

Report to the Future Melbourne (Planning) Committee

Agenda item 6.10

Planning Scheme Amendment C207 Arden-Macaulay Heritage Review

6 May 2014

Presenter: David Mayes, Manager Strategic Planning

Purpose and background

1. The purpose of this report is to advise Council of the recommendations of the Panel for *Melbourne Planning Scheme Amendment C207 Arden-Macaulay Heritage* and of the proposed revisions to Amendment C207 in response to the Panel's recommendations.
2. The Panel's report was received on 22 January 2014 (refer Attachment 2). The report was published on the Council website on 30 January 2014. All parties who made submissions to the exhibition of the Amendment were advised of the report's publication.

Key issues

3. The Panel recommended Council adopt Amendment C207 with minor changes. Management's responses to the Panel's recommendations are at Attachment 3. The key responses to note are:
 - 3.1. The Panel endorsed the application of the Heritage Overlay for all the nominated properties except for the Citywide Depot at 208-292 Arden Street, North Melbourne (proposed HO1107) which in their view was not of sufficient architectural, historical or social significance. This property has been removed from the Amendment.
 - 3.2. The Panel recommended an Incorporated Plan for the Weston Milling site at 24-78 Laurens Street, North Melbourne. There are currently no development proposals for the site to inform the preparation of an incorporated plan. Officers have met with site representatives and advised that an incorporated plan can be prepared in a future amendment when a detailed proposal is submitted. To assist with decision-making the Statement of Significance has been amended to distinguish between the site's individually significant buildings and its contributory buildings.
 - 3.3. The Panel suggested that the Lost Dogs Home site at 2-52 Gracie Street, North Melbourne (HO 869) may have been more appropriately designated as a heritage precinct. As per the Panel suggestion and upon further review, HO869 has been designated a precinct and the contributory elements to the heritage precinct include the administrative building and a portion of the early boundary walls. In accordance with the Panel recommendation the grading of the administrative building is to remain as D3 and not be regraded to C3.

Recommendation from management

4. That the Future Melbourne Committee recommends that Council:
 - 4.1. Adopt Melbourne Planning Scheme Amendment C207 Arden Macaulay Heritage at Attachment 4, pursuant to section 29 of the *Planning and Environment Act 1987*.
 - 4.2. Submit Melbourne Planning Scheme Amendment C207 to the Minister for Planning for approval.

Attachments:

1. Supporting Attachment
2. Panel Report
3. Summary of Panel recommendations
4. 4a – Authorisation documents
4b – Planning Scheme Changes
4c – Incorporated Documents

Supporting Attachment

Legal

1. Section 29(1) of the *Planning and Environment Act 1987* provides that after complying with Divisions 1 and 2 of the Act in respect of a planning scheme amendment, the planning authority may adopt the amendment with or without change.

Finance

2. Under Section 6 of the *Planning and Environment (Fees) Regulations 2000* Council is required to pay a fee when requesting the Minister approve an amendment and giving notice of approval of an amendment. Once the planning scheme amendment is approved Council will also be required to place a notice in a newspaper circulating in the local area. These costs are provided for in the 2013-14 budget.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. Amendment C207 was on public exhibition between 9 May 2013 and 20 June 2013. A total of 22 (12 opposed and 10 supportive) submissions were received.
5. On 10 September 2013 the Future Melbourne Committee considered all written submissions and resolved to request the Minister for Planning to appoint an independent Panel to consider submissions to the Amendment.
6. The Panel hearings were held over four days between 18 and 22 November 2013 at Planning Panels Victoria. The Panel's report was released to the public on the Council's website on 30 January 2014.
7. Officers advised all submitters in writing when the Panel's report was available online and that the Future Melbourne Committee is scheduled to consider the Panel's report and a revised version of the Amendment at the 6 May 2014 Committee meeting.
8. Interest in the Amendment is largely confined to the property owners and a small number of specialist heritage interests and the revisions to the amendment are in line with the Panel's recommendations.

Relation to Council policy

9. Amendment C207 implements the heritage objectives of Council's Municipal Strategic Statement.

Environmental sustainability

10. The identification, conservation and integration of the heritage fabric can reduce building demolition and new construction waste and conserve the embodied energy of existing buildings.

Planning and Environment Act 1987

Panel Report

Melbourne Planning Scheme

Amendment C207

Implementation of Arden Macaulay Heritage Review

21 January 2014



Planning and Environment Act 1987

Panel Report pursuant to Section 25 of the Act

Amendment C207 to the Melbourne Planning Scheme

Implementation of Arden Macaulay Heritage Review

A handwritten signature in black ink that reads "Jenny Moles". The signature is written in a cursive style with a large initial 'J'.

Jenny Moles, Chair

A handwritten signature in black ink that reads "Ray Tonkin". The signature is written in a cursive style with a large initial 'R'.

Ray Tonkin, Member

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Amendment summary

The Amendment	C207 to the Melbourne Planning Scheme
Subject Site	Properties within the Arden Macaulay precinct
Purpose of Amendment	<p>To make the following changes to the Schedule to the Heritage Overlay:</p> <ul style="list-style-type: none"> • Creating new individual heritage places; • Creating new heritage precincts; • Removing existing Heritage Overlays; and • Altering a number of existing Heritage Overlays. <p>and to:</p> <ul style="list-style-type: none"> • Alter the policy at Clause 22.05 – Heritage Places outside the Capital City Zone; • Include in the Schedule to Clause 81.01 as an Incorporated Document, the Arden Macaulay Heritage Review 2012: Statements of Significance; and • Update the Schedule to the Clause 81.01 Heritage Places Inventory.
The Proponent	Melbourne City Council
Planning Authority	Melbourne City Council
Exhibition	9 May to 20 June 2013

Panel process

The Panel	Nick Wimbush (Chair) and Ray Tonkin for Directions Hearing Jenny Moles (Chair) and Ray Tonkin for Hearing
Directions Hearing	28 October 2013
Panel Hearing	18, 19, 21 and 22 November 2013
Site Inspections	13 November 2013 (accompanied and unaccompanied) and 9 December 2013 (unaccompanied)
Submissions	In response to exhibition, 22 submissions were received by the Council.
Recommendation	The Amendment be adopted as exhibited with changes.
Date of this report	21 January 2014

1 Background

1.1 The Amendment

Amendment C207 to the Melbourne Planning Scheme (the Amendment) was prepared by the Melbourne City Council as Planning Authority. As exhibited, the Amendment proposes to make a number of changes to the Schedule to the Heritage Overlay and Planning Scheme maps as follows:

- Creating new individual heritage places;
- Creating new heritage precincts;
- Removing existing Heritage Overlays; and
- Altering a number of existing Heritage Overlays (by adding to or deleting properties from a precinct, altering the description or property grading).

All but two entries are proposed to have external paint controls and three places are proposed to have tree controls.

The Amendment also proposes to:

- Alter the policy at Clause 22.05 – Heritage Places outside the Capital City Zone, so that the *Arden Macaulay Heritage Review*, Graeme Butler 2012, is considered when making decisions relating to any of the places and precincts that are the subject of this Amendment;
- Include in the Schedule to Clause 81.01 as an Incorporated Document, the *Arden Macaulay Heritage Review 2012: Statements of Significance*, so that these Statements are considered when making decisions relating to individually significant buildings and to precincts; and
- Update the *Heritage Places Inventory* in the Schedule to Clause 81.01, so that the individual building gradings proposed in the Review are considered when making decisions relating to any of the places that are subject of this Amendment.

The Amendment applies to land in the Arden Macaulay Structure Plan area. This is an urban renewal area that was identified by the most recent review by the Council of its Municipal Strategic Statement and later included in the draft metropolitan strategy, *Plan Melbourne*. It is envisaged that the area will be developed for high-end business and residential development. The area is some 147 hectares and includes parts of Kensington and North Melbourne. Arden Macaulay has traditionally been an industrial area with limited housing. This area has been undergoing significant change due to its proximity to the Central Activities District and the fact it has a large amount of underutilised land and redundant industrial buildings. Change is also expected in the area due to the proposed East-West Link project and the Melbourne Metro rail project. Consequently, there is a strong interface between industrial and residential areas and a significant amount of new development proposed.

The affected area is shown in Figure 1. The figure identifies the exhibited Heritage Overlays.

1.2 Background heritage investigations

The Amendment is underpinned by the *Arden Macaulay Heritage Review* undertaken for the Council by Graeme Butler and completed in 2012.

As stated in the evidence of Mr Butler concerning the proposed heritage places:¹

Some of these places had been identified in the 1983-4 Graeme Butler North and West Melbourne and Flemington and Kensington Urban Conservation Studies but others were highlighted by a review carried out by Meredith Gould Architects (MGA) in 2010, as the Heritage Assessment of the Arden-Macaulay Structure Plan Area. Meredith Gould's work has formed the basis of the places selected in this review as has her judgment and evaluation. The Allom Lovell & Associates City of Melbourne Heritage Review 1999 had also assessed or documented some places within the study area but there has never been a comprehensive heritage review of either North and West Melbourne and Kensington since the 1980's Urban Conservation Study. The aim of the project was to examine these reviews and any subsequent data found on the selected places and make recommendations for inclusion or otherwise in the schedule to Clause 43.01 of the Melbourne Planning Scheme on the basis of local heritage or State Significance. The rest of the Kensington, North and West Melbourne Heritage Overlays are yet to be reviewed.

1.3 Council processing of Amendment

The Council at its meeting of 5 February 2013 resolved to prepare the Amendment but that a number of recommendations in the Heritage Review would not be pursued.²

The items changed were:

- non-listing of two adjoining properties for which demolition approval had already been granted
- exclusion of interior controls proposed in the Review for St Georges Church, hall and kindergarten at 55-57 Melrose Street, North Melbourne on the basis that no comparative study of interiors had been undertaken
- exclusion of the Statements of Significance for two existing precincts which lie principally outside the study area - to be dealt with in a later amendment
- exclusion of Wool Store 5 (1957) as an identified contributory element for the Younghusband wool and grain storage complex at 2-50 Elizabeth Street, Kensington in recognition of a previous acknowledgement of its being the least significant of the five wool stores on this site
- non-listing of the Allied Mills Industries Pty Ltd property at 52-112 Elizabeth Street, Kensington on the basis that *this is a key industrial site and a heritage overlay on the site would potentially hinder the operations future expansion and upgrade*

¹ Page 5

² These changes are set out at page 146 and following of Attachment 3, Agenda Item 5.2, Future Melbourne Committee meeting, February 2013.

- deletion of the precinct of which the Allied Mills property was part and listing of other properties in the former precinct in individual place Heritage Overlays
- non-listing of seven D-graded isolated properties which are not in or adjacent to precincts.

