site, along with</li> </ul>	<p>The requirement for a heritage impact statement to be prepared for the development of sites which are subject to the HO is an accepted requirement for all permit applications associated with places impacted by the heritage overlay. Such a statement typically is based on the relevant citation, as already exists, and may be informed by additional research.</p> <p>In the absence of any information which would indicate that these places are of greater significance than other like places in Yarra the reference to 'the' conservation management plan (CMP) and the following text is in my assessment unnecessary. The extent of the HO controls is limited to the external fabric only of</p>

<sup>5</sup> C A Heggen, Yarra Planning Scheme Amendment C223, Urban design Expert Evidence, May 2020, p.12.



DPO Provision	Comment
<p>relevant heritage studies and citations.</p> <ul style="list-style-type: none"> <li>• A siteline [sight line] analysis and 3D modeling [modelling] of the proposed development from key view points in the public realm to enable an assessment of the visual impact of the development on heritage places.</li> </ul>	<p>these places which readily can be observed and understood. As noted, they are like many such places in Yarra and in my assessment a CMP is not required. The reference to heritage studies and citations is a given and does not require restating.</p> <p>The requirement to consider sight lines exists in heritage policy (Clause 22.05-5.7.1 and 22.05-5.7.2). These are typically taken from the opposite footpath at the centre of the facade.</p> <p>The second dot point is consistent with this requirement, albeit expanding the assessment to a greater number of viewing points.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li>• <i>A heritage impact statement prepared by a suitably qualified professional that assesses the impact of the proposed development on the heritage values of the heritage place and nearby heritage places.</i></li> <li>• <i>Site line analysis and 3D modelling of the proposed development from key view points in the public realm to enable an assessment of the visual impact of the development on the heritage significance of 81-95 Burnley Street and 26-34 Doonside Street</i></li> </ul>
<b>4.0 Requirements for development plan</b>	No heritage considerations
<b>4.1 Development Plan Vision</b>	
<ul style="list-style-type: none"> <li>• To respect the scale and form [of] heritage places within and adjacent to the site and provide for the conservation of heritage places within the site.</li> </ul>	<p>This presents as consistent with relevant heritage policies but might be split into two dot points.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li>• <i>To respect the scale and form of heritage places within and adjacent to the site.</i></li> <li>• <i>To provide for the conservation of heritage places within the site</i></li> </ul>
<ul style="list-style-type: none"> <li>• To provide for the sensitive adaptive re-use of heritage buildings in accordance with the Indicative Framework Plan and informed by a comprehensive heritage analysis prepared for the site by a suitably qualified professional that: <ul style="list-style-type: none"> <li>○ articulates the significance of the heritage place, its component</li> </ul> </li> </ul>	<p>As noted, the existing heritage buildings on the site already have heritage citations against which the impact of proposed works can be assessed, as would be the case for any such HO place. This provision presents as doubling up and is unwarranted. The significance of each place is documented, the relationship between the places is already noted and the relationship to</p>

DPO Provision	Comment
<ul style="list-style-type: none"> <li>parts and its setting;</li> <li>describes the relationship between the heritage place and any neighbouring or adjacent heritage place/s; and</li> <li>establishes principles for managing the significance of the heritage place and its relationship with its surroundings.</li> </ul>	<p>neighbouring places (Yarraberg Precinct) is of very limited relevance and management of the significance of the places will be a key consideration in the preparation of the heritage impact statement. Worded in this manner the expectations would be considerably more onerous than the expectations required for the approval of works on the vast majority of heritage places in Yarra.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>To provide for the sensitive adaptive re-use of heritage buildings in accordance with the Indicative Framework Plan and informed by a heritage impact assessment prepared for the site by a suitably qualified professional.</i></li> </ul>
<b>4.2 Components of the Development Plan</b>	
<p><b>Site and Context Information</b></p> <p>A site analysis that identifies:</p> <ul style="list-style-type: none"> <li>important views to be considered and protected, including views of existing heritage buildings.</li> </ul>	<p>This presents as appropriate from a heritage perspective.</p>
<b>Built Form Guidelines</b>	
<ul style="list-style-type: none"> <li>Building setbacks from street boundaries that ensure that <del>new</del> future development does not overwhelm the scale of the heritage buildings on the site or on heritage places in the vicinity of the site, including dwellings on the south side of Appleton Street;</li> </ul>	<p>This requirement elevates the significance of the buildings on the south side of Appleton Street in a manner which I do not believe is justified on heritage grounds.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>Building setbacks from street boundaries that ensure that future development does not overwhelm the heritage buildings on the site.</i></li> </ul>
<ul style="list-style-type: none"> <li>Building setbacks from the facades of 81-95 Burnley Street that ensure the heritage building can be understood as having a three dimensional form;</li> </ul>	<p>In the context of the above requirement this additional requirement presents as unnecessary.</p> <p>Suggested amended wording:</p> <p>Delete</p>
<ul style="list-style-type: none"> <li>Minimum upper level (above podium) setbacks of: <ul style="list-style-type: none"> <li>13 metres from the Appleton Street site boundary.</li> <li>10 metres from the Burnley Street</li> </ul> </li> </ul>	<p>With respect to Appleton Street, the adequacy of the recommended setback is more an urban design and amenity consideration than it is a heritage consideration.</p>

