

Heritage Impact Statement

59–101 Alfred Street & 103–117 Boundary Road,
North Melbourne

Permit Application for Proposed Works
September 2025

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1.0 Introduction

This assessment of heritage impacts has been prepared on behalf of the permit applicant in relation to proposed alterations and additions to a building subject to an individual Heritage Overlay, in the context of a wider a mixed-use development.

By way of background, previous permit applications were submitted in 2019 for works on the subject site. The (previous) masterplan included two stages, with the first permit application, PA1900619, pertaining to Stage 1 works to 103-109 and 115-117 Boundary Road and the second permit application (PA1900705) in relation to Stage 2 works on the adjacent site at 59-101 Alfred Road, North Melbourne.

The report reviews the significance of the heritage building on the site. It then comments on whether the proposed scheme is appropriate in character and detail in terms of its impact on the identified significance of the individual heritage place and the adjacent Heritage Overlay to the south. The report has been prepared by Guy Murphy, Kyra King and Bryce Raworth.

2.0 Sources of Information

The analysis below draws upon multiple inspections of the site and its environs, along with a review of the relevant clauses from the *Yarra Planning Scheme*, including:

- *Clause 15.03* Heritage
- *Clause 43.01* Heritage Overlay
- *Clause 43.02s10* Design and Development Overlay - Schedule 26 (DDO26)
- *Clause 43.02s36* Design and Development Overlay – Schedule 63 (DDO63)
- City of Melbourne, *Arden-Macaulay Structure Plan 2012*
- *Heritage Places Inventory March 2022 (City of Melbourne, July 2025)*
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)*, Australia, ICOMOS Incorporated Internal Council on Monuments and Sites.
- *VPRS 11201/P0001/248* (Historic MCC Building Files, City of Melbourne).
- Ari Unglik, *Hendersons, the First 100 Years*, Wilder Ghostwriters, Melbourne, 1993.
- Henderson Industries Ltd Collection, State Library of Victoria.
- *City of Melbourne, Building Permit Application Index*, (accessed via www.ancestry.com.au)
- Historic MMBW Plans, State Library of Victoria, <https://www.slv.vic.gov.au/>
- Historic images (various), Trove Online, <https://trove.nla.gov.au/>
- *Sands & McDougall Directories*, State Library of Victoria, <https://www.slv.vic.gov.au/>

This statement is to be read in conjunction with the drawings prepared by FKA and Cera Stribley Architects and other documents submitted with respect to the present application.

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3.0 Site Overview

History

The 1897 MMBW plan of the area shows Alfred Street, Boundary Road and Sutton Street had been laid out by this time, with the land bound by the streets east of Boundary Road only partially developed. Along Boundary Road was a series of dwellings, interspersed with vacant allotments. Further was a factory at a setback from Alfred Street, and various tanneries further south to Sutton Street. Only two dwellings addressed the south side of Alfred Street, at number 75 (with a second house numbered 77 set behind). The remaining half of this block bordered by the railway line to the west comprised vacant land (see Figure 1).

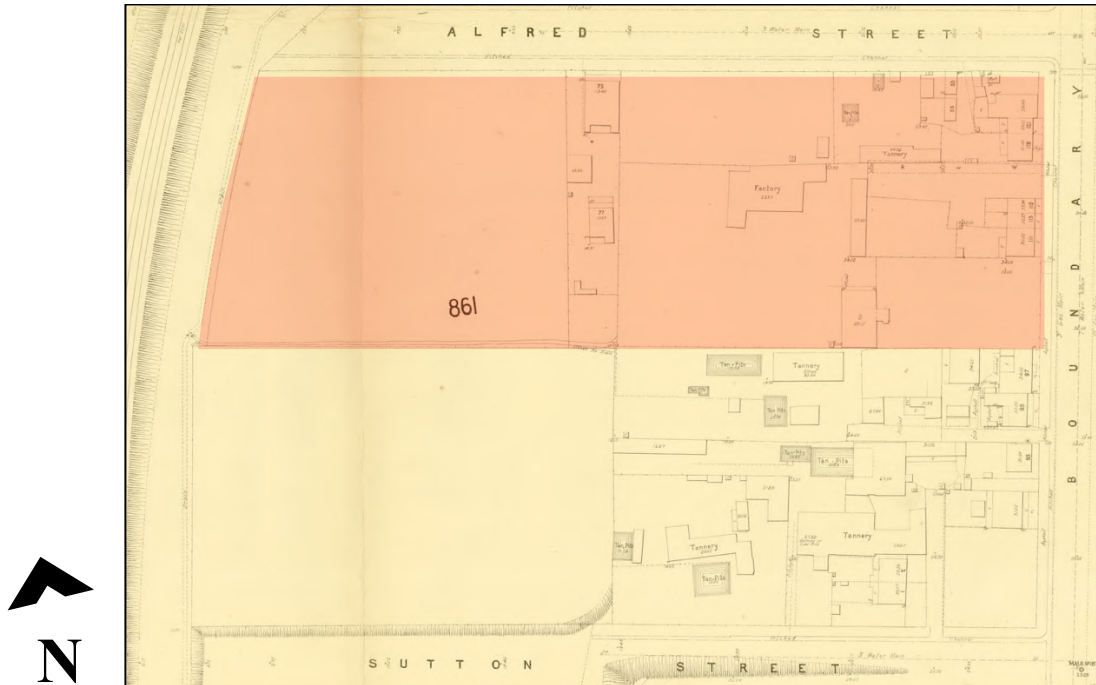


Figure 1 1897 MMBW extract showing built form along the Alfred Street and Boundary Road frontage of the block at that time, with the subject site shaded red.