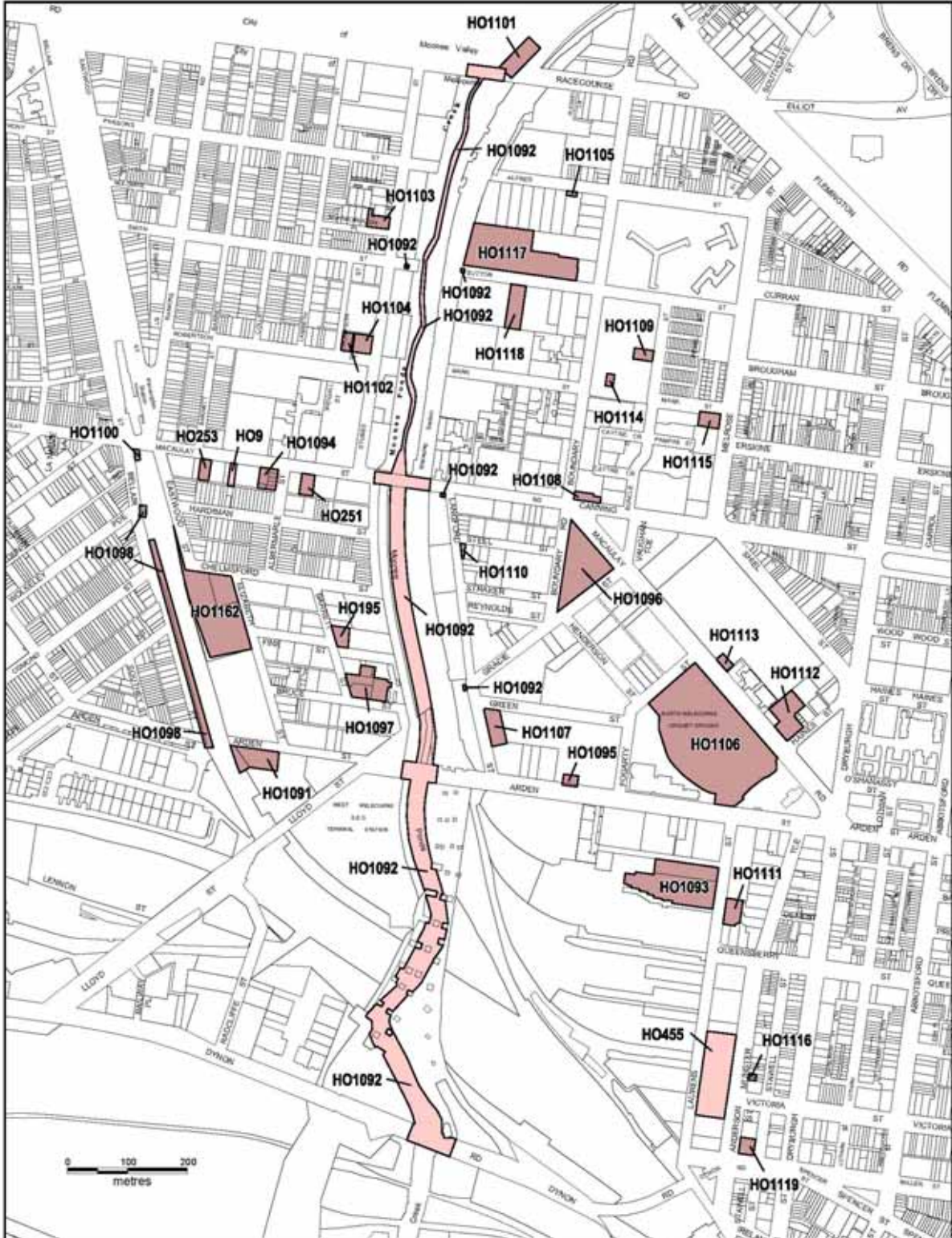


Figure 1: Amendment area and exhibited Heritage Overlays

The Amendment was prepared by the City of Melbourne and was authorised on 21 March 2013 by the Department of Transport, Planning and Local Infrastructure (DTPLI) acting under delegation from the Minister for Planning.

The Amendment was placed on public exhibition between 9 May and 20 June 2013, with 14 opposing submissions received as follows:

- Perry Town Planning on behalf of CFMEU (concerning 152-160 Miller Street, West Melbourne) (Submission 1)
- Citywide (208-292 Arden Street, North Melbourne) (Submission 2)
- Gail and Ken Nash (98 Munster Terrace, 207 Dryburgh Street and 233-239 Dryburgh Street, North Melbourne) (Submission 3)
- Chuong Nguyen, (2 Boundary Road, North Melbourne) (Submission 4)
- Lovell Chen on behalf of EG Funds (2-50 Elizabeth Street, Kensington) (Submission 6)
- Citipower (146-166 Laurens Street, North Melbourne) (Submission 8)
- Virginia Jackson on behalf of The Lost Dogs' Home (2-52 Gracie Street, North Melbourne) (Submission 9)
- Dustday Investments Pty Ltd. (85-105 Sutton Street, North Melbourne) (Submission 10)
- Urbis on behalf of George Weston Foods (24-78 Laurens Street, North Melbourne) (Submission 12)
- Hellier McFarland on behalf of Melbourne Anglican Trust Corporation (55-57 Melrose Street, North Melbourne) (Submission 13)
- Bernard and Janet Mortimer (57-59 Robertson Street and 106-116 Stubbs Street, Kensington) (Submission 14)
- HWD Australia (59-101 Alfred Street, North Melbourne) (Submission 18)
- Melbourne Water (Moonee Ponds Creek) (Submission 19)
- Linking Melbourne Authority (Moonee Ponds Creek) (Submission 22).

There were six supporting submissions. The submissions were from:

- Kaye Oddie (general support)(Submission 5)
- Friends of Moonee Ponds Creek Inc (Moonee Ponds Creek) (Submission 7)
- Gadens Lawyers on behalf of Allied Mills Industries Pty Ltd (52-112 Elizabeth Street, Kensington) (Submission 15)
- Mary Kehoe (general support) (Submission 16)
- City of Moonee Valley (Flemington Road Moonee Ponds Creek Bridge) (Submission 17)
- National Trust of Australia (Vic) (general support and 208-292 Arden Street, North Melbourne) (Submission 20).

There were also two submissions which did not object to the Amendment, but provided additional information to assist the process:

- Andrew Neale (125,139-141 and 147-149 Dryburgh Street) (Submission 11)
- VicTrack (various properties) (Submission 21).

At its meeting of 10 September 2013, Council resolved to refer the submissions to a Panel. At the same time the Council adopted a number of changes to the Amendment in response to the submissions and proposed to advocate them to the Panel.

The changes adopted were:

- Change the Moonee Ponds Creek Macaulay Road Bridge (HO1096) to a level 3 streetscape(subs 5 and 7)
- Change the Clayton Reserve at 201-241 Macaulay Road (HO1096) to a level 3 streetscape (Submission 5)
- Extend the HO in the section of the Moonee Ponds Creek and Infrastructure Precinct (HO1092) between Macaulay Road and Racecourse Road, extend the HO to the west so that it correctly covers all of the significant features named in the Statement of Significance (that is vegetated banks)(Submission 7)
- Change the name of the place at 125 Dryburgh Street from *Pullen House* to *Pulleng House* (Submission 11)
- Change the date for the place at 155 Dryburgh Street from 1865 to 1863 (Submission 11)
- Add circa before the date for the place at 213 Dryburgh Street (Submission 11)
- Include an Incorporated Plan for the Moonee Ponds Creek and Infrastructure Precinct, referenced in the Schedule to the Heritage Overlay, to provide permit exemptions for Melbourne Water, in order to facilitate its management of its assets within the precinct under the *Water Act 1989* (Submission 19).

On 12 September 2013, interim heritage controls for 105 Sutton Street were gazetted (Amendment C98).

1.4 Panel process

The Panel to consider the Amendment was appointed under delegation by the Minister for Planning on 7 October 2013. The Panel as initially appointed comprised Nick Wimbush (Chair) and Ray Tonkin (Member) who conducted the Directions Hearing. The Panel was later reconstituted for the Hearing as Jennifer Moles (Chair) and Ray Tonkin (Member).

A Directions Hearing was held in relation to the Amendment on 28 October 2013.

The Panel Hearing took place in the Planning Panels Victoria hearing rooms on 18, 19, 21 and 22 November. Those who presented to the Panel are listed in Table 1³.

Table 1: Parties to the Panel Hearing

Party	Represented by
Melbourne City Council	Mr Peter O'Farrell, barrister, instructed by Melbourne City Council Legal Services Branch, who called the following expert witness: <ul style="list-style-type: none"> • Mr Graeme Butler of Graeme Butler and Associates, heritage architect and social historian.
National Trust of Australia (Vic)	Mr Paul Roser who called the following expert witness: <ul style="list-style-type: none"> • Mr Gary Vines, industrial archaeologist, of Biosis Pty Ltd
CFMEU	Mr Jonathon Chapman of Perry Town Planning

³ Mr Neil Gascoigne of Citipower also requested to present to the Panel but that request was later withdrawn.

Allied Mills Industries Pty Ltd	Mr David Passarella of Gadens Lawyers
George Weston Foods	Mr Tim Power of Herbert Smith Freehills Lawyers who called the following expert witness: <ul style="list-style-type: none"> • Mr Bryce Raworth, architectural historian
The Lost Dogs' Home	Ms Virginia Jackson of Harlock Jackson Pty Ltd who called the following expert witness: <ul style="list-style-type: none"> • Mr Bryce Raworth, architectural historian
Ms Kaye Oddie	
Friends of Moonee Ponds Creek Inc	Ms Kaye Oddie
Bernard and Janet Mortimer	Bernard Mortimer
Dustday Investments Pty Ltd	Mr Stuart Morris QC and Ms Susan Brennan SC, instructed by SBA Law, who called the following expert witnesses: <ul style="list-style-type: none"> • Mr Bryce Raworth, architectural historian; • Mr Kevin Campbell, structural engineer; and • Mr Robert Milner, town planner
Citywide Service Solutions Pty Ltd	Mr Matthew Gionfriddo who called the following expert witness: <ul style="list-style-type: none"> • Mr David Bick, architectural historian

There are two Panel procedural issues that should be recorded here.

At the outset of the Hearing, the Panel acknowledged that this was the first major Amendment concerning heritage controls for which legal submissions would be presented in relation to the recent changes to s.12(2) of the *Planning and Environment Act 1987* (the Act). The changes have meant that the Act now provides that a planning authority (and Panels) 'must [rather than 'may'] take into account ... [an amendment's] social effects and economic effects' (as well as its environmental effects).

Rather than deal with the implications of this change as a threshold issue at the Hearing, the Panel indicated that it would take submissions concerning this matter in the course of the scheduled presentations by parties. There was no disagreement with this proposed course of proceedings. This issue is discussed in Chapter 3.

The second matter is that Mr Passarella of Gadens Lawyers, upon his request, was scheduled to make a submission on behalf of Allied Mills Industries Pty Ltd. However, in that this property was not included amongst the exhibited Amendment properties, the Panel declined to hear the submissions on behalf of Allied Mills who simply sought to ensure that the property was not added to the Amendment in some way.

As advised at the Hearing, the property is not before the Panel and we cannot deal with it. We nevertheless record here that we feel that the exclusion of this property and more particularly the consequent demise of the industrial precinct of which it formed a major part is regrettable.

In reaching its conclusions and recommendations, the Panel has read and considered the submissions and a range of other material referred to it. This includes written submissions, evidence and verbal presentations as informed by our site inspections.

The following Chapter 2 of this report sets out the policy context of the Amendment, Chapter 3 contains the discussion of the general issues raised in submissions, Chapter 4 deals with particular precincts, Chapters 5, 6 and 7 with individual places, and Chapter 8 includes the Panel's consolidated recommendations. A list of the tabled Panel documents is included as Appendix A.

2 Policy and strategic matters

As part of its presentation at the Panel Hearing, the Council provided a response to the Strategic Assessment Guidelines based on the one included in the Explanatory Report.

The Panel has reviewed the policy context of the Amendment and other relevant planning strategies and proposals.

2.1 Planning policy framework

(i) State Planning Policy Framework

The Council submitted that the Amendment is supported by the following clauses in the State Planning Policy Framework (SPPF):

- *This amendment supports the objective of Clause 15.03 of the State Planning Policy Framework to assist the conservation of places that have historical significance.*
- *By including the identified places in the Heritage Overlay, Council will be fulfilling the State objective of identifying, conserving and protecting places of natural or cultural value. The Amendment responds to Clause 11 Settlement by providing for land zoned for commercial use and expansion.*

(ii) Local Planning Policy Framework

Municipal Strategic Statement

The Council indicated that the Amendment addresses the Municipal Strategic Statement in the following way:

This amendment supports the objectives and implements the strategies of Clause 21.05-1 of the Municipal Strategic Statement by conserving places of identified cultural heritage significance.

The Council submitted that the Amendment is supportive of the local planning policies:

The amendment also supports the objectives of Clause 22.05 of the Local Planning Policy Framework, which seek to conserve, promote and protect places of heritage value throughout the municipality.

2.2 Other strategies and major State projects

(i) Arden Macaulay Structure Plan

The Council submission provided some detail on the Arden Macaulay Structure Plan which relates to this area.

This structure plan, which was endorsed by the Council in February 2012, is the subject of Amendment C190 which was exhibited from 1 November to 14 December 2012. The submissions received were referred to a Panel which commenced hearings in August-September 2013 but adjourned until a directions hearing in May 2014 given uncertainty around the second stage of the proposed East-West Link Project. The Structure Plan is recognised in Plan Melbourne as part of an initiative to expand the central city.