DPO Provision	Comment
<p>site boundary.</p> <ul style="list-style-type: none"> <li>○ 8 and 5 metres from the Doonside Street site boundary.</li> <li>○ 9m from habitable room windows or balconies of the Embassy building directly to the east and south.</li> </ul>	<p>With respect to Burnley Street and Doonside Street, the built form outcomes recommended are to a degree pre-emptive of the guidance which might arise from a first principles analysis of the heritage of the site, which would take place in the preparation of a heritage impact assessment, and to a degree pre-determine and mandate a built form outcome which may not produce the optimum outcome from a design or heritage perspective.</p> <p>For these reasons, my view is that the preferred minimum setback on both streets for that part of the site in the HO (81-95 Burnley St) should be 8 metres and along Doonside Street, 5 metres as proposed</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li>• <i>Minimum upper level (above podium) setbacks of:</i> <ul style="list-style-type: none"> <li>○ <i>13 metres from the Appleton Street site boundary.</i></li> <li>○ <i>8 metres from the Burnley Street site boundary.</i></li> <li>○ <i>8 and 5 metres from the Doonside Street site boundary</i></li> <li>○ <i>9m from habitable room windows or balconies of the Embassy building directly to the east and south.</i></li> </ul> </li> </ul> <p>Ms Heggen’s suggested Indicative Framework Plan contemplates the following changes.</p> <p>Minimum upper level (above podium) setbacks of:</p> <ul style="list-style-type: none"> <li>• 13 metres from the Appleton Street site boundary.</li> <li>• 6 metres from the Burnley Street site boundary to the HO site.</li> <li>• 3 to 6 metres from the Doonside Street site boundary</li> </ul> <p>She additionally proposes preferred maximum heights of taller built form over the 81-95 Burnley Street HO of 42 and 27.5 metres and 59 and 27.5 metres over the area outside the HO.</p> <p>Having reviewed Ms Heggen’s evidence my view remains that from a heritage perspective, given the preferred maximum heights, that the preferred minimum upper level setbacks to the portion of 81-95 Burnley Street in the HO, be set at 8 metres with the stepped setback arrangement on the Burnley and Appleton</p>