Source: <http://handle.slv.vic.gov.au/10381/121234>

The 1890 *Sands & McDougall* directories list three occupants on the south side of Alfred Street between Boundary Road and the railway, Fred Bradshaw, Thomas Farrell and Mrs Mary Conway, however no street addresses are provided. By 1900, the directories list Thomas Farrell as resident at number 75 and John Farrell at number 77. A double-storey stable was erected by Farrell in 1911.

In the early decades of the twentieth century, the south side of Alfred Street was transformed. A permit application was made for the 'erection of a weatherboard residence at 69/71 Alfred Street on 9 August 1916 (No, 283). Another permit (No. 248) for the 'erection of a brick stable' at 65/67 Alfred Street (at the corner with Melrose Street) for James Ryrie¹ was submitted on 20 July, 1916.

¹ VPRS 11201/P0001/248

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By 1920, directories indicate number 63 was occupied by John Farrell, 'contr' and John Farrell, 'Stables', William Farrell at 75 and the Hendersons Federal Spring Works Pty Ltd were at 77. Numerous applications were made from 1924 onwards in relation to the large complex associated with the Hendersons Federal Spring Works Pty Ltd at 73-101 Alfred Street.



Figure 2 1945 illustrated aerial view of the Hendersons Federal Spring Works from the north-west, with Alfred Street at centre left and the stable at out of view further left.
Source: <http://handle.slv.vic.gov.au/10381/128379>

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Figure 3 1945 aerial view of the subject site (outlined dashed red) and environs, with the former stabled indicated by the yellow arrow.
Source: Landata

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The 1945 aerial image of this area shows a group of dwellings remaining at the corner of Boundary Road and Alfred Street, addressing both. Dwellings to the south along Boundary Road had been demolished by that time and the land was vacant. All of the Alfred Street frontage west of the stables was occupied by the Hendersons complex. The Hendersons Federal Spring Works Pty Ltd complex was demolished between 2005-2007, and the cottages adjacent the stables to the east have also been removed.



Figure 4 Undated c.1940s-50s aerial view from the north-east showing a brick fence or small addition to the west side (yellow arrow), and the rear yard located behind to the south.
Source: State Library of Victoria, H2013.67232



Figure 5 Undated postwar aerial view from the north-west showing an awning to the west elevation opening, and what may be an external stair.
Source: State Library of Victoria, H2013.67/491



Figure 6 c1950-60s oblique view from the north, with the former stable visible at centre, and the adjacent cottages to the left.
Source: <http://findle.spld.gov.au/10381/286089>

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Figure 7 Early 1980s view showing built form (yellow arrow) previously adjacent the stable (left arrow) to the west associated with the Hendersons site.
Source: Graeme Butler, <https://flic.kr/p/oWsu66>

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Figure 8 Another early 1980s view along the Hendersons Federal Spring Works Alfred Street frontage, with the stable visible at far left (denoted by the yellow arrow).
Source: Graeme Butler, <https://flic.kr/p/oWtsfE>

Description

The wider development site comprises a large area of land located on the south-west corner of Alfred Street and Boundary Road, with street frontages onto each. It is comprised of land on several titles known by the addresses of 59-101 Alfred Street and 103-117 Boundary Road. The land gently slopes downhill to the west and to the south.

- 59-101 Alfred Street

On the eastern side of the frontage at 659-101 Alfred Street is a double storey building known as 'Farrell's Stables'. Rectangular in plan, it is oriented in an east-west direction along its longer dimension, with the north elevation abutting the Alfred Street property boundary adjacent the footpath. The building is constructed of (now partially overpainted) face brick, with no visible bluestone foundations, and a pitched roof clad with corrugated iron. It retains original cast iron air vent covers.

At ground floor, the north elevation contains an inserted modern door on the west side with a centrally located air vent, while at first floor are three regularly spaced arched window openings sealed by internal galvanised shutters or metal sheeting. The gabled east elevation has a single, central arched window to the upper level, sealed by temporary sheeting. The brick corniced parapet rises above the roofline, and includes decorative corbelled projections to each side. The west elevation is similar in character, except it has an inserted rectangular window opening on the north side of the first floor, instead of an arched central opening. The south elevation originally contains a series of arched door and window openings at ground floor, with additional windows at first floor. A loading bay door is located in the central of first

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floor, with a gabled above which originally presumably included a hoist (now missing). Many of the openings have been bricked shut and a new squared headed doorway inserted on the east side.