The Structure Plan indicates that it has ten founding principles – one of which is *‘Integrate the area’s heritage into urban renewal.’*

Principle 5 of Urban Structure and Built Form chapter of the Structure Plan is *‘Investigate additional buildings for inclusion in heritage overlays to protect Arden-Macaulay’s industrial heritage’*. More detailed policies are:

- 1. Retain, protect and reuse the area’s heritage buildings and places through urban renewal.*
- 2. Incorporate heritage buildings and places into new development.*
- 3. Protect valued heritage places and streetscapes.*
- 4. Incorporate the interpretation of the area’s heritage into development patterns and architectural expression.*
- 5. Reuse existing building stock where feasible, including existing industrial buildings.*

An implementing strategy associated with Principle 5 is: *Undertake a review of the existing heritage overlays and gradings.*

Section 7.3 of the Background Report to the Arden Macaulay Structure Plan provides a summary of the 2010 Heritage Assessment undertaken of the area by Meredith Gould Architects and provides a mapped summary of its recommendations at page 40. The purposes of the Assessment included:

- identification of historical themes and gaps in Heritage Overlay coverage; identification of opportunities for land use conversions; and
- recommendations for measures and mechanisms to integrate heritage themes and industrial character into the structure plan and new development.

The Assessment identified the themes of:

- grazing;
- early railways for exports;
- milling and wool and railway consolidation;
- 20th century industrialisation,
- civilising the streets and flooding;
- post-World War 2 housing; and
- City Link.

The Assessment’s recommendations included identification of a number of places for further investigation for heritage controls including small and medium scale industrial buildings, wool stores, railway sites, pumping stations and associated drains, creek infrastructure.

The historical themes above are reflected in the later Butler Heritage Review and many of the recommended investigations of the Assessment report have also been completed and have progressed to the current Amendment.

It was the Council submission that it is clear from the Structure Plan that the area’s heritage and its protection is an integral part of the area’s future development and growth.

Mr O’Farrell made the following submission for the Council:

The Arden Macaulay Structure Plan 2012 (“the Structure Plan”) includes a strategy to integrate the heritage of Arden Macaulay with the redevelopment potential of the precinct. The Structure Plan includes an action to undertake a review of the existing Heritage Overlay and grading controls to ensure that the heritage qualities of Arden Macaulay are identified and protected.

The Review identifies sites and precincts in the Structure Plan area that have heritage significance.

This amendment seeks to implement the recommendations of the Review. Inclusion of additional individual places and precincts into the Heritage Overlay, along with boundary changes to some existing precincts and updating information in the Schedule to the Heritage Overlay, is all appropriate to recognise the heritage significance of these places.

Additionally, the removal of places from the Heritage Overlay is also appropriate as these places have been demolished, altered beyond recognition or included in another Heritage Overlay.

(ii) Plan Melbourne

As well as identifying the Arden Macaulay Structure Plan area for urban renewal⁴, the draft metropolitan strategy *Plan Melbourne* includes a general direction relating to heritage, entitled ‘*Respect our heritage as we build for the future*’. That direction notes that:

- The city’s heritage provides a tangible link to our past and helps us understand the lives and aspirations of past generations
- The city’s history encompasses all aspects of Aboriginal and post European settlement history up to the present day
- It is central to our sense of identity
- Managing the tension between development and conservation is an important task for government and it needs to be streamlined
- Finding new uses for heritage places combined with good design can preserve and energise the heritage place.

One of the initiatives associated with this direction is ‘*Value heritage when managing growth and change*’⁵. It includes:

The Strategy aims to protect the city’s heritage, and improve heritage management processes within the Victorian planning system.

Another initiative⁶ is to ‘*Create incentives for heritage conservation*’. That initiative includes:

Melbourne’s heritage is a significant tourism drawcard and an important part of our city’s cultural economy. To ensure that this continues, we must

⁴ At Direction 1.4 and Initiative 1.4.1

⁵ Initiative 4.7.1

⁶ Initiative 4.7.3

invest in our heritage, and particularly in those places that contribute to Melbourne's identity and distinctiveness.

The government recognises that, in some instances, public benefits flow from private sector developments that involve significant heritage assets. This can include the conservation and adaptive reuse of heritage assets that would otherwise deteriorate and cease to contribute to Melbourne's economic development ... Regeneration of heritage assets through adaptive reuse can deliver unique and exciting places that can be used well into the future. Rehabilitating old buildings and places also creates opportunities for new investment and jobs.

(iii) East-West Link (Eastern Section) Project

The Linking Melbourne Authority released the Comprehensive Impact Statement for this major State transport project shortly before the Panel process in relation to the Amendment. Advisory Committee hearings in relation to submissions concerning the project are to commence in early March 2014.

The Comprehensive Impact Statement deals with heritage matters in Chapter 9. It indicates that a *Historical Heritage Report* for the project area was prepared by Lovell Chen for the Authority in October 2013. The Arden Macaulay area is included at the western end of the project area.

The Statement indicates in relation to places included in heritage controls under the Planning Scheme that a scheme amendment to remove permit triggers under ss. 8, 29 and 35⁷ of the Act would be the approach adopted to give the necessary approvals for the project.

The Statement indicates at page 9.1 that:

Proposed works would include the construction of project infrastructure (such as ventilation structures, elevated ramps and roads) within close proximity to heritage items. In addition, to facilitate the construction of the project, a number of buildings would need to be demolished, many of which are located in HO precincts. Vibration from construction activities may impact on heritage items or buildings if not managed properly.

At pages 9.3 and 9.4 properties proposed for listing under the present Amendment which would be affected by the reference project are set out. Relevantly, they include:

- 29-37 Barrett Street (also known as 43 Bruce Street), Kensington (HO1097)
- Moonee Ponds Creek and Infrastructure Precinct (HO1092)
- Four mature peppercorn trees at 208-292 Arden Street, North Melbourne (HO1095).

The report indicates that the peppercorn trees are only partly within the project area but the Moonee Ponds Creek are would be severely disrupted during construction.

The existing HO814 (railing on Arden Street Bridge over Moonee Ponds Creek) would also be significantly affected.

⁷ All powers exercised by the Minister for Planning.

The affected properties were again set out in a report prepared by Council staff tendered to the Panel by the Council at the closure of the Hearing (Document PA37). That report also identifies affected properties in existing overlays.

The Panel was nevertheless advised in response to questioning that whilst the project is being facilitated under the *Major Transport Projects Facilitation Act 2009*, that the final route may change from the reference alignment and the project may not retain ongoing priority State government support above other transport projects.

In the circumstances that the final alignment has not yet been determined and, as submitted by Mr O'Farrell, whether the project will ultimately proceed is uncertain, the Panel does not think it appropriate to take the impacts on proposed listings into account in its considerations. This was the approach recommended to the Panel in the submissions at the Hearing by Mr Roser for the National Trust.

Depending on the timing of further progress with the Amendment and the State project, these matters may become more pertinent to the Council's deliberations on the Amendment. Unless at the time of adopting this Amendment, however, the Council is satisfied that the alignment is settled and the road project will definitely proceed, it would seem appropriate to adopt the same approach as adopted by the Panel.

(iv) Ministerial Directions and Practice Notes

The Council made the following submissions with respect to Ministerial Directions:

- *The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.*
- *The amendment complies with Ministerial Direction No 9 – Metropolitan Strategy...*
- *The amendment is consistent with and supports Direction 5 A great place to be [of the Metropolitan Strategy as currently referenced in the SPPF] and seeks to implement Policy 5.4 – Protect heritage places and values.*

Mr O'Farrell made no submissions for the Council concerning Practice Notes, nor does the Explanatory Report for the Amendment contain any comment on these. This is unusual.

2.3 General comment on policy and strategic matters

The Panel agrees that the Amendment is generally supported by, and implements, the relevant sections of the State and Local Planning Policy Framework. It is also generally supported by the Arden Macaulay Structure Plan which envisages heritage conservation as a component of the redevelopment of the area.

We have considered the merits of the particular Heritage Overlays proposed later in this report.

Concerning the East-West Link Project, we note that this has the potential to directly impact on some heritage properties. Given that the vertical and horizontal alignments have not been finalised, however, the effects remain largely uncertain. Even if the outcome of this Amendment process is a recommendation to the Minister for Planning that additional heritage controls should be implemented, it would seem that the Minister has the necessary power to facilitate any required approvals for the project.

We make some observations concerning Practice Note 01: *Applying the Heritage Overlay*, revised September 2012 when discussing the form of the Amendment and the Review.

3 General issues

3.1 Economic and social considerations

(i) What is the issue?

Section 12(2) of the Act was amended on 28 October 2013⁸. It now provides so far as is relevant:

In preparing a planning scheme or amendment, a planning authority—

- (a) must have regard to the Minister's directions; and*
- (aa) must have regard to the Victoria Planning Provisions [6]; and*
- (ab) in the case of an amendment, must have regard to any municipal strategic statement, strategic plan, policy statement, code or guideline which forms part of the scheme [7]; and*
- (b) must take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment [8]; and*
- (c) **must** take into account its social effects and economic effects [Panel emphasis].*

Before 28 October 2013 the Act provided at s.12(2)(c) that a planning authority in preparing an amendment '**may** take into account its social effects and economic effects' [Our emphasis].

The issue which arises is whether the changed provisions have implications for the way that a Panel or planning authority has traditionally considered social and economic matters.

(ii) Evidence and submissions

Mr O'Farrell referred to previous Panel reports on heritage amendments concerning social and economic matters suggesting that the reports indicated that the weightiest matter for a Panel to consider was the issue of whether the various properties in the amendment passed the local significance threshold.

He said that the changes to the Act will in practice result in no change to the way Panels and councils have prepared planning scheme amendments as they have taken environmental, social and economic matters into account in the past.

The exhibited Explanatory Report prepared by the Council includes the following commentary on social and economic effects:

The amendment is not expected to have any economic or environmental impacts. The amendment will have positive social effects by recognising building fabric that represents the layers of development in the North and

⁸ By *Planning and Environment Amendment (General) Act 2013* s.71(2).

West Melbourne and Kensington area. Heritage places also add character, appeal and interest to our city. Respect for our cultural heritage involves retaining and managing places that have importance to us as the community. The inclusion of new places in the Heritage Overlay will ensure the conservation of Melbourne's history for present and future generations.

Mr Morris for Dustday Investments Pty Ltd made more extensive submissions on this issue. His submissions were to the effect that:

- *In deciding whether a place should be included in a heritage overlay, the panel must have regard to broader considerations, especially in circumstances where cultural heritage significance is borderline;*
- *The poor condition of the Place and the cost to rectify it weighs against its inclusion in a heritage overlay;*
- *The limitations on the adaptation and reuse of the Place, given its size, internal columns and limited natural light weigh against its inclusion in a heritage overlay;*
- *The strategic expectations that the Land will be redeveloped as part of the urban renewal of the Arden-Macaulay precinct weigh against its inclusion in a heritage overlay...*
- *Inclusion in a heritage overlay depends upon reaching a threshold of significance. The principal consideration in determining whether to grant a permit for demolition is the impact on the significance of the place. Particularly in the case of a site specific heritage overlay, it follows that there is a presumption against demolition and a permit applicant will have to show a good reason for demolition. The creation of this presumption against demolition has social and economic effects which must be considered before a place is included in a heritage overlay.*

He said that while most Panels in the past had expressed the view that any competing strategic objectives should be deferred to the time when consideration of a permit for development of the heritage place takes place - on the basis that it is only at that stage that the proper tradeoffs or balancing of policies can occur⁹ - this approach was incorrect. He also said that it appeared that the Council in the present Amendment had incorrectly considered only heritage matters.

He said irrespective of this, under the new legislative provisions, the Panel and the Planning Authority have no discretion to ignore considerations other than heritage but must consider the social and economic effects of the Amendment.

He said that a distinction may be drawn between private social and economic effects and public social and economic effects, consistent with the findings in *Kentucky Fried Chicken v Gantidis* [1979] HCA 20, (1979) 140 CLR 675. Private economic effects might include impacts upon land values or the individual financial circumstances of the land owner. He said that public effects would include:

Utilisation of urban infrastructure

⁹ For example, Boroondara Planning Scheme Amendment C99 Panel Report Section 3.1.

Restrictions on development of land in urban renewal areas which constrain the ability to meet housing and employment needs of the local community;

Metropolitan wide consequences of limiting development in areas earmarked for substantial growth;

Urban design implications of derelict or undeveloped land; and

Reduced housing affordability and housing choice.