DPO Provision	Comment
	<p>streets corner maintained.</p> <p>In my assessment the suggested changes in height of the upper level development do not raise any heritage concerns.</p>
<ul style="list-style-type: none"> <li>Buildings set back a minimum of 10 metres (above podium) from the heritage building at 26-34 Doonside Street;</li> </ul>	<p>For the reasons addressed in the introductory text to this table my view is that taller built form could come closer to this building. This is particularly the case at the rear.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>Buildings set back a minimum of 8 metres (above podium) from the east side and 5 metres from the south side of the heritage building at 26-34 Doonside Street;</i></li> </ul> <p>I note that in reviewing this area there needs to be greater clarity regarding the exact extent of the heritage overlay over 26 Doonside Street and the limitations on any new built form on the 'white' space around the building. My view is that to preclude additions, or interconnections to the adjacent development, may impinge on the long term viability of the building.</p> <p>Ms Heggen's suggested Indicative Framework Plan contemplates the following changes.</p> <p>A defined 3 metre space to the east and south of the existing building, presumed to be a no-build zone. Beyond this point a podium of up to 11 metres with a setback of between 3 and 6 metres is proposed on Doonside Street with upper levels rising straight up behind this setback. On the south side of 26 Doonside Street a 3 metre setback is proposed with no additional setback to upper levels (as limited to the south-east corner).</p> <p>Having reviewed Ms Heggen's evidence, my view remains that from a heritage perspective the preferred setbacks to the upper levels in this location are as proposed in my amended wording, noting that there should however be scope for lower level abuttal at the rear and part of the east side.</p>
<ul style="list-style-type: none"> <li>Inter-floor heights within the heritage buildings on the site to ensure they relate to the existing floor levels and/or fenestration patterns;</li> </ul>	<p>Recognising that there are no internal heritage controls the following alternative wording is proposed.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>Inter-floor heights within the heritage buildings on the site which do not cut</i></li> </ul>

DPO Provision	Comment
	<i>across existing door and window openings;</i>
<ul style="list-style-type: none"> <li>Indicative palette of building materials and architectural treatments throughout the site. The design and use of materials must be respectful of the industrial heritage of the site and its surrounds to the north and east, as well as to the residential heritage to the south.</li> </ul>	<p>The specific intent of this guideline is unclear and ill-defined. It appears to seek to capture a broad suite of contrasting architectural characteristics.</p> <p>In terms of its reference to the 'industrial heritage of the site' it is unclear as to whether the industrial heritage is defined by the formally identified heritage buildings on the site, or the industrial 'back of house' buildings on the remainder of the site, which have a markedly different physical appearance to the identified heritage buildings.</p> <p>Furthermore, and regardless of which type of industrial fabric should be respected, the overall physical appearance of the subject site is markedly different to that of the residential dwellings to the south of the subject site. Attempts to reconcile this difference is considered unnecessary and likely to be difficult to achieve.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>Indicative palette of building materials and architectural treatments throughout the site. The design and use of materials should respond to the industrial heritage of the site, as well as presenting respectfully to the residential heritage to the south.</i></li> </ul>
<ul style="list-style-type: none"> <li>Provide for high quality architecture and spaces throughout the site and respond to heritage places through, as appropriate: <ul style="list-style-type: none"> <li>Create an interesting and varied street wall and podium which is reinforced through the contemporary use of common historic industrial materials, a range of parapet heights and rebates of sufficient depth and texture to provide modulation in the street facade.</li> <li>At upper levels use lightweight materials and detailing that compliments [sic] the significant elements of heritage buildings.</li> <li>Simple architectural detail so as not to detract from significant elements of heritage buildings</li> <li>Discouraging highly articulated</li> </ul> </li> </ul>	<p>Provisions of this type are warranted, but as drafted they are awkwardly worded and overly prescriptive such that they may produce undesirable design outcomes.</p> <p>Suggested amended wording:</p> <ul style="list-style-type: none"> <li><i>Create an interesting and varied street wall and podium which is responsive to the past industrial presentation and traditions of the site.</i></li> <li><i>Use contemporary architectural detail which complements and responds to the significant elements of the heritage buildings</i></li> <li><i>Avoid highly articulated facades above retained heritage buildings</i></li> <li><i>Ensuring the retention of solid built form behind retained facades and avoiding balconies behind existing</i></li> </ul>

DPO Provision	Comment
<p>facades with recessed and projecting elements above retained heritage buildings</p> <ul style="list-style-type: none"> <li>○ Ensuring the retention of solid built form behind retained facades and avoiding balconies behind existing openings</li> <li>○ Providing high quality treatments to the building facades facing the pedestrian lane and streets.</li> </ul>	<p><i>openings</i></p> <ul style="list-style-type: none"> <li>○ <i>Providing high quality treatments to the building facades facing the pedestrian lane and streets</i></li> </ul>

#### 4.0 Conclusion

From a heritage perspective I believe that the application of a DPO over the subject site provides an opportunity to deliver a balanced development outcome in an orderly manner and one which has regard for a range of strategic planning objectives and policy considerations. The challenge in doing so is to avoid a situation whereby the opening up the opportunity for quite intense and transformative development is then not unrealistically reined in by overly limiting heritage constraints. Importantly, I believe that where possible the DPO should have sufficient flexibility to accommodate design solutions which deliver design excellence across all relevant development parameters, including heritage.