The ground floor appears to have been converted for use for electrical plant at an unknown date. Demolition of structures previously located adjacent to the south side of the building involved excavation, resulting in falling topography on this side the building and a much changed setting.

The balance of the this lot comprises vacant land.

- 103-117 Boundary Road

The eastern part of the subject site, at 103-117 Boundary Road, is a rectangular curtilage comprising a row of four similarly sized lots addressing Boundary Road, each of which contains a modern double-storey tilt slab commercial building of no heritage value. Driveway and car parking areas to the rear of these sites about 59-101 Alfred Street. 103-117 Boundary Road is outside of the Heritage Overlay and contains non-heritage building stock.



Figure 9 Annotated aerial image showing the adjacent streets and adjacent properties to the subject land, 59-101 Alfred Street and 103-117 Boundary Road, North Melbourne, outlined with a red dotted line. Source: NearMap

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- Urban Context

In terms of context, the streetscapes are varied in terms of lot size, scale, setbacks, typology and architectural character. Largely non-heritage buildings are located on the north side of Alfred Street, opposite the subject land, and include a large modern double-storey commercial building at 74 Alfred Street. East of the site is a series of sites of narrower frontage proportions containing small dwellings and small-scale, single storey commercial brick buildings dating from the interwar to early postwar periods. A small brick interwar style electrical substantial is located directly opposite

Along its southern boundary, the 59-101 Alfred Street portion of the development site interfaces with the rear of 65-90 Sutton Street, which contains a large multi-storey brick former woolstore with a sawtooth roof. This building, which is subject to the site-specific Heritage Overlay HO1117 (Commonwealth Wool Store and Produce Co. Ltd.), presents a face brick elevation to the north of two and three storeys, including regularly spaced fenestration at the first and second floor levels. It is surmounted by a large metal frame supporting advertising signage on its west side. To the west the site abuts Citylink and the Moonee Ponds Creek Reserve.

The remaining southern boundary of 117-119 Boundary Road borders 91 Boundary Road, which presents the side elevation of the large industrial building on the site, with a small area of vacant land at the rear.

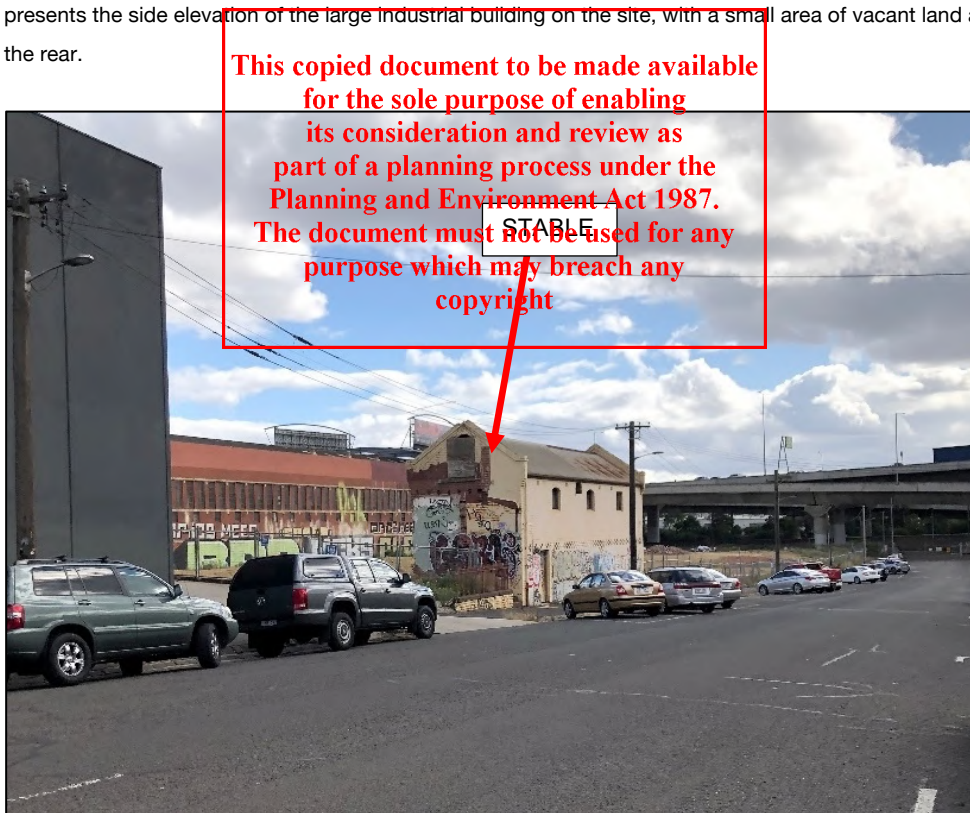


Figure 10 View south-west towards 59-101 Alfred Street from Boundary Road. The former Farrells Stables are at centre, with the north elevation of 64-90 Sutton Street behind. Part of the existing building at 117-119 Boundary Road is visible at left. The overpass at right is in the Moonee Ponds Creek and Infrastructure Precinct.