Mr Morris accepted that to be relevant to consideration of an amendment, the effects would need to be public economic or social consequences.

(iii) Discussion

As mentioned above, to our knowledge this is the first Panel Hearing relating to a heritage amendment at which specific submissions have been made by legal representatives concerning the recent changes made to section 12(2) of the Act. We have therefore given the matter careful consideration and we outline and respond below to some of the issues that arise in considering the changes.

The Panel largely agrees with the characterisation of the traditional Panel approach by Mr O'Farrell concerning the importance of heritage significance in the decision in relation to whether a place should be included in the Heritage Overlay but believes that the approach went further than he suggested. Matters other than significance were identified as outside the scope of those relevant to considering an amendment. One discussion of the issue is that in the Panel report in relation to Amendment C99 to the Boroondara Planning Scheme at Section 3.1.3. The Panel said:

Panels have generally been consistent in their view that consideration of matters beyond the issue of whether or not an individual site or a precinct has the requisite level of local significance, lie outside the proper scope of the assessment of a proposal to apply a Heritage Overlay.[1] These views have normally been expressed in response to submissions about personal disadvantage to the submitter as a result of the heritage listing such as economic consequences for a landowner, costs of repair of a building in poor condition, a desire to demolish and rebuild, and the like.

It is our view, however, that even when the competing issues raised are broader and of a public nature such as urban consolidation, they remain outside the proper scope for consideration in relation to the matter of whether a Heritage Overlay should be applied.

The decision as to whether a planning scheme overlay which signals and regulates particular characteristics of land should apply to any site is not a decision which is normally taken having regard to 'trade-offs' against other competing objectives and controls of a scheme. Places are not excluded from the Environmental Significance Overlay, for example, because the planning authority wishes to see the land developed. The consideration of application of that overlay is based on whether or not the land has significance. Similarly areas are included or not included within flooding

overlays purely on the basis of whether flood liability applies. In the same way, when a Heritage Overlay is proposed to be applied to a property or area, the consideration should be whether or not it has local heritage significance.

We would also say that planning scheme overlays with few exceptions do not impose prohibitions on development but require that certain values pertaining to the land are taken into account in any proposal to develop the land. Some development proposals may be judged to be inappropriate having regard to all the factors relevant to the permit decision and refused as a result, but others will be judged as satisfactory. This is true of the Heritage Overlay.

In the present case, the Panel is in effect being requested to make a decision in the context of the Amendment about potential demolitions in the area(s) proposed to be made subject to the Heritage Overlay. In our view, these matters are normally and properly dealt with under planning permits. It is only when a permit application outlining the proposed use and development is before a planning body that the proper trade-offs or balancing of policies can be made.

In this respect we refer to the report of the Panel considering Whitehorse Amendment C140 which includes:

The Panel notes that the management of heritage places is a two stage planning process. Firstly the objective identification of heritage significance (the current stage); and secondly the ongoing management of the place having regard to such matters such as the economics of building, retention and repair, reasonable current day use requirements etc as part of the consideration of an application for development.

This approach to the management of heritage places has been adopted in practice by planning panels and by the Victorian Civil and Administrative Tribunal. The comments by the panel considering the Ballarat Planning Scheme Amendment C58 are often referred:

At page 53 of their report the Panel said:

*Panels have consistently held that whenever there may be competing objectives relating to heritage and other matters, the time to resolve them is not when the Heritage Overlay is applied but when a decision must be made under the Heritage Overlay or some other planning scheme provision. **The only issue of relevance in deciding whether to apply the Heritage Overlay is whether the place has heritage significance.** [Our emphasis]*

The Act has nevertheless now changed and consideration of social and economic matters by a planning authority is clearly mandated at the time of preparation of an amendment.

Our consideration of the new provisions has raised a number of matters:

- **What is meant by the phrase ‘*In preparing a planning scheme or amendment*’?**

In our view the preparation of a scheme or an amendment by a planning authority is properly to be viewed as a process involving a number of steps including the resolution to prepare the amendment; its adoption for exhibition; consideration of submissions received upon exhibition and, if required, the request for a Panel; and consideration of any Panel report and the decision as to whether and in what form to adopt an amendment.

It is not clear whether it is necessary to consider social and economic impacts at every step of the process but in this case it appears that the Council has done so.

The Council considered the matter of social and economic effects at the time of its resolution to prepare the Amendment in so far as it had adopted a Structure Plan primarily directed to extensive urban renewal of the locality, but which specifically includes as an integral component, the conservation of heritage places. The Structure Plan also indicates that this conservation should be advanced through an amendment. At a broad strategic level the Council can be said to have already turned its mind to resolving the competing objectives of development and conservation, being social and economic matters.

Also the Council’s choice to exclude from the exhibited Amendment the Allied Mills property that had been recommended for protection in the Heritage Review. This clearly shows consideration of economic matters. Indeed the economic considerations in the case of that property prevailed over pursuing heritage objectives. Allied Mills as noted earlier was identified as ‘*a key industrial site*’ and the view by the Council was ‘*a heritage overlay on the site would potentially hinder the operation’s future expansion and upgrade*’.

Further the Explanatory Report for the Amendment adopted for exhibition (as quoted above) addresses social and economic matters in a general way.

In relation to consideration of social and economic matters at the time the submissions received in response to exhibition were first considered, the Council again turned its mind to social and economic matters (at least in relation to some proposed Heritage Overlays). This is revealed by its decision to introduce an Incorporated Plan to facilitate Melbourne Water’s management of Moonee Ponds Creek without requiring application for permits. The possibility of an Incorporated Plan to assist in managing the Weston Milling site was also before the Council.

The further step by the Planning Authority to consider the Panel report and make the decision as to whether and in what form to adopt the Amendment is yet to come. The opportunity exists to again consider social and economic matters will arise again.

At this final stage of preparation of the Amendment, the social and economic matters to be considered will be the matters raised in submissions. They may be private social and economic matters pertinent to the submitter but which have broader community impacts. They may provide a ‘new take’ on the general issues the Council earlier considered.

- **Is the Panel as well as the Planning Authority required to adopt the approach in s.12(2)(c)?**

Related to this current step in the process, we note Mr O’Farrell’s submission that the Act requires planning authorities to consider social and economic matters but this obligation does not extend to Panels. He also pointed to s.168 which provides that a Panel may take into account any matter it thinks relevant in making its report and recommendations, enabling the Panel to take social and economic effects into account if the Panel thinks the matters are relevant.

We do not agree with Mr O’Farrell’s approach or his suggestion that issues viewed as irrelevant therefore can all be set aside by a Panel. Accepting that the Act does not specifically require the Panel to consider social and economic effects, we nevertheless take the view that Panels are appointed to assist Councils in this last step in preparing an amendment – that is the identification of an appropriate response to the submissions received during exhibition, in terms of the final content of the amendment and whether the amendment proceeds to approval. The Panel advice would be less helpful if it did not address the full range of relevant matters to be considered by the Council, and may be found wanting if the full range of matters directly and indirectly raised in submissions were not addressed¹⁰.

- **What is the nature of the social and economic matters to be taken into account by the Panel and Planning Authority?**

The Panel agrees with Mr Morris, relying on *Gantidis*, that the social and economic effects most likely to be relevant at the Amendment stage are those of a broad community nature rather than of a personal kind. Personal economic and social impacts, as against effects for the community as a whole, are generally not matters taken into account in planning decisions. This is also recognised in the Panel report on Amendment C50 to the Campaspe Planning Scheme at Section 5.10.

A guide to the nature of pertinent social and environmental matters is provided by the revised *Strategic Assessment Guidelines (for preparing and evaluating planning scheme amendments)* of October 2013¹¹. It suggests that the types of broad effects that might need to be considered at the amendment stage include:

- *The likely effect on the economic wellbeing of the community*
- *Potential changes to the economic and social life of the existing community*
- *The likely effect on public and private sector investment in the immediate and surrounding areas*
- *The likely effect on potential capacity for growth of the immediate and surrounding areas*
- *Potential changes to the attractiveness and physical condition of the immediate and surrounding areas*

¹⁰ See *Australian Conservation Foundation v Minister for Planning* (2004) VCAT 2029.

¹¹ Planning Practice Note 46.

- *The likely effect on the attractiveness, amenity and safety of the public realm...*

In our view the matters to which the Council previously turned its mind in preparing this Amendment can be viewed as falling into the wider community group. The Allied Mills operation was obviously regarded as a critical industrial employer in the locality and the facilitation of Melbourne Water's management obligations under the *Water Act* is clearly something with broad community effects.

We also generally agree with Mr Morris that personal or private social and economic effects may overlap with public effects and in this way they may become relevant. This is consistent with the *Gantidis* view in relation to economic impacts – loss of trade to new competing shopping centres was viewed as a private effect¹² versus the consequent public effect of loss of service to the community (not otherwise made good).

Mr Morris suggested that, in relation to heritage properties, financial hardship and reasonable economic use are matters which might become relevant in this way. He said that it would be odd if this weren't so in relation to (demolition of) places of local heritage significance, as these matters are relevant to demolition of a place of State significance under the *Heritage Act 1995*.

In response on this matter, the Panel is cautious about the relevance of considering personal financial hardship and believes that it might be more pertinent to consider the economics of the building itself when assessing the economics of retention v demolition. In this we agree with the findings¹³ of the Advisory Committee Report on the *Review of Heritage Provisions in Planning Schemes 2007*.¹⁴ This appears to be another way of addressing the point conceded by Mr Morris that we should consider the 'reasonable owner' or user of the property rather than the particular financial circumstances of the current owner.

Nevertheless, we would point out that the financial effects for an owner and the matter of reasonable economic use appear in s.73 of the *Heritage Act* which relates to considerations relevant to permit applications and not to listings.¹⁵

How these matters translate into community-wide social and economic effects pertinent at the amendment stage would need careful consideration.

- **Do the economic and social effects point only one way?**

While the submitters raised social and more particularly economic effects which were designed to persuade the Panel that the heritage controls should not be applied, clearly there are or can be offsetting positive effects of this kind assuming the listing leads to the conservation of significant places. Examples might be that property values can be enhanced by heritage 'character' when recycling of industrial buildings or warehouses for residential use when compared with a modern rebuild. This private economic effect would of course

¹² Or at least not an effect to be taken into account in the planning decision.

¹³ In relation to permit applications.

¹⁴ See Section 4.2.3 and following.

¹⁵ The *Heritage Act* is silent on considerations in relation to listing.

have to be capable of translating into a community-wide benefit such as rate revenue to be a proper consideration.

In many instances, however, the positive effects, particularly the social effects, are qualitative and not capable of quantification. They include the benefits ascribed to heritage places in the Explanatory Report such as *'recognising building fabric that represents the layers of development in the North and West Melbourne and Kensington area'* and adding *'character, appeal and interest to our city'*. Other often cited benefits of heritage conservation include affording a sense of place and providing a physical key to an understanding of past values and practices.

- **How is the balancing of effects to be done?**

Given the qualitative nature of many of the considerations, especially those which support heritage listing, it will always be a matter of judgment as to how the relevant factors are to be weighed.

The revised Strategic Assessment Guidelines put it this way:

The normal way of assessing social and economic effects is to consider whether or not the amendment results in a net community benefit.

The Panel notes that there is no suggestion that social effects only can be set off against social effects, or positive and negative effects of an economic nature can only be weighed against each other. It may be that the arguments which point to one outcome are all economic and those to be weighed against them are all social considerations.

In this respect we note the position taken on behalf of Dustday that broader considerations must be regarded *'especially in circumstances where the cultural heritage significance is borderline'*. This submission combined with the economic arguments advanced against the listing of Dustday's former wool store, suggest a view that marginal social benefits (to the community of conserving a lowly graded building) can be offset by adverse economic effects (for the community).

One qualitative characteristic of social and economic effects which might be taken into account is their temporary versus enduring nature. In this respect Mr O'Farrell's submissions supported the view expressed in the Panel report on Amendment C14 to the Latrobe Planning Scheme that it should be remembered that heritage significance is enduring or long term while other matters such as personal circumstances, development potential and building condition are short term matters.

- **What to make of the 'presumption against demolition'?**

In summary it was Mr Morris' submission that as inclusion in the Heritage Overlay depends upon reaching a threshold of significance, and, later, impact on the significance of the place is the principal consideration when a permit is sought for demolition under the Heritage Overlay, there is a presumption against demolition that occurs. In the case of a building in poor condition, he said, this presumption against demolition and the building's condition therefore need to be taken into account at the listing stage.