**Attachment A    Instructions**

30 April 2020

Peter Lovell  
Lovell Chen  
Level 5, 176 Wellington Parade  
EAST MELBOURNE 3002

**By email to: phlovell@lovellchen.com.au**

Dear Mr Lovell

**LETTER OF INSTRUCTIONS TO PROVIDE INDEPENDENT EXPERT EVIDENCE  
PLANNING PANELS VICTORIA  
AMENDMENT C223 TO THE YARRA PLANNING SCHEME  
81-95 BURNLEY STREET & 26 DOONSIDE STREET, BURNLEY**

We continue to act for Astrodome Hire Pty Ltd, the Proponent in respect of Yarra Planning Scheme Amendment C223 ('**Amendment**'), and refer to your brief in this matter.

We confirm this matter remains listed to be heard by Planning Panels Victoria from 18 May 2020. The hearing is scheduled to take place over 6 days, being 18-19 May, 22 May and 25-27 May 2020.

The Panel has allocated 18 May and the morning of 19 May 2020 to the Planning Authority. The afternoon of 19 May, 22 May and 25-26 May 2020 have been allocated to the Proponent and it is anticipated you will be called to give evidence during these days. You will be called to give evidence by video link and questions may be put to you either 'live' or in writing (for those submitters who do are not participating in the video hearing). Further details will be provided on the relevant platform for the hearing in due course.

We **enclose** a current copy of the Panel's directions and timetable respectively for your perusal.

We provide the following instructions.

**Instructions**

You are instructed to:

- Review the material supplied to you in relation to this Amendment;
- Consider and formulate your own opinions, within the limits of your expertise, with respect to the appropriateness of the Amendment; and
- Prepare a report which sets out the conclusions you have reached, and clearly states the basis upon which you have arrived at those conclusions, including any facts you have relied upon or assumptions you have made which form part of the reasoning by which you reach your conclusions.

The content, format and layout of your report, the manner of expression and the way in which you seek to address yourself to the tasks you have been engaged to undertake are all a matter for you.

We **enclose** the document *Planning Panels Victoria – Guide to Expert Evidence* (April 2019). Your report should be prepared in compliance with this document and the duties outlined therein.

**Time for filing expert evidence statement**

This office will file and serve your evidence in this matter, which must take place no later than 9am on 11 May 2020. As such, we ask that you please provide us with your written statement no later than **9am on 8 May 2020**.

If you require any further information to complete the tasks you have been instructed to undertake, or if you require any assistance in understanding the nature of the tasks you have been asked to undertake, please contact the undersigned on 8626 9015/0419 396 460 or Scott Edwards on 8626 9060.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'N Sutton', with a long horizontal flourish extending to the right.

**NICK SUTTON**  
**Planning & Property Partners Pty Ltd**  
Encl.

**Appendix A   Heritage citations**



# Victorian Heritage Database Report

Report generated 09/05/20



## RUSSELL MANUFACTURING COMPANY PTY LTD (LATER REPCO)



RICHMOND BURNLEY STREET 81-95.jpg

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### Location

81-95 BURNLEY STREET, RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO375

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - January 1, 1935

### What is significant?

The Russell Manufacturing Company Pty Ltd (later Repco) building at 81-95 Burnley Street, Richmond is

significant to the extent of the pre-1945 fabric. Built in stages for the Russell Manufacturing Company Pty Ltd, the brick (overpainted) building has a strong Moderne styling, with horizontal banding on the main elevations.

Post-1945 alterations and additions to the building are not significant.

#### **How is it significant?**

The Russell Manufacturing Company Pty Ltd (later Repco) building is aesthetically and historically significant to the locality of Richmond and the City of Yarra.

#### **Why is it significant?**

The Russell Manufacturing Company Pty Ltd (later Repco) building is aesthetically significant (Criterion E):

- . for its strong Moderne styling as ideally presented on a corner site.
- . for the relationship with the significant Moderne style former Repco Building at 26 Doonside Street (HO256).