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Figure 11 The former stable reads strongly as a three-dimensional volume.

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Figure 12 The northern street elevation of the former stable. Minor changes have been made to the configuration of openings.

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Figure 13 (left) View of the east elevation showing boarded up first floor opening (right) The west elevation showing original triangular first floor window opening (now boarded up)

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Figure 14 The rear south elevation faces into the site. The adjacent land is assumed to have originally been at grade but has since been excavated by demolition. The ground floor openings have been altered with the east side of building concealed by vegetation.

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Figure 15 View of the rear from a high vantage point looking south across the subject site. Prior to the recent demolition of the industrial complex on the subject land, this elevation is understood to have been concealed from view.

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Figure 16 View west across the subject land, with the Moonee Ponds Creek Reserve and tollway overpass visible at centre. Partially visible at far left is the Commonwealth Wool Store & Produce Company Ltd stores at 64-90 Sutton Street and at far right, Farrell's Stables.



Figure 17 The large modern, double-storey commercial building at 74 Alfred Street at the west end of the north side of Alfred Street, opposite the subject site.

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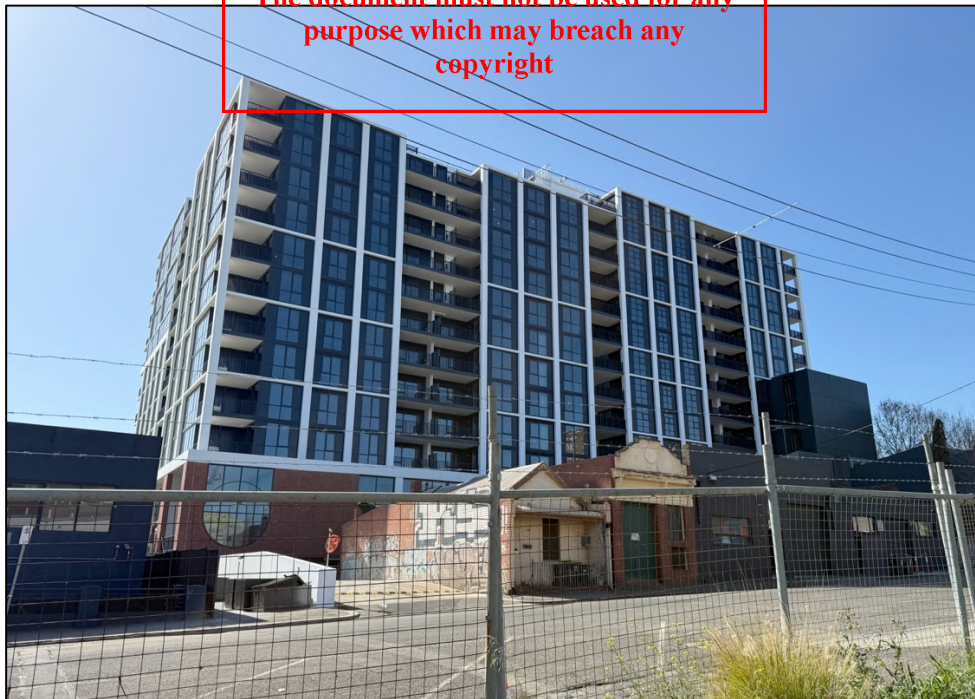


Figure 18 The north side of Alfred Street opposite the subject site contains mixed low rise residential and commercial buildings, with the highrise development (Blue Earth Hotham Apartments) at 139-147 Boundary Road visible behind.

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Figure 19 The adjacent site at 103-117 Boundary Road to the east at the corner Alfred Street contains a modern commercial building. This and additional sites to the south along Boundary Road form part of a separate approved permit application.

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Figure 20 View south along the rear western side of 103-119 Boundary Road showing the driveway/carpark adjacent to the property boundary with 59-101 Alfred Street.

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Figure 21 View west along Alfred Street from the intersection of Boundary Road showing 117-119 Boundary Road at left and 127 Boundary Road at right. Farrell's Stables is distantly visible at centre left.

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Figure 22 View of the extensive, multi-storey Sutton Street frontage of the Commonwealth Wool Store & Produce Company Ltd stores at 64-90 Sutton Street from further west along Sutton Street.

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4.0 Significance

The portion of the site associated with the Farrell's stables is subject to an individual Heritage Overlay identified as HO1105 in the Schedule to the Heritage Overlay of the *Melbourne Planning Scheme*. External paint controls and solar energy system controls apply under the provisions of this overlay.

The Statement of Significance for the precinct in the *Arden Macaulay Heritage Review 2012: Statements of Significance June 2026* is reproduced in part as follows.

What is significant?