The Panel agrees with Mr Morris's submission that, while there is no express provision giving pre-eminence to effect on significance, that effect will be the principal consideration when a

demolition or other works application is later considered for a place in a Heritage Overlay. It is also self evident that the total demolition of a building will be judged as a loss of significance¹⁶.

The Panel does not agree, however, that the outcome of a demolition application, despite the loss of significance, must always be unsuccessful. Other factors relevant to demolition, such as the necessary extent of replacement fabric (or the resultant level of integrity of the altered building) if the building were to be retained, which is a bi-product of condition, is at least one factor which might come into play at that stage.

With respect to consideration of other planning objectives, Mr Morris also expressed concern about the consequences of the outcome of the appeal to the Supreme Court by Boroondara City Council against the decision by the Victorian Civil and Administrative Appeals Tribunal (VCAT)¹⁷ concerning the proposed demolition of the heritage building at 1045 Burke Road, Camberwell. In that case, relying on established case law, the Council argued that a decision about whether to grant approval for demolition must be determined independently of any other application and only heritage considerations are relevant. If this argument succeeds, Mr Morris said, there will be no opportunity for integrated decision-making at the permit stage which balances all relevant planning considerations as is contemplated by the Act and planning schemes - and therefore it must be done at the Amendment stage.

At the time of writing, there has been no decision in relation to this matter. The extent of 'narrowing' of the matters for consideration at the permit stage remains unclear. It would seem unlikely, however, that at least the issues of building integrity and condition would fall within the ambit of relevant matters in considering a permit.

Also in relation to this issue, the Panel notes that this conundrum potentially generated by the outcome of the Burke Road case was recognised in the Advisory Committee Report on the *Review of Heritage Provisions in Planning Schemes 2007*. That report supported an approach to consideration of demolition permits consistent with the position now advocated by Boroondara Council, recognised the difficulties faced when decision-making was potentially (largely) fettered and made recommendations to overcome the difficulty.¹⁸ The Committee's report at Section 4.2.5¹⁹ discusses the variable views that then existed in relation to the ambit of discretion in permit decisions. It included:

The view of the Committee is that the 'National Trust principle' clearly applies to the exercise of discretion. That is, when the only permit trigger is the HO the only relevant considerations are those related to the purpose of the HO. The problem is that many decision makers, and those involved in lodging or responding to permit applications, apparently do not fully appreciate that there is such a restriction.

¹⁶ Unless the building is non-contributory in a precinct overlay.

¹⁷ *Boroondara City Council v 1045 Burke Road Pty Ltd* SCI 2013 03848.

¹⁸ See Section 4.1 and 4.2 of the report.

¹⁹ See also Section 1.4.10.

It is understandable that decision makers – be they local Councils (and their delegates), or VCAT on appeal – are reluctant to feel constrained about the range of matters they can consider – especially if the relevant considerations lead them to a conclusion that they are not comfortable with. They are, however, constrained by the law. Furthermore, those involved in lodging or responding to applications are disadvantaged by any uncertainty about the range of matters that can be considered.

... We consider that it would be useful if decision makers were to be provided with opportunities for training or education on this matter. A Practice Note could also be of value. Furthermore, thought should be given to the way in which notice of planning permits is given, so as to alert potential objectors to the matters they can validly raise.

... it would also be appropriate to amend the decision guidelines at Clause 43.01-4 so that there was no requirement to consider 'the decision guidelines in Clause 65'. The broad lists in Clause 65.01 and Clause 65.02 of matters to be considered, 'as appropriate', are at odds with the fundamental principle that discretion is confined to considerations that are relevant to the purpose of the particular provision. The inclusion of Clause 65 in the decision guidelines for all overlays, and many particular provisions, is apparently a relic of the time when planning schemes principally comprised zoning controls and general considerations – principally about amenity impacts - applied.

It may be that if the future Burke Road decision is politically viewed as inconsistent with orderly planning, that the above or other legislative changes might be made.

In all we were not persuaded by the arguments presented on this issue that the nature of the decision-making framework, including the limitations applying to decisions on permits, is such that condition should normally be taken into account at the listing stage.

Having said this we do acknowledge that condition may sometimes be relevant in extreme cases of dilapidation where demolition is an inevitable outcome. In such circumstances, the case for demolition would have to be irrefutable and the community-wide costs and benefits of the demolition versus conservation outcomes would have to be clearly identified.

As Mr O'Farrell submitted:

It is conceivable that there could be an amendment that presents sufficient negative environmental, social and economic effects that a Panel might find that the amendment results in a net detriment to the community.

He suggested that it might be found that it would be a waste of community resources to go to the permit stage to consider the whether demolition should be allowed. He nevertheless said that there would have to be a very high certainty threshold to be passed to make the decision at the amendment stage. We agree that the case for demolition would have to be unassailable.

We also consider that it is possible that condition may become relevant in the circumstances where the necessary renovations of a building, which is being considered for

listing/retention, are so extensive that the original fabric of the building is in large measure lost and the form and nature of the heritage place would no longer be able to be appreciated. In that way, the significance of the place would be degraded. Again we would expect that the certainty threshold would be a very high one.

(iv) Conclusion

The Panel recognises that the changes to s.12(2)(c) of the Act in relation to preparing amendments have implications for the manner in which various social and economic matters raised in relation to heritage amendments are to be treated. Where the social and economic effects raised in submissions are of a community nature, they may well be relevant matters. To meet the requirements of the Act, planning authorities and Panels will have to endeavour to consider those matters when preparing an amendment along with other relevant issues.

3.2 Statements of Significance and gradings

(i) What is the issue?

Are the proposed Statements of Significance adequate to assist owners, managers and the Responsible Authority in future management of the heritage place?

Is the proposed method of inclusion of these Statements in the Planning Scheme appropriate?

Is the system of gradings applied by Melbourne City in this Amendment (and throughout the Heritage Overlays in the Planning Scheme) appropriate?

(ii) Policy context of the issue

The generally accepted policy is that all places of heritage importance subject to statutory controls should be provided with a succinct and useful Statement of Significance that can guide future management and development of the place.

There has been no directive as to how such Statements should be included in planning schemes, but it has been most common for the heritage study that has led to the inclusion of places in a Heritage Overlay to be listed as a Reference Document to the particular scheme, so that Statements included in the study are available for reference in the administration of the scheme.

A Reference Document, however, is given lesser weight than an Incorporated Document when it comes to making determinations under the provisions of a scheme, including the Heritage Overlay. In order to deal with this issue the Report of the Advisory Committee on the *Review of Heritage Provisions in Planning Schemes* of August 2007 recommended that the Statements of Significance from the studies should be incorporated in planning schemes. Following that recommendation, the Panel for the Melbourne Planning Scheme Amendment C186 (July, 2012) recommended that Statements of Significance for the relevant central city properties be included in an Incorporated Document to the Planning Scheme.

Melbourne City has provided gradings (A, B, C and D buildings and Level 1, 2 and 3 streetscapes) for all places covered by Heritage Overlays in the Planning Scheme for some time. The Council has also, over time, set out to define the meaning of the different

gradings and to align them with the more common significant, contributory and non-contributory designations given to places in other planning schemes.

(iii) Evidence and submissions

The Council has proposed in this Amendment that:

- Statements of Significance as prepared by Graeme Butler and Associates in the Arden Macaulay Heritage Review should be included in the Planning Scheme as an Incorporated Document.
- That gradings be applied to all places proposed for inclusion in the overlay and that some places already covered by the Heritage Overlay have their gradings adjusted.

Following questions from the Panel the Council indicated that it would be reviewing its grading system early in 2014.

Mr Roser for the National Trust submitted that the current gradings (and their origins given the changes between studies) is *'labyrinthine'*.

(iv) Discussion

The Panel is concerned that some of the Statements of Significance presented to it (for inclusion in the Incorporated Document) may not be as useful to managers, owners and development approval officers as they could be. However, the Panel was pleased to see that an effort had been made to clearly identify the elements of a place that were of particular significance. We suggest, however, that:

- It may be best to combine the content of the section *'What is significant?'* with the final section titled *'Contributory elements'*. We think that it may lead to confusion as to the elements worthy of conservation if two descriptions of the elements appear. The two sections in the Statements basically serve a similar purpose. If two lists are to be retained, the first might perhaps be a more general description of the place and its important characteristics; and the latter a more detailed list of significant elements.
- We also suggest that any elements that should desirably be conserved should be described in unequivocal terms rather than rely on judgments of their worth such as new material being required to be assessed as to whether it is *'in sympathy'*. This is a frequent component in the *'Contributory elements'* section:

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s)... and any new material added in sympathy to the original fabric it replaced.

We do not think that as currently worded, this material is helpful to decision makers.

The Panel is pleased that the Council had acted on previous advice and is proposing that the Statements of Significance be included in an Incorporated Document in the scheme. However, the Panel believes that the Council should ensure that these Statements are adequate for the role that they will perform before the Amendment is submitted for approval. In addition to the matters for improvement above, it is also important that no confusion is caused by the incorporated Statements being inconsistent with those in the Review itself. If necessary the Review Statements should be adjusted.

The Panel was pleased to hear that the current system of gradings used by the Council will be reviewed early in 2014. This is consistent with the revised *Applying the Heritage Overlay* Practice Note of October 2013 which recommends against the use of such gradings. However, this hasn't prevented the Panel being called upon to assess the re-grading of certain places under the present Amendment. An example is the Lost Dogs' Home (Submission 9), where it appears that the re-grading of the Administrative Building from D to C seems to be solely to ensure that this building is seen to be a contributory place in the scheme. Without coming to a conclusion on that issue here, it appears to the Panel that this approach is a direct consequence of the Council's adoption of a hierarchical system of gradings which also involves a streetscape factor rather than the more commonly used and straightforward significant, contributory and non-contributory designations in other schemes. Also the submission made on behalf of Citywide (Submission 2) made the point that applying a streetscape grading to a street which has no obvious streetscape is strange. Therefore the Panel encourages the Council to move forward with its review of the grading system as a matter of priority.

(v) Recommendations

- 1. That the Statements of Significance as presented to the Panel be reviewed for their usefulness before being submitted to the Minister for approval as part of an Incorporated Document to the Melbourne Planning Scheme.**
- 2. That the Council proceed with its review of its heritage gradings system as a priority.**

3.3 Interiors

(i) What is the issue?

On more than one occasion at the Panel Hearing, comment was made that the Council had decided not to include interior controls in the Amendment on the basis that no comprehensive or comparative assessment of interiors had been undertaken to provide the necessary strategic justification for the controls.

The question is whether such a comparative study must always precede a recommendation for interior controls?

(ii) Policy context of the issue

The Practice Note on *Applying the Heritage Overlay* recommends that interior controls should be used in moderation:

This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

(iii) Evidence and submissions

At the Hearing it was suggested for the Council that no interior controls could be put forward in the present Amendment, at least for the former St George's Church at 55-57 Melrose Street, North Melbourne, without a comprehensive comparative interiors study

having been done. This appears to be a response to the immediately previous Panel dealing with heritage matters in the City of Melbourne (Amendment C186) which recommended against the application of the interior controls proposed for a number of commercial buildings on the basis that no comparative study of interiors had been undertaken.

(iv) Discussion

The Panel is concerned that the Council has taken the Amendment C186 Panel's comments on interior controls and the need for comparative work and applied them to a different circumstance.

The Panel in that case was considering whether the exhibited interior controls for some or all of 12 commercial foyers and building entries should be supported. The Panel considered submissions by building owners opposing the application of interior controls, evidence and submissions by the National Trust and submissions by the Melbourne Heritage Action group. Like the Council the action group supported interior controls (but not all of those exhibited) and claimed that there were other worthy interior control candidates.

The Panel report includes:

It is therefore clear from the 2011 Review itself, and indeed from Mr Butler's evidence at the hearing, that the identification of interiors for heritage controls was something which arose incidentally in the course of Mr Butler's inspection of the specified buildings for his review... He ... acknowledged under questioning that some of the interiors he identified as worthy of controls were regarded as more significant than others ...