The Russell Manufacturing Company Pty Ltd (later Repco) building is historically significant (Criteria A & H):

- . as tangible evidence of the large factories built during the interwar period when Richmond became a centre of manufacturing in Victoria.
- . for the association with the successful motor spare parts firm of Russell Manufacturing Company Pty Ltd.

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1935,
Other Names	Factory,
Hermes Number	176126
Property Number	

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## **Physical Description 1**

With its strong Moderne styling, the building is a dominant presence on the corner and well-preserved apart from the painted brickwork. Horizontals are underscored by the streamlining down both main elevations, achieved in cement and brick banding. It relates to the other Repco building in Doonside Street (HO256) and the former Jex building directly opposite on the north corner of Doonside Street.

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

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

# Victorian Heritage Database Report

Report generated 09/05/20



## REPCO OFFICES & LABORATORIES (FORMER)



Repco Offices



Repco Offices



Repco Offices



Repco Offices

### Location

26 DOONSIDE STREET, RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO252

### Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - January 1, 2008

### What is significant?

The building, built c.1939 as an office and laboratories for the Russell Manufacturing Co., which later became Repco at 26 Doonside Street, Richmond is significant. It is a two storey Moderne style bichromatic brick building. It is approximately square in plan, with a curved corner at the northwest. The building is oriented north-west, and the composition of the main panels of brickwork is approximately symmetrical about a diagonal axis which runs through the corner entrance, which has a cantilevered concrete canopy. The north and west elevations are of face manganese brick, whilst large panels of cream brick give the appearance of wrapping around this, leaving a vertical strip of dark brown brick above the entrance. This corner element is decorated with a narrower vertical strip of horizontally-striped tapestry brickwork, and surmounted by three white painted vertical concrete fins. The north elevation features two bands of windows, each comprising three panels of multi-paned steel-framed windows with manganese brick spandrels and sills. These windows turn the corner to the east elevation; to their right are two vertically placed circular windows, probably to a staircase. The west wall of the building was once attached to a single-storey building which has since been demolished, with the exception of part of the front wall and cream brick parapet which adjoins No. 26.

### How is it significant?

The former Repco office and laboratory building at 26 Doonside Street, Richmond, is of local architectural significance of the City of Yarra.

### Why is it significant?

It is architecturally and aesthetically significant as a particularly sophisticated example of a small building in the Moderne style, which exhibits an interesting composition of a limited palette of materials. It is thus distinctive for a building of its size and type. The demolition of other adjacent buildings has increased the aesthetic contribution of this building to an otherwise architecturally undistinguished industrial streetscape. (Criteria D & E)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - Richmond Conservation Study, John & Thurley O'Connor, Ros Coleman & Heather Wright, 1985; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1939,
Hermes Number	103839
Property Number	

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## Physical Description 1

The former Repco office building, at 26 Doonside Street, Richmond, is a two storey Moderne style bichromatic brick building. It is approximately square in plan, with a curved corner at the northwest. The building is oriented north-west, and the composition of the main panels of brickwork is approximately symmetrical about a diagonal axis which runs through the corner entrance, which has a cantilevered concrete canopy.

The north and west elevations are of face manganese brick, whilst large panels of cream brick give the appearance of wrapping around this, leaving a vertical strip of dark brown brick above the entrance. This corner element is decorated with a narrower vertical strip of horizontally-striped tapestry brickwork, and surmounted by three white painted vertical concrete fins.

The north elevation features two bands windows, each comprising three panels of multi-paned steel-framed windows with manganese brick spandrels and sills. These windows turn the corner to the east elevation; to their

right are two vertically-placed circular windows, probably to a staircase.

The west wall of the building was once attached to a single-storey building which has since been demolished, with the exception of part of the front wall and cream brick parapet which adjoins No. 26.