This is red brick six-stall stable and loft of around 1911 with the following contributory attributes:

- a simple traditional gabled form;
- siting near the railway among industrial structures’;
- face brick walls (since painted);
- parapeted walls with a stretcher bond capping at each gable end and a corbel transition to the wall below;
- Upper level openings typically segmentally arched;
- ornamental wall vents;
- three courses of hit-and-miss brickwork make the first floor line; and
- roof cladding of corrugated iron.

How is it significant?

Farrell's stables are significant historically and rare within the North Melbourne locality.

Why is it significant?

Farrell's stables are significant: Historically for their representation of a bygone once more numerous building type that is particularly evocative of the North Melbourne, Flemington and Kensington locality with its significant industrial, horse racing and horse training background (criterion A); and Rare within North Melbourne, as part of a former Edwardian-era commercial stable (criterion B).

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It is noted the stable dates from the final decade in which new stables were being commonly constructed around Melbourne, given the introduction and increasing popularity of the motor car.

59-101 Alfred Street (part) is identified in Council’s recently adopted *Heritage Places Inventory February March 2022 (City of Melbourne, August 2024)* as a ‘Significant’ place in an ungraded streetscape.

The definition of a ‘Significant’ site is as follows:

A ‘significant’ heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A ‘significant’ heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a ‘significant’ heritage place can make an important contribution to the precinct.

The site is also located in the vicinity of two other Heritage Overlays – HO1092 and HO1117 – which are shown on the figure below and described as follows. The north side of Alfred Street is not subject to a Heritage Overlay.

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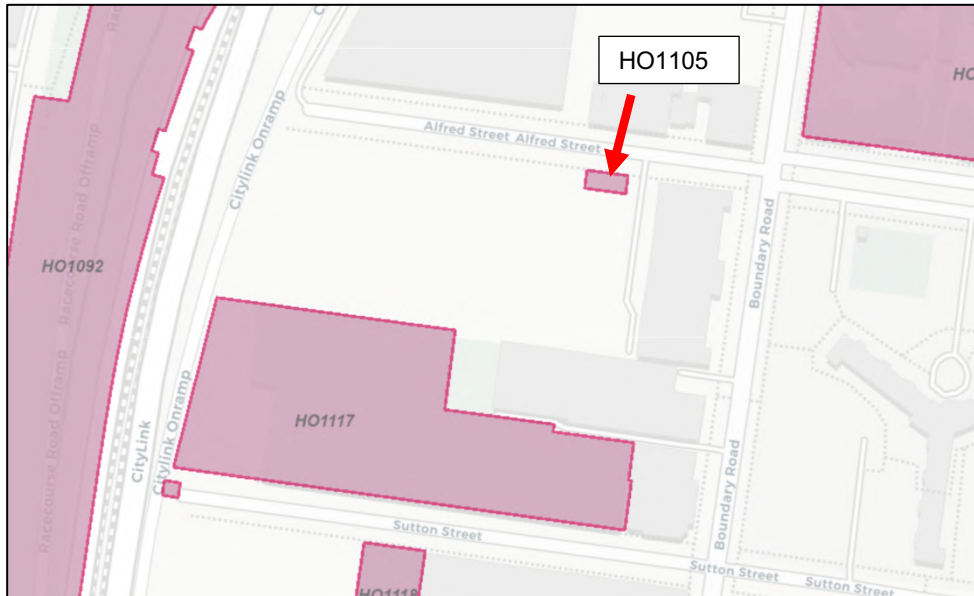


Figure 23 Detail of the Heritage Overlay map showing HO1105 (indicated by the red arrow) and the surrounding Heritage Overlays. Source: Vic Plan

HO1117 is an individual Heritage Overlay that relates to the "Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores" to the south at 64-90 Sutton Street. The north boundary of this heritage overlay abuts the western portion of the south side of the subject land, with the remainder of the boundary adjacent to 91 Boundary Road, which is not subject to the Heritage Overlay. The Arden Macaulay Heritage Review includes the following statement of significance for this site.

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What is significant?

This red brick and reinforced concrete wool store complex has two 1934 building stages and one 1940 stage, including:

- pile foundations driven deep in the silt-laden ground,
- two and three floor levels
- the traditional wool sale top-level as a sawtooth profile giving even south light via industrial metal framed glazing.
- an entry, with cantilevering hood, at the east end and
- a railway loading platform on a siding to the west
- the company name placed in giant bas-relief along the broad cemented spandrel;
- an extrusion of the first wing to the west and protruded the same depth facing Alfred Street for the second 1934 wing to almost double its size; and
- a matching 1940 wing added on the east end.
- More recently a change in use has meant a change in window joinery and the application of multi-coloured paint work to the formerly austere exterior.

How is it significant?

Commonwealth Wool & Produce Company Ltd. later Elder Smith Wool Stores is significant historically and aesthetically to North Melbourne and the City of Melbourne.

Why is it significant?