The interiors that Mr Butler suggested for heritage controls were reviewed by Mr Storey for the National Trust. He commented favourably on some but was less than enthusiastic about others. In his assessment of whether the interiors were worthy of special controls, Mr Storey compared many of the interiors to other interiors not recommended by Mr Butler (largely because they were in buildings not surveyed) which were from a similar development period or building genre.

The Melbourne Heritage Action group also made a quite comprehensive review of the interiors of 81 of the buildings proposed for controls and comparative ones suggested by the National Trust... Again they were supportive of some interiors and not others. They made their own suggestions about other worthy interiors...

The Panel inspected all of the interiors proposed for listing... and most of the comparative interiors referred to by Mr Storey.

Like the Melbourne Heritage Action group and Mr Storey, we believe that the interiors do vary considerably in the extent to which they have been altered and whether they are special or merely unremarkable examples of interiors of the period or associated with the building type... In other cases, it is unclear whether or not the interior element is original or just a sympathetic update ...

During the course of our inspections, we incidentally observed even more interiors which arguably are worthy of consideration for heritage controls ...

We have formed the view that it is not appropriate in the absence of a systematic and comprehensive study of all potential interiors in the city buildings to proceed to list the small group incidentally identified by Mr Butler. The somewhat random selection of interiors of varying ages, ranging from simple to quite elaborate, with different levels of intactness, affords no clear threshold of significance against which interiors can be judged.

The issue in the present context is that the former St George's Church (HO1115)(built from materials of an earlier church in Parkville) was proposed by Mr Butler in the Heritage Review for interior controls but this was not accepted by the Council. The elements of significance listed for the interior of the church in Mr Butler's evidence are:

- *scissor trusses and linseed oil stained timber;*
- *ceiling lining from the old church;*
- *originally folding timber doors between the sanctuary and hall;*
- *a small Victorian-era and English pipe organ in the transept;*
- *plastered internal walls with a dado of clinker bricks;*
- *timber fittings (candle sticks, and pews (one dated 1938 from Mrs MA Stone) said to have been carved by prison inmates in the Arts & Crafts tradition;*
- *a painting of Christ from a student under the tutelage of Mervyn Napier Waller...*

The evidence also noted:

The small pipe organ is Victorian-era and English with the earliest known location as 1886-1910 in the Beechworth Town Hall (installed by William Anderson). It was later at St James's Anglican Church, Dandenong and placed here c1931 and refurbished in 1988.

The Panel was told at the Hearing that the organ is classified by the National Trust.

Based on the material presented at the Hearing, the Panel, while it has not inspected the interior of the building, considers there to be a prima facie case for possible listing of the interior of this church. The interior apparently has a number of features worthy of conservation. Virtually all of the features identified are clearly pertinent to assessing the heritage worth of church properties; and their level of significance in this case would appear to be high. Unlike the entry foyers glimpsed from the street in the field work for Amendment C186, the interior is not one of an incidentally identified group of interiors which may be surpassed in heritage significance by numerous others.

Accepting that interior controls should be sparingly applied and the interiors must have particularly special characteristics, the Panel nevertheless would urge the Council not to misdirect itself by always requiring comprehensive comparative studies to precede recommended interior controls. Comparative assessments are generally needed to provide the strategic bases for determining whether properties pass the threshold of local significance, but whether extensive studies are required or more cursory analyses will suffice will depend on the nature of the heritage places and values being investigated.

4 The proposed precincts

4.1 North and West Melbourne Biscuit Making and Flour Milling Precinct (HO455) Submission 11 and Submission 20

(i) The place

The proposed North and West Melbourne Biscuit Making and Flour Milling Precinct would include the following properties: 3-21 Anderson Street and 24-78 Laurens Street (including an alternate address for the rear as 1-25 Munster Terrace), West Melbourne. The properties run between Laurens Street on the west and Munster Terrace/ Anderson Street on the east.

The land at 3-21 Anderson Street is currently included in an individual place Heritage Overlay (HO455). It is proposed to convert this into a precinct overlay and extend it to cover the land at 24-78 Laurens Street.

The property at 24-78 Laurens Street is the site of Weston Milling which is an extensive flour milling complex on a site of some 6962 square metres, owned and operated by George Weston Foods. The land is zoned Industrial 1. The site contains a number of substantial red brick buildings varying in height from one to five storeys dating from the late 19th century to recent times. There is also a tall silo structure with frontage to Munster Terrace. George Weston Foods made a submission in response to exhibition of the Amendment. There was no submission from the owners of 3-21 Anderson Street.

Two Statements of Significance were prepared as part of the Review: one is for the Precinct as a whole and the other for the Weston Milling property.

The proposed Statement of Significance for the Precinct is:

How is it significant?

North & West Melbourne Biscuit Making & Flour Milling precinct is locally significant aesthetically and historically, with potential State significance.

Why is it significant?

Aesthetically, the contributory elements of the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as those at the Geelong waterfront. In terms of architectural cohesion they surpass Geelong although they do not possess breadth of historical development. Each building described has high architectural pretensions (being generally inspired by Italian Renaissance revival) as seen in their shared symmetrically fenestrated and parapeted form. Although from different owners, the major buildings in the complex have similarities which allow them to act as a strong streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th and early 20th century industrial complex (criterion A).

Historically, the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in form and in product type in the 1870s and still operates, in kind, today: being sited close to key railway sidings where wheat shipments arrived from the north. The precinct, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output and the second oldest after, Swallow and Ariell in Port Melbourne (1854-) which has since been redeveloped. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in the handling and marketing of rural produce and Victorian-era industrial development within the State (criterion E).

This complex has been the subject of a number of publications and press reports over time as an indication of its worth to community (criterion G).

The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (criterion H).

The Statement of Significance for the Weston Milling property is the most relevant to the submission:

What is significant?

A flour milling complex erected as the Australian Flour Mills for Thomas Brunton & Co from 1888 including: symmetrically fenestrated mill building of four storeys and basement, with segment-arched openings and a simple, corniced stucco parapet. Cream brick quoins and stringmoulds with rectangular entablature provide the decoration to this typically austere factory building.

A lift shaft and structures on the roof have been added, but the main façade remains untouched, save the painted sign to the brickwork.

In Munster Terrace, a four-storey building of red brick, with cream quoins and string moulds, and a stuccoed corniced parapet. What was originally a symmetrically fenestrated façade of segment-arched storeydoors and windows has been marred by the addition of large, flat-headed openings. The complex is located in an area built up by other biscuit manufacturers from 1874 and adjoins the large railway sidings of Spencer Street and North Melbourne.

How is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically and aesthetically to North Melbourne.

Why is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically for its association with this important flour milling and biscuit precinct as well as the nationally known figure of Thomas Brunton. As part of the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in the 1870s and still operating, the Brunton complex is sited close to key railway sidings where wheat shipments arrived from the north. This complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically the complex has well-preserved, well designed and dominant buildings within the environs and precinct, aligning with the later TB Guest Buildings in scale and materials and providing part of the kaleidoscope of architectural styles as applied from the mid to the late Victorian-era to large scale industrial designs. Elements making up the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as at the Geelong waterfront and in terms of architectural cohesion they surpass Geelong, although they do not possess the breadth of historical development. Each building described has architectural pretensions (being generally from the Italian Renaissance), by their symmetrically fenestrated and parapeted form. Although from different owners, the major buildings have similarities which allow them to act as a streetscape as well as an identifiable complex.

The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th century industrial complex (Criterion E).

(ii) What is the issue?

The issue raised on behalf of George Weston Foods at the Hearing is that the Precinct designation should be amended to recognise the buildings on their site that are of primary and contributory significance. Also that consideration should be given to the preparation of an Incorporated Plan for the Weston Milling site in order to provide certainty with respect to any future redevelopment.

In their written submission on behalf of George Weston Foods, Urbis made the following point:

Given the potential for redevelopment and the complexities of the site, it is imperative that the Statement of Significance be expanded to acknowledge the differing buildings on the site their relevant heritage significance. Failure to do this will in our view result in unreasonable time, resources and costs to both the proponent and the Council associated with any planning permit application for alteration, demolition or redevelopment of the Weston Milling site.

Mr Power, representing George Weston Foods at the Hearing, submitted that if the Council is ultimately to rely on the Statement of Significance as the only management tool with respect to this Precinct, it is of utmost importance that it is crystal clear as to what is important and what is not. He added:

The statements of significance that apply to the site should be consolidated and if post-Edwardian periods and associations are to be the basis for applying heritage controls to the site, then they and their contributory elements should be defined in detail.

An associated issue is whether an Incorporated Plan is warranted for this site. An earlier proposal for such a plan had been rejected by the Council, but in his evidence for George Weston Foods Mr Bryce Raworth proposed an alternative Incorporated Plan. This document set out to clarify elements of significance and provide a series of permit exemptions for non-significant parts of the site.

Also, related to this is whether certain parts of the interior should be controlled by the overlay. This was a matter raised in Mr Gary Vines' expert evidence for the National Trust.

(iii) Council position

The Council made submissions with respect to this site at the Hearing and relied on Mr Butler's evidence. In his submissions Mr O'Farrell indicated that the Council had an open mind as to how this site should be handled in the Planning Scheme through the application of:

- An Incorporated Plan as had been proposed. The submission did clarify that there had been difficulties in gaining agreement as to the details of such a plan, or
- The Heritage Overlay with a Statement of Significance which provides greater clarification of the elements of significance.

(iv) Other submissions

Mr Paul Roser for the National Trust made comment at the Hearing about the use of Incorporated Plans:

Requiring permits for all works and development within an industrial complex may be unreasonable, but difficult to avoid if the significant elements are widely dispersed on a site. This problem can be overcome by an incorporated plan that exempts certain works or developments – or all works and developments in defined areas – from the need for a permit.

However, preparation of such a plan is likely to be complex and expensive and it may be inequitable to expect the owners to carry the whole cost. Changing an incorporated plan is also a time-consuming business, since it involves an amendment to the scheme.

Incorporated plans under the HO should be the same as any other incorporated document under the planning scheme and should be exhibited either in conjunction with a proposal for addition of a place to the schedule or as a subsequent amendment.

Mr Roser called Mr Gary Vines to give evidence. In his verbal presentation Mr Vines made reference to the desirability of retaining more than the architectural elements of industrial complexes and suggesting that interior controls may be used in some instances to protect industrial machinery and equipment.

(v) Discussion

The Panel undertook an accompanied inspection of the complex and subsequently made a further external inspection.

The Panel is of the view that the Precinct has obvious heritage significance, which is for the most part summarised in the proposed Statement of Significance. However, this Statement does not adequately assist the Council or the owner to understand what can be done on this complex site. We support the intention by George Weston Foods to have an Incorporated Plan developed and approved for the site to clarify the elements of significance and provide for permit exemptions.

The Panel does not intend to adjudicate on the relative significance of the various elements of the property which were the subject of disagreement between the experts. In our view, it is sufficient that the complex on the site is recognised as of heritage significance as a whole and included in the overlay. We believe that identification of the relative levels of significance for the various elements is best done by the owner and the Council entering into discussions with a view to finalising an Incorporated Plan for the site.

Notwithstanding this, the Panel believes that the heritage significance of the Precinct is largely determined by the external form of the buildings and the manner in which they present to the street. The Panel also notes that even relatively modern structures on the site have been built using red face brickwork and this brickwork is an important feature of the place, the conservation of which should be addressed in the Incorporated Plan.

In coming to this view the Panel acknowledges that it has set aside the views of Mr Vines that there may be elements of industrial importance inside the buildings and as a consequence interior controls should be applied. The place was not exhibited with interior controls.

In conclusion the Panel urges the Council and George Weston Foods to work towards an agreement on the content of an Incorporated Plan for this site and that the approval of the redrawn HO455 should proceed once this has been achieved.

We recommend that this Incorporated Plan can be included within the present Amendment rather than being deferred for further public notice and later processing. In this we

acknowledge the submissions by the National Trust concerning the need for exhibition and subsequent processing. However, the Panel is of the view that the concept of an Incorporated Plan was aired at the Hearing and the key interests are represented by the Council and George Weston Foods. The Council could inform itself if it wished by consulting with the National Trust in relation to this matter.

(vi) Recommendations

3. That the amendment to HO455, North and West Melbourne Biscuit Making and Flour Milling Precinct be approved, but only following agreement on an Incorporated Plan for the Weston Milling site.
4. That the agreed Incorporated Plan become part of Amendment C207.