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

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

# Victorian Heritage Database Report

Report generated 09/05/20



## Yarraberg Precinct



Yarraberg Precinct



Yarraberg Precinct

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### Location

Appleton Street and Blazey Street and Burnley Street and Crown Street RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Recommended for Heritage Overlay

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on -

#### What is significant?

Yarraberg Precinct, comprising 2-38 Appleton Street, 13-31 Blazey Street, 97-133 Burnley Street, and 9-39 & 12-30 Crown Street, is significant. The Township of Yarraberg was laid out in the early 1850s by investor William Francis Splatt, on the banks of the Yarra River near a crossing to Hawthorn. Sales of land along North, Crown, River and Bridge (now Blazey) streets began in 1853. Pre-1855 house construction was concentrated near the river, but this has been replaced by 20th-century industrial development.

The current housing stock is primarily Victorian-era and Edwardian-era houses and shops, with a number of well

preserved examples from the immediate post First-War era. Many of them are small cottages that housed workers who found employment in the nearby industrial areas, including David Mitchell's 'Doonside' industrial estate just to the north.

Contributory buildings have typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs;
- One storey wall heights;
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street; and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

The following buildings are of individual significance to the precinct: 2-6 & 24 Appleton Street, 97-105 Burnley Street, and HO248 - 9-17 Crown Street.

### **How it is significant?**

The Yarraberg Precinct is of local aesthetic and historical significance to the City of Yarra.

### **Why it is significant?**

The precinct is of historical significance as a tangible illustration of Yarraberg, one of the first group of residential estates in the City, set in place by the 1850s at a crossing of the Yarra River as distinct from those early Richmond residential areas that grew because of proximity to Melbourne Town. During the 19th century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality, and this identity was still strong during the interwar period. As it was located next to the early Richmond industrial centre, its development included small cottages to house workers, who found employment nearby, as well as shops on Burnley Street to serve the locals. (Criterion A)

Yarraberg Precinct provides a good representation of working class housing of the Victorian era, most of them small-scale and constructed of timber with detailing standard to their era. To a lesser extent, it represents Edwardian housing, much of it in the form of duplexes with prominent and decorative front gables, and timber California Bungalows of the interwar era. The commercial development on Burnley Street is also representative of these three eras. These three development eras correspond to the main growth periods seen across Richmond. (Criterion D)

A number of the Edwardian-era houses display unusual and attractive details, including the Tudor-style details of the duplexes at the corner of Appleton and Burnley streets (Individually Significant), and the Edwardian brick duplexes on Crown Street and those on Blazey Street with very distinctive bi-chrome brick chimneys. (Criterion E)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1870,
Hermes Number	162852
Property Number	

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## Physical Description 1

The Yarraberg Heritage Precinct has irregular boundaries, following the mostly Victorian and Edwardian streetscapes between east-west streets Appleton and Blazey, between the north-south streets of Burnley and Vaughan. That part of the estate east of Vaughan Street is now 20th-century industrial development. Some Victorian-era residential development survives on North Street, but has been heavily and unsympathetically altered, so has been excluded from the precinct.

The precinct includes largely modestly sized single and double-fronted residences, distributed equally in origin from among the Victorian and Edwardian-eras, with a small number of interwar infill development. Most of the Victorian houses are single-fronted timber cottages, many rows by a single builder, for example, alternating hipped and gable-fronted cottages at 19-23 and 29-31 Crown Street. There are also more substantial double-fronted Victorian timber houses at 18 and 38 Appleton Street and 39 Crown Street. Of particular interest is an early timber house at 21 Blazey Street, with a narrow transverse gable roof, beaded weatherboards, two-over-two windows, and an intact verandah. Another early terrace with no divisions in its roof is that at 109-113 Burnley Street, with its simply hipped and slated roof. (NB: The north end house at No. 107 was recently demolished.) Among the few Italianate style late Boom-style villas are 24 Appleton Street (Individually Significant), with its ornate cement detailing and projecting room bay, and the coloured brick version at 121 Burnley Street. The only two-storey Victorian houses in the precinct are Queen's Terrace of 1890, at 9-17 Crown Street (Individually Significant).