Commonwealth Wool & Produce Company Ltd. later Elder Smith Wool Stores is significant:

Historically, as a massive reminder of the immense economic value provided by the wool industry to the nation and the necessary location of its wool stores and sale areas deep in the metropolitan

area, next to shipping ports, capital city buyer facilities, and easy rail access to the north and western wool producer areas. The scale of the building is also an indication of the growing might of wool producers in the recovery period after the Great Depression and magnitude of their efforts to free themselves of wool brokers and advance their industry and the surge in wool sales after World War One (Criterion A); and

Aesthetically, representative of the Moderne style applied to the vast elevations of a wool store while retaining the traditional requirements of large open spaces and the top lit floor for display, being one of the few surviving examples of the style used for this type of building, at this scale (Criterion E).

HO1092 comprises the Moonee Ponds Creek and Infrastructure Precinct. This heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping Stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers.

5.0 Heritage Controls

As the site is included in the Heritage Overlay, it is subject to the provisions of Clause 43.01, the purposes which are as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

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Any development proposal is to be assessed against the City of Melbourne's local heritage policy as set out under *Clause 15.03-1L-02* and is reproduced, in part, below:

Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

A demolition permit will not be granted until the proposed replacement building or works have been approved.

Preserve fences and outbuildings that contribute to the significance of the heritage place.

Demolition policy guidelines

Consider as relevant:

- *The assessed significance of the heritage place or building.*
- *The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.*
- *The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.*
- *Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.*
- *Whether the demolition will adversely affect the conservation of the heritage place.*
- *Whether there are any exceptional circumstances.*

Additions strategies

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- *'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.*
- *Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.*
- *Character and appearance of nearby significant and contributory buildings.*
- *Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.*

Ensure additions to significant or contributory buildings:

- *Are respectful of the building's character and appearance, scale, materials, style and architectural expression.*

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- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

Ensure additions:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions strategies

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.
- Concealed in other streetscapes for significant buildings for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front façade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

Alterations policy guidelines

Consider as relevant:

- The assessed significance of the building and heritage place.

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- *The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.*
- *The structural condition of the building.*
- *The character and appearance of the proposed replacement materials.*
- *Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.*

New buildings strategies

Ensure new buildings:

- *Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.*
- *Are in keeping with key attributes of the heritage precinct such as:*
 - *Building height, massing and form.*
 - *Style and architectural expression.*
 - *Details.*
 - *Materials.*
 - *Front and side setbacks.*
 - *Orientation.*
 - *Fencing.*
 - *Prevailing streetscape height and scale.*
- *Do not obscure views from the street and public parks or the front or principal part of adjoining significant or contributory places or buildings.*
- *Do not visually dominate or visually disrupt the appreciation of the heritage place.*
- *Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.*
- *Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.*
- *Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding heights that are significantly lower.*
- *Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.*
- *Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.*
- *Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.*
- *Do not impact adversely on Aboriginal cultural heritage values.*
- *Adopt high quality and respectful contextual design.*
- *Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.*
- *In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.*

Concealment of higher rear parts of a new building strategies

Outside the Capital City Zone and Docklands Zone, ensure:

- *In significant streetscapes, higher rear parts of a new building should be concealed.*
- *In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.*

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Restoration and reconstruction strategies

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

[...]

The site is also subject to Design and Development Overlays, *Schedule 26 (DDO26)* and *Schedule 63 (DDO63-A7)*. Of these, DDO63 includes reference to heritage considerations and has the following design objectives.

- *To create a compact, high density, predominantly mid-rise, 6 – 12 storey walkable neighbourhood that steps down at the interface with the low scale surrounding established residential neighbourhoods.*
- *To provide for higher development that delivers identified demonstrable benefits on large sites that do not interface with the low scale surrounding established residential neighbourhoods.*
- *To create urban streetscapes that are defined by a generally consistent plane of building facades that enclose streets to allow daylight and sunlight to penetrate to the streets and to lower building levels.*
- *To ensure that built form does not obscure the street and is visually recessive and do not contribute to visual bulk.*
- *To encourage the ground floor of buildings to be designed so that they can be used for a variety of uses over time.*

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Table 1 of *Schedule 63* to *Clause 43.02* identifies a preferred height of 9 storeys and an absolute maximum of 12 storeys for development in Area 7. Table 2 identifies the following desired build form outcomes for new development.

- *Deliver a scale of development that provides street definition and a pedestrian friendly scale.*
- *Deliver a scale of development that provides appropriate access to sunlight and daylight.*
- *Provide limited opportunities for taller buildings that deliver significant public realm outcomes.*

The subject site is identified as having street frontages in a 20 and 30 metres wide renewal street. Table 3 recommends the following in relation to street wall in such streets.

- *Development at the frontage must not exceed a height of 6 storeys.*
- *Development should be set back 1 metre for every metre of height above 20 metres*

The following specific comment is made in relation to heritage.

Heritage

When new developments adjoin heritage buildings located in a Heritage Overlay, the design of new buildings should have regard to the height, scale, rhythm of and proportions of the heritage buildings.

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6.0 Proposed Scheme

The proposed scheme as shown in the drawings prepared by FKA and Cera Stribley Architects involves the demolition of the built form at 103–107 Boundary Road, alteration and additions to the existing stable and the redevelopment of the combined wider site with into three buildings/precincts ranging between fifteen and sixteen stories with basement.