4.2 Moonee Ponds Creek and Infrastructure Precinct (HO1092)

(i) The place

The Council has proposed the following as being significant elements of the creek system:

Post-contact contributory elements in the Heritage Overlay Area include (but not exclusively):

- land within the existing creek reserve;
- water course either as naturalistic or constructed form, with vegetated banks and existing channel widths;
- earthen embankments either side of water channel;
- blue stone pitched channels as evident or further identified;
- brick pipe bridge piers south of Arden Street Bridge;
- inter-war brick stormwater pump houses numbers 1- 5; and
- four significant and contributory inter-war reinforced concrete bridges: Dynon Road, Arden Street, Macaulay Road and Racecourse Road.

(ii) What is the issue?

The issues brought to the Panel's attention were:

- Opposition to the precinct overlay as a whole
- The extent of the proposed Heritage Overlay if it is to be applied
- The identity of elements of the precinct that are considered significant
- The need for an Incorporated Plan providing permit exemptions to facilitate Melbourne Water management works.

(iii) Council position

The Council proposed that the place is significant for the following reasons:

Moonee Ponds Creek (part) and associated infrastructure are significant:

Historically, as one of the early water courses of central Melbourne that, like the Maribyrnong and Yarra River, took the accumulated waste from rapidly growing metropolis into the bay as a necessary part of the growth of the Colony until the Melbourne & Metropolitan Board of Works sewage

system of the late 1890s, early 1900s; as the source of major flooding in the Kensington, West and North Melbourne areas that caused reoccurring hardship to many residents and industrialists alike and hence the focus of ongoing and expensive flood retardation or abatement schemes that continues through the 19th and 20th centuries as a battle between the ever increasing stormwater run-off and the capacity to drain it into the bay; as the focus of similarly ambitious reclamation schemes to enable the draining of the West Melbourne Swamp to yield new land for development and rid the City of what was perceived as a giant cess pit; as the path taken for another urban product, motor transportation, freeway and tollway construction, to enable the metropolis to function; and more recently the venue for pedestrian and cycling recreation as the partial realisation of over 100 years of expectation that one day the creek would return to near its pre-settlement rural form.

At its meeting of 10 September 2013 at which submissions were considered, the Council resolved:

- To support changes to the boundaries of the Precinct, considerably widening the exhibited overlay such that:

The 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 bridge piers.

- To support the Melbourne Water's request to include an Incorporated Plan providing permit exemptions, referenced in the Schedule to the Heritage Overlay and included in the Schedule to Clause 81, in order to facilitate Melbourne Water's management of its assets within the precinct under the *Water Act 1989*.²⁰
- Change the Moonee Ponds Creek Macaulay Road Bridge (HO1096) to a level 3 streetscape in response to the submission by Ms Kaye Oddie (Submission 5).

(iv) Other submissions

Submissions with respect to the Moonee Ponds Creek were received from:

- Ms Kaye Oddie (Submission 5)
- Friends of Moonee Ponds Creek (presented by Ms Oddie) (Submission 7)
- Linking Melbourne Authority (Submission 22)
- City of Moonee Valley (Submission 17)
- Melbourne Water (Submission 19)

Ms Oddie appeared at the Hearing on her own behalf and on behalf of the Friends of Moonee Ponds Creek.

²⁰ As part of their final submissions the Council indicated that there had been an administrative error in the exhibited Amendment and that it would be remedied upon adoption by including the Incorporated Plan in the Schedule to Clause 81.01.

Ms Oddie in her written submission argued that the streetscape grading for the Macaulay Road Bridge should be Level 3 to be consistent with the identical Arden Street Bridge designed by Sir John Monash.

The written submission by the Friends of Moonee Ponds Creek Inc. sought clarification of the extent of the existing creek reserve as mentioned in the Statement of Significance. They indicated that this should include all the land, waterway and vegetated and constructed features between the present constructed flood walls or high earthen embankments, not just the water body. They also believed that the flood retardation or abatement schemes undertaken in the 19th and 20th centuries should be recognised to the extent of the outer flood retarding embankments and walls on both sides of the creek.

Ms Oddie in her presentation on behalf of the Friends at the Panel Hearing and in her own submission acknowledged that the Council at its meeting of 10 September 2013 had made boundary changes to the precinct following earlier submissions and requested that the Panel recommend the approval of the adjusted HO1092 boundaries. She also requested that the proposal to change the grading of the Macaulay Road Bridge to Streetscape level 3 be supported by the Panel. Finally the submission favoured tree controls for the Precinct, specifically to acknowledge and protect remnant red gum (*Eucalyptus camaldulensis*) on the east bank south of the Arden Street Bridge (three trees); and upstream on the western bank between Macaulay Road and Racecourse Road (five trees).

The Linking Melbourne Authority's written submission included:

- that no Heritage Overlay should be applied to the entire Moonee Ponds Creek and Infrastructure Precinct as proposed; and
- any application of the Heritage Overlay should be limited to the identified bridges within the overlay but exclude the Racecourse Road Bridge having regard to the extent of alteration that has occurred to that bridge since construction.

The Authority referred the Panel to its Comprehensive Impact Statement and the associated heritage assessment prepared by Lovell Chen, Architects and Heritage Consultants. The report by Lovell Chen expresses the view that:

The proposed precinct comprises a heavily modified watercourse bearing relatively little resemblance to its original form, with remnants (generally archaeological in nature) of earlier linings and related features, a collection of four road bridges from the interwar period, later rail bridges, pipework carried on brick and concrete piers, and a series of modified pump houses from the late 1930s. The entire precinct has undergone a major change in terms of its presentation by the elevated CityLink roadway which extends through the precinct, including some supporting structure in the creek bed itself.

The City of Moonee Ponds written submission advised that its current heritage study was indicating that the bridge across the Moonee Ponds Creek near the junction of Flemington Road and Mt Alexander Road was of significance and that the City would be pleased to explore options for protecting this feature in conjunction with the City of Melbourne.

Melbourne Water's written submission expressed concern that the permit exemptions listed in Clauses 62.02-1 and 62.02-2 do not adequately exempt Melbourne Water from permit requirements for all maintenance works. Their submission sought clarification of the arrangements. It was in response to this submission that, in the post-exhibition changes, the Council proposed that an Incorporated Plan for the Moonee Ponds Creek and Infrastructure Precinct be included in the scheme and referenced in the Schedule to the Heritage Overlay, to provide permit exemptions for Melbourne Water.

(v) Discussion

The Panel undertook several inspections of the Moonee Creek environs and bridges, both before and after the Hearing.

The Panel has considered the objecting submission by the Linking Melbourne Authority and the written report by Lovell Chen. The Lovell Chen report accepts that the Moonee Ponds Creek has a long and complex history and as the Hearing progressed it became apparent that the development of the Arden-Macaulay area was largely enabled by the conversion of what was originally a flood prone chain of ponds into the current watercourse. It is our view that this history needs to be protected and, while it is likely that further infrastructure development will occur in this area, it is appropriate that it is designed to accommodate that important history. Therefore we consider that the Precinct is worthy of inclusion in a Heritage Overlay.

The Panel also supports the Council's response to the submissions by the Friends of Moonee Ponds Creek and that the revised boundaries as proposed in post-exhibition documents should be adopted.

There was also related discussion at the Hearing about how pumping stations 1-5 which were exhibited as outliers to the main overlay for the Precinct might best be linked to it. The Panel supports the indication by the Council in its final submissions that it would further change the boundaries of the Precinct to include the land between the creek boundaries and the pumping stations in order to ensure that any pipe work and associated infrastructure is protected.

The Panel commends Ms Oddie's suggestion at the Hearing to apply tree controls to the precinct, in order to protect the three Red Gums on the east bank and the five Red Gums upstream on the western bank. The Panel, however, having inspected the creek environs, believes that it is possible that there are other large and potentially significant trees which might also be made subject to these controls. There was mention at the Hearing that many of these trees were probably planted as part of various beautification projects along the creek.

The Panel considers that these beautification projects are part of the long and intriguing history of the Moonee Ponds Creek and where they have resulted in substantial vegetation, the trees should also be protected.

The Panel supports the inclusion of the Melbourne Water Incorporated Plan as proposed as a practical means to overcome the management difficulties associated with constant permit requirements.

The written submission by the City of Moonee Valley warrants further consideration and the Council should consider either extending the Precinct boundaries of HO1092 either before seeking approval of this Amendment or at an early stage following approval of this Amendment.

(vi) Recommendations

5. That the Moonee Ponds Creek and Infrastructure Precinct (HO1092) be included in the Scheme.
6. That the boundaries of this precinct as proposed in the Council's post exhibition resolution of 10 September 2013 be approved along with adjustments to include the land between Pumping Stations 1-5 and the precinct boundaries.
7. That tree controls be applied to the Precinct as a whole and, should the Council desire to limit the extent of these controls, that they undertake a survey to identify the substantial and mature trees that should be covered by the control.
8. That the Council should consider either extending the precinct boundaries of HO1092 to include the Moonee Ponds Creek Bridge at the intersection of Flemington Road and Mt Alexander Road either before seeking approval of this Amendment or at an early stage following approval of this Amendment.
9. That an Incorporated Plan to provide permit exemptions for Melbourne Water activities and works as proposed by the Council should be included in the Schedule to Clause 81 and referenced in the precinct entry in the Schedule to the Heritage Overlay.

5 Individual places with submissions supported by Panel appearances

5.1 CFMEU, 152 -160 Miller Street, West Melbourne (HO1119) Submission 1

(i) The place

The place is described in the Statement of Significance as follows:

What is significant?

This 1950s Modernist cream brick warehouse and factory building has:

- *two levels on a corner site;*
- *simple elevations with ordered openings and opening groups set within each;*
- *openings typically fitted with natural aluminium framed windows;*
- *detailing that includes two-colour stretcher bond spandrels with alternating projecting bricks;*
- *window groups and the main entry framed by projecting plain cement borders typical of the era;*
- *the main Miller Street façade having a vertical element terminating the east end where originally there was the main entry hall and adjoining show room;*
- *Stawell and Anderson Street façades designed originally as one and two storey (for later expansion) with a similar vertical element at the south end;*
- *both elevations as raised to two storeys in 1956 in a matching manner; and*
- *originally large shuttered loading doors to docks at ground level in Anderson Street while Stawell Street had secured window groups.*

How is it significant?

Sisalkraft Distributors P/L store and offices is of historical and aesthetic interest to West Melbourne.

Why is it significant?

Sisalkraft Distributors P/L store and offices is of interest:

- *Historically as closely linked to one of the better known architectural product suppliers of the late 20th century (Criterion A); and*
- *Aesthetically, as a well preserved and uncommon commercial building design from a well-known and respected architectural firm (Criterion E).*

(ii) What is the issue?

The Construction, Forestry, Mining and Energy Union (CFMEU) was represented by Jonathon Chapman of Perry Town Planning at the Hearing.

Mr Chapman submitted that the property does not demonstrate significant historical or aesthetic significance sufficient to warrant inclusion within the Heritage Overlay. In particular, he submitted that:

- The significance of Sisalkraft Pty Ltd as the original owners and occupants of the building is not demonstrated by the building as it stands today
- The building has had multiple occupancies
- It is not a prominent or significant work of the architect, Marcus Martin
- It is an unremarkable example of a 1950s commercial building
- The building has undergone a number of changes since its construction and therefore cannot be considered to be intact.

(iii) Council position

Sisalkraft Pty Ltd was an important building supply firm in the immediate post WW2 period. The maintenance of the association of this building with such a significant firm is important even if the association is not overtly obvious.

This building is one of Marcus Martin's last major commissions and it demonstrates his capacity in handling a commercial commission using a modern architectural style.

The physical changes to the building are minor.

(iv) Other submissions

Mr Vines in his evidence for the National Trust suggested that this building was erected shortly after Sisalkraft became the Australian producers of vapour barrier materials for the Australian building industry and therefore reflected the expansion of both the use of building insulating materials and the Australian Sisalkraft business around Australia. He also suggested that the changing nature of architecture and building, from an essentially traditional guild craft to a formalised science, can be seen in this building.