The duplex form became more prevalent in the Edwardian era. These include the pair of Federation-style brick duplexes at 20-26 Crown Street with unusual details such as red brick chimneys with cream brick caps, fishscale pressed metal shingles to the front gables and intact turned verandah posts and friezes. The same unique chimneys are also seen on the timber duplex at 25-27 Blazey Street. There are also two substantial and well detailed double-fronted houses of this era at 23 Blazey Street (timber) and 36 Appleton Street (brick). The houses at 37 Crown Street also retains fine late Edwardian timber verandah details. Individually Significant buildings from the Edwardian-era are the duplexes at 2-6 Appleton Street and 97-115 Burnley Street developed c1912 by Charlotte Kemp, and believed to have been designed by her husband, noted architect Henry Kemp.

There is a small number of California Bungalows from the interwar era. Two very handsome and intact examples are the double-fronted weatherboard houses at 13 and 17 Blazey Street.





There is some early commercial development along Burnley Street such as the Victorian-era shop & residence at No. 115, which sits alongside residential development. A handsome Edwardian-era two-storey commercial row stands out at 125-131 Burnley Street, adjoining a one storey corner grocer's shop at No. 133. There is a Moderne shop of the 1930s at No. 123, with incised horizontal speed lines in its rendered parapet.

Overall, the intactness of the buildings is high, with limited replacement of windows and loss of verandah details. The Edwardian weatherboard house at 32 Appleton Street has an intrusive upper storey addition, but still contributes to the precinct as it is half of a duplex with No. 34 (which is intact).

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

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

## **Appendix B   Developments recently constructed or approved in Yarra**



Address/Name	Grading/Retention	Height/Setback	Image
<b>South Fitzroy Precinct (H0334)</b>			
71-75 Argyle Street, Fitzroy	71 – individually significant  73-75 not contributory  (heritage building façade retained)	7 levels	
81 Argyle Street, Fitzroy	Not contributory  (building demolished)	6 levels	
57-61 Johnston Street, Fitzroy The Spanish Club	Contributory  (heritage building retained)	8 levels	
62-70 Johnston Street, Fitzroy	Non-contributory  (building demolished)	7 levels	

85-91 Johnston Street, Fitzroy	Not contributory (building demolished)	6 levels	
142-144 Johnston Street, Fitzroy	Non-contributory (building demolished)  Includes 266-268 – contributory  300 not contributory (vacant land)  (heritage building demolished)	7 levels	
239-247 Johnston Street, Fitzroy  Former Lyric Theatre and MacRobertsons Chocolate Factory (part)	Identified as 'unknown' in Appendix 8 to the <i>City of Yarra Review of Heritage Overlay Areas</i>  (façade retained)	5 to 10 levels	
221 Kerr Street, Fitzroy	Individually significant (heritage building retained)	8 levels	

175 Rose Street, Fitzroy  MacRobertsons Chocolate Factory (part)	Contributory  (heritage building partially retained)	5-6 levels	
69-73 Victoria Street, Fitzroy	Not contributory  (building demolished)	7 levels	
<b>Johnston Street Precinct (HO324)</b>			
2 Johnston Street, Collingwood	Contributory  (façade retained)	6 levels	
80-90 Johnston Street, Collingwood	Non-contributory and contributory  (Demolition of not contributory building, contributory building façade retained, including 6 metre retained to laneway)	9 levels	
<b>World Heritage Environs Area Precinct (HO361)</b>			



34-36 Nicholson Street, Fitzroy	Both individually significant  (heritage buildings partially retained)	8 levels	
<b>Smith Street Precinct (HO333)</b>			
88-92 Smith Street, Collingwood	Not-contributory  (building demolished)	7 levels to Smith St, 8 levels to Little Oxford Street	
132-172 Smith Street, Collingwood  Coles	Contributory and non-contributory buildings  (contributory building retained)	Up to 7 levels	
175 Smith Street, Fitzroy	Individually significant  (heritage building retained)	5 levels	
231-235 Smith Street, Fitzroy (aka 231 Moor Street)  W.H Paterson Furniture warehouse	Contributory  (heritage building retained)	3 additional levels; 6 levels in total	
237 Smith Street, Fitzroy	Contributory  (heritage building retained)	3 additional levels; 6 levels in total	

305-311 Smith Street, Fitzroy	Not-contributory (building demolished)	6 levels	
365-379 Smith Street, Fitzroy MacRobertson Factory Complex (part)	Contributory (heritage building part retained)	9 levels	
416 Smith Street, Collingwood	Non-contributory (building demolished)	8 levels	