Farrells Stables

It is intended to retain the former stables to the full extent of its original envelope. External restoration and conservation works will be undertaken. Minor alterations will be made to the configuration of external openings, and the interior will be refurbished. A small glazed, linked addition will be constructed adjacent its south side as part of a broader strategy to adaptively reuse the former stable as a hospitality venue.

External conservation and restoration works will be undertaken to the former stable, including the following -

- removal of paint from the brickwork using a non-destructive technique (eg. low pressure water, appropriate chemical wash, etc);
- removal of all non-original external cladding and decorative
- general repairs to brickwork and pointing;
- replacement of the galvanised roof cladding to match, with all stormwater goods replaced to match;
- opening up and reinstatement of original exterior doorway and window openings, with new joinery and glazing where required, generally to follow original detailing where possible;
- an non-original doorway opening on the south elevation will be sealed with brickwork detailed to match the existing;

(It is recommended a full detailed schedule of works be prepared as a condition of permit).

The external alterations are low-key and overlay with the scope of restoration works, insofar as they involve the reinstatement of previously sealed openings. The only completely new opening is the introduction of a centrally located modern glazed, entry door on the north street façade.

The adjacent area immediately to the south will be returned to at grade with the stable, and landscaped. A small, single-storey, gabled, glazed addition will be constructed parallel to the stable to the south. It will connected with the stable via a narrower glazed intermediate link with a flat roof. The addition will be finely detailed, with the side walls set on brick plinths in the manner of a conservatory.

New Development Outside the Heritage Overlay

The wider development site comprising all the land associated with 59–101 Alfred Street and 103–117 Boundary Road will receive a central 'U' shaped central driveway that provides two entry/exit points at Alfred Street and extends along the southern boundary across the middle of the site. (One of these entries will be adjacent the east side of the stables). This will create three sub-precincts of land. Precinct 1 is located to the east of Boundary Road frontage, Precinct 2 is located centrally, and Precinct 3 is to the western portion of the site. The spaces between and around the buildings will otherwise be landscaped with pedestrian pathways, terraces and gardens.

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Each of the three Precincts will receive a large, multi-storey development. These have adopted a design approach of presenting a lower scale podium to the street boundary with the upper levels at setbacks however each have a distinct yet compatible character.

Precinct 1 will be L-shaped in plan, extending to all three property boundaries at the podium level with modest setbacks to the upper levels from the south and partially the eastern boundary. It will achieve a maximum of sixteen storeys in scale and will incorporate a supermarket, communal space, services, carparking and apartments. The exterior will be articulated into a lower podium of 5-6 levels articulated through modest setbacks above, and a trabeated external treatment, with the horizontal and vertical elements generally in reddish, warm hues. Above the podium, the elevations will be articulated into a series of smaller forms by variations in the tones, trabeation scale and detailing of these external treatments. A bay will project westwards from its north end, forming two bays on the north side of the building flanking a central lightwell.

Precinct 2 will be C-shaped in plan from Level 3 and above, with the east side an open space. It will be located approximately midway along the site and be separated from the east, west and south by the driveway, extending to the Alfred Street boundary to the north. It will be set back from the south boundary. This building will be fifteen levels in height and massed into two volumes comprising a separate lower envelope of six storeys, surmounted by an eight-level 'L' shaped envelope. The external treatment will adopt a similar architectural character and degree of variation across the building as Precinct 1.

Precinct 3 will be located at the west side of the site. It will be separated from the southern and western property boundaries by the internal driveway and greenspace however abuts the northern boundary. This building will also be sixteen levels in height (with additional basement level). The ground level will contain a community space, services and parking, with apartments on each of the levels above. The roof will be flat in profile, with PV panes on its north side. The external elevations will be finished with a similar trabeated and multi-toned treatment as the other precincts.

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7.0 Comment on the proposed scheme

The scheme now under consideration introduces a number of changes relative to the original permit application scheme, though also proposes to retain the existing former stable on the site and construct three multi-storey buildings on the adjacent vacant land (Precincts 1, 2, and 3). (Demolition of the existing built form on 103–107 Boundary Road is acceptable given the associated buildings are not within a Heritage Overlay and was not a matter of contention under the previous permit application.)

Having regard for the permitted scheme, the key considerations in assessing the heritage impacts of the current proposal relate to the treatment to the heritage stable and the appropriates of the proposed new built form including the relationship with the adjacent Heritage Overlays. These aspects of the proposal are discussed below.

Impacts on the Stables

The scheme retains and celebrates Farrells Stables as a focal point of the new development. The proposed external restoration and conservation works are in keeping with good heritage practice and *Burra Charter* principles and are a major heritage benefit of the scheme.

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The adaptive reuse of the stable as a hospitality venue is consistent with maintaining its significant heritage values. It will result in the building's ongoing occupancy and enhanced public appreciation of the structure on a long-term basis.