(v) Discussion

The Panel is unconvinced of the historic significance of this building. There is no doubt that Sisalkraft Pty Ltd was an important building supplier in Australia in the mid twentieth century and it went to some lengths to promote itself as the producer and marketer of modern building materials. However, whilst this building is a competently designed and not surprisingly, a modern structure, it tells us little of its original owners and occupants, other than perhaps that they chose a modern design. By 1956 they were not alone in this regard.

The headquarters of Sisalkraft and its factory was in Sydney and it appears that this was a branch office. The association of the name with the Sisalkraft Research Scholarship and the Sisalkraft Theatre at the former University of Melbourne School of Architecture demonstrates that the company was a generous sponsor of the architectural profession and little relationship can be drawn with this building.

The Panel also agrees with the submission that the building's multiple occupancies also detract from any historical value.

However, it is a competent and good example of the modern architecture of post WW2 Melbourne and for that reason alone warrants the application of the proposed Heritage Overlay.

It is certainly not a typical example of the work of Marcus Martin, who was better known for his residential designs for well-to-do clients. Without a close examination of the nature of his practice at this time, it is unreasonable to draw any conclusions about the role of this building in the collection of his work. For example, did he actually design it or was it simply a product of his office?

The Panel believes that the alterations to the building have not destroyed its architectural significance.

(vi) Recommendations

- 10. That the CFMEU Building 152 -160 Miller Street, West Melbourne be included in the adopted Amendment as HO1119.**
- 11. That the Statement of Significance be adjusted to emphasise the aesthetic importance of the building rather than its historic or associational values.**

5.2 Citywide Depot, 208-292 Arden Street, North Melbourne (HO1107 and HO1095) Submission 2

(i) The place

This office building and garage is described in the Statement of Significance as follows:

What is significant?

A two-storey three-colour brick Modernist building erected as office accommodation at the Melbourne City Council Depot, with:

- *a parapeted form to Langford and Green Streets;*
- *two colour brickwork;*
- *windows are steel framed with multi-pane glazing and set in cream brick streamlines or banding encircling the two building levels;*
- *dark glazed manganese bricks trim the window and cream banding; and*
- *a distinctive hipped sawtooth roofline over workshop areas.*

Other buildings further east on the north side of Green Street are similar in design but typically one storey, part of a complex distributed both sides of Green Street, with frontages to Arden and Langford Streets.

How is it significant?

Melbourne City Council Depot office and workshop building is aesthetically significant to North Melbourne.

Why is it significant?

Melbourne City Council Depot office and workshop building is significant aesthetically, as a well-preserved Modernist style, highly representative and prominent part of a large municipal depot complex, designed in the same Modernistic manner which aligns with other distinctive City Architect designs in the locality (Criterion E).

The Peppercorn Trees at the site frontage have also been identified as potentially of heritage significance:

What is significant?

These pepper tree specimens (4) are mature with typical wide spreading canopies and located on the boundary of what was the Melbourne City Council stables and, over a longer period, by J. Sullivan & Sons Pty Ltd, carriers and horse dealers. The four remaining trees vary in trunk size and canopy but were part of a row of trees as shown on 1940s aerial views.

How is it significant?

The row of mature pepper trees at 208-290 Arden Street is historically significant to North Melbourne.

Why is it significant?

This mature pepper tree row at 208-290 Arden Street is significant:

- *Historically, as indicative of a once common perimeter planting regime specifically for dusty areas such as stable yards which were more common in this area than others in the Melbourne district also as street trees within the Melbourne area; and*
- *Part of a group of similar and significant plantings across the Kensington and North Melbourne areas (Criterion A).*

(ii) What is the issue?

Citywide Service Solutions Pty Ltd submitted that the heritage significance claimed for this building does not justify the proposed Heritage Overlay for either the office/ garage building or the peppercorn trees.

The submitter also said that the C3 grading is not justified. The submission argued *'there is no point in grading Arden and Langford Streets level 3 in front of the trees and building respectively, given the lack of any heritage value in either street in front of Citywide's site'*.

It was further said that the application of the proposed Heritage Overlay controls is incompatible with the aims of the Arden Macaulay Structure Plan.

Mr Gionfriddo appearing for Citywide at the Panel Hearing, called Mr David Bick to give expert evidence. Mr Bick pointed out:

- The Arden Macaulay Heritage Review had not established the date of construction of the office/garage building

- Whilst it has not been unequivocally established that this building was built for the City of Melbourne, it can be assumed that it was, but its role for the City remains unclear
- There has been an addition to the first floor of the building in a design compatible with the original structure.

Mr Bick also presented a number of photographs of other peppercorn trees in the North Melbourne/Kensington area, making the point that the examples proposed for the Heritage Overlay here are not unique.

(iii) Council position

The building is aesthetically significant as a well preserved modernist building being a prominent part of a large municipal depot complex.

The peppercorn trees are historically significant as a surviving example of once common perimeter planting regimes. It is part of a group of similar and significant plantings across North Melbourne and Kensington.

(iv) Other submissions

Mr Gary Vines' expert evidence for the National Trust made the following point:

As an expression of an important social value in the International Modernist building, almost certainly designed by the Council's own architect, and therefore demonstrating the Council's view of itself, the building demonstrates an important social and historical theme.

Mr Vines, in his evidence referred to the somewhat 'retardataire' nature of its design.

(v) Discussion

The Panel is not convinced that the office/garage building is of sufficient architectural significance to warrant application of a Heritage Overlay. No party was able to confirm that the building was designed by the City Architect, although it seems clear that it dates from 1959.

As Mr Bick pointed out, it is difficult to understand its exact relationship with the rest of the depot and also the building had been extended at a later date. We agree with Mr Bick that there are other better examples of modern industrial buildings in the Arden Macaulay area.

Therefore the Panel believes that unless its authorship or relationship to other similar buildings can be established the proposed Heritage Overlay should not be approved.

In relation to the peppercorn trees, the Panel believes that there are many peppercorn trees in North Melbourne and Kensington and they provide something of a vegetation theme for the area. The Panel accepts that these remnant plantings are important and that the proposed Heritage Overlay should be approved for the trees on this site. However it also believes that the Council should more closely examine the vegetation of this area (including the plane and elm tree plantings as referred to in Ms Oddie's submission (Submission 5)) and possibly extend this overlay to cover other good examples of historic plantings as part of a future amendment.

(vi) Recommendations

- 12. That the proposed HO1107 for the Citywide Depot not be approved**
- 13. That the proposed HO1095 for the 4 peppercorn trees be approved**
- 14. That the Council examine all vegetation in the area, including peppercorn trees, planes and elms, with a view to extending heritage protection to other important historic plantings in a future amendment.**

5.3 Lost Dogs' Home, 2-52 Gracie Street, North Melbourne (HO869) Submission 9

(i) The place

The Lost Dogs' Home has a more than 100 year association with the above site. It has also expanded onto adjoining land in nearby streets. The main site is occupied by kennels and workshops and notably a 1934 Administrative Building. The focus of the submission has been in relation to this main building.

The Statement of Significance describes the building as follows:

What is significant?

This near symmetrical administration building and residence of 1934-5 includes:

- *two storey scale,*
- *stuccoed walls,*
- *a gabled and tiled roof with longitudinal ridge,*
- *a clinker brick clad ground level with loggias or verandahs (part filled in),*
- *tall cemented chimney,*
- *regularly spaced double-hung sash windows,*
- *Marseilles profile roof tiles, blended pattern,*
- *a ground level originally with a board room, offices, examination and waiting rooms, and amenities; and*
- *an upper level residence originally with bedrooms, kitchen, dining and living rooms plus amenities.*

There was a detached laundry to the east.

How is it significant?

The Lost Dogs Home & Animal Hospital is significant historically, socially and aesthetically to North Melbourne and the City.

Why is it significant?

The Lost Dogs Home & Animal Hospital is significant:

- *Historically and socially, for its long association with animal welfare in the State and some of its most active promoters, while claimed as the first formal public animal veterinary service in Victoria and Australia; also as the focus of many public fund raising events and celebrity activity in the name of animal health (Criteria A, G) ; and*
- *Aesthetically as a well-preserved and successful design by the noted architects Peck & Kemter while also being the first of its kind (public veterinary hospital) in the State (Criterion E).*

(ii) What is the issue?

The issue raised by the submitter is the grading level which should be ascribed to the site. The submitter opposes the regrading from D3 to C3. The submitter also objects to the latter part of the Statement of Significance which affords the site an aesthetic basis of significance based on the Administrative Building.

There was no disagreement with the Council position that the place is of historical value.

Ms Jackson who had prepared the written submission for the Dogs' Home appeared for the Home at the Panel Hearing. She called Mr Bryce Raworth to give expert evidence. It was his view that the site is of historical and social significance at a local level, but not of sufficient significance to warrant a grading of C. He was also of the view that the importance of the Administrative Building as a design by Peck and Kemter was overstated:

In a broader context of interwar architecture, the Administrative Building has a low key and conservative quasi-domestic bungalow character that appears stylistically outmoded for its period of construction.

He also acknowledged that the Home's purported importance as the first veterinary hospital in the State relies on its public role as such but:

The fact remains The Lost Dogs' Home was not the first purpose built animal hospital in Victoria.

(iii) Council position

The Council's position is that the building warrants a C grading and heritage listing on the basis that the Lost Dogs' Home and Animal Hospital is significant on the bases stated in the Statement of Significance:

- *Historically and socially, for its long association with animal welfare in the State and some of its most active promoters, while claimed as the first formal public animal veterinary service in Victoria and Australia; also as the focus of many public fund raising events and celebrity activity in the name of animal health (Criteria A, G) ; and*
- *Aesthetically as a well-preserved and successful design by the noted architects Peck & Kemter while also being the first of its kind (public veterinary hospital) in the State (Criterion E).*

(iv) Discussion

The Panel agrees with all parties that the Lost Dogs' Home site clearly has historic and social significance.

The issue really is whether the Administrative Building, being the principal built form element on the site potentially worthy of conservation, is of sufficient value to afford the site aesthetic importance and whether the the combined bases of significance warrant the continued application of the overlay under a revised C3 grading.

If graded C3, the place would be subject to the policy at Clause 22.05 *Heritage Places Outside the Capital City Zone* in relation to C graded buildings, which provides that *'Demolishing or removing original parts of the front of C graded buildings... will not normally be permitted.'*

The policy²¹ defines C graded places as follows:

'C' Buildings

'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

D graded buildings which are also referred to in the policy are defined as follows:

'D' buildings

'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible.

They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

The policy provides that many of the D graded buildings should be conserved and that those in a Level 1 or 2 streetscape are to be viewed as contributory.

So far as the building is concerned, it is clear that its construction in 1934 provided the site with a new focus when viewed from Gracie Street and this focus largely remains regardless of alterations made to the building since its construction. However, the Panel agrees with the evidence given by Mr Raworth for the Lost Dogs' Home that the Lost Dogs' Home is not of great architectural importance being quasi-domestic in appearance and unremarkable. It does not in our view *'make an important aesthetic or scientific contribution'* as envisaged for a C graded building.

²¹ The same or similar definitions appear in the incorporated Heritage Inventory.

Having come to this conclusion the Panel was faced with the difficulty of 'shoe-horning' the building into the currently defined D Grading. The problem faced is that the D grade definition refers to 'representative buildings' for the area, and in our view the building is not typical of the locality.

However, the task of the Panel is to grade the site as a whole. This has proven more difficult. Not only does the significance of the place rely upon its social and historical significance rather than any aesthetic or other values that might attach to building fabric, but the gradings in the Planning Scheme relate to buildings.

Given our view that the building does not add to the basis of significance, we consider that the site's grading should remain as D.

The Panel would comment in passing that during the inspection and the Hearing there was some faint suggestion that there may be some other early building elements of note on the site including parts of early walls. In these circumstances and given the extant Administrative Building it might have been better for HO869 to have been designated as a heritage precinct with contributory elements identified.

(v) Recommendations

- 15. That the Lost Dogs' Home site at 2-52 Gracie Street, North Melbourne should not be regraded to C3 but remain as D3 in the incorporated Heritage Inventory and Statements of Significance document. The Statement of Significance in the Heritage Review should also desirably be modified to refer to a D3 grading.**
- 16. That the Statement of significance for the Lost Dogs' Home should be generally modified to reduce the emphasis on aesthetic importance.**

5.4 Dustday Investments, 85-105 Sutton Street (HO1118) Submission 10

(i) The place

The following is drawn from the Statement of