Of the proposed changes, the entry door to the north Alfred Street elevation is required to facilitate the reactivation of the building. Its located and proportioned in a considered manner.

The glazed addition to the south side of the addition is required to make the repurposed stable viable as a hospitality venue. It is of respectful, complimentary, non-dominant design that interfaces with the stable in a sensitive manner, reactivating reinstated original arched openings on the south side of the building rather than creating additional new ones. The stable will remain the primary element of the overall architectural composition. This is in keeping with Council's policy requirements that additions 'are respectful of the building's character and appearance, scale, materials, style and architectural expression.'

The retained curtilage of adjacent, at grade, landscaped open space will provide a much improved setting to the stable than existing conditions.

Impact on Adjacent Heritage Overlays

The site is capable of accommodating an appropriately designed contemporary infill of the scale and character that is being proposed. The Area-Plan Overlay Schedule 2012, which informed Schedule 63 of the DDO, broadly identifies a large area between Flacellouse Road, Dryburgh Street the North Melbourne train station and Kensington station (including the subject site) as being an opportune area to 'transition into a dense, mixed use inner city suburb [...]'.
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The proposed scheme has taken a considered approach to the retention of the heritage stable and responds to its setting and the adjacent Heritage Overlays by providing a low podium street interface, with the incorporation of setbacks and a restrained, complementary external character.

The design approach of presenting a lower scale podium to the street boundary of each building with the upper levels at setbacks to make them less visually dominant is an established design paradigm within the precinct and is encouraged by the DDO. The setbacks to the upper levels will manage their visual prominence in views from street level. The recessed upper levels will read as a discrete architectural element and a secondary backdrop.

Additionally, the each of the proposed developments incorporate front and side setbacks that further mediate the transition of built form and are sufficient to provide a visual separation between the lower and upper levels.

The architectural expression of the new buildings is sufficiently varied to give each Precinct its own identity. They will provide a visually compatible wider setting to the stables. While the scheme will result in a substantial change to the setting and context of the stable, the appropriate scale and design of the lower-level podiums will reduce the apparent visual dominance of the buildings at street level, providing a lower scale element of a transitional height between the recessed higher levels and the nearby stables.

The general order of scale is also similar to the previous approvals for this site, albeit somewhat greater in height and noting that the proposal exceeds the discretionary guidelines of DDO63's preferred maximum height of 12 storeys. To the extent that the proposed scheme varies from the specific

parameters of the DDO with respect to street wall height, setbacks and overall height, this is a matter that is more of an urban design consideration rather than heritage consideration. That is to say, that heritage considerations can be understood to be moderated by the DDO design outcomes, and the context is not a sensitive heritage context.

The scheme is not considered to have negative heritage impacts on the Commonwealth Wool Store & Produce Company Ltd stores at 64-90 Sutton Street (HO1117). HO1117 is located adjacent to the western portion of the southern boundary of the subject site. The primary frontages to these stores address Sutton Street and these will not be obscured or concealed by the development. To the extent that the proposed development will have any visibility from the Sutton Street environment, this will relate to only the upper levels of the south elevations of Precincts 2 and 3. These will read as distant background elements comparable (in this sense) to the existing highrise Housing Commission flats to the east, which are partly visible from Sutton Street. The Sutton Street façade will remain the dominant element within that streetscape.

Within the subject site, the interface between the new development and the boundary with HO1117 responds to this heritage context by locating the new buildings at a setback, with a curtilage of open space provided containing a driveway and landscaping. Accepting that the north elevation to the stores is secondary in character and was not traditionally visible from within the subject site, this curtilage provides an appropriate setting to the north elevation of the historic stores and allows it to remain visible and appreciated from within the subject site.

For these reasons, the development proposal is not considered to have negative heritage impacts on the significance the Commonwealth Wool Store & Produce Company Ltd stores at 64-90 Sutton Street (HO1117).

Lastly, the scheme is not considered to have negative heritage impacts on the Moonee Ponds Creek and Infrastructure Precinct (HO1092). This Heritage Overlay is located at a separation from the western boundary of the subject site, with open space and the freeway overpass located between.

Conclusion

The proposed development scheme for 103-117 Boundary Road and 59-101 Alfred Road, North Melbourne is considered acceptable with respect to heritage considerations, particularly having regard for the previous approvals for the land. The removal of non-heritage building built form along the eastern edge of the site is consistent with Council policy. The proposed restoration, conservation and adaptive reuse of Farrells stable is a major heritage benefit. The curtilage of landscaped adjoining open space is a positive outcome in providing an improved, compatible setting for the heritage place. The new built form responds to its urban context through its lower scale street podium interface, setback upper levels, materiality and architectural treatment.

The proposal represents a considered and balanced heritage outcome having consideration for the objectives and design guidelines of *Clause 43.01* and the associated heritage policies provided within *Clause 15.03* of the *Melbourne Planning Scheme* and in DDO26 and DDO63, and for the broader planning objectives encouraging increased densification and height in this area.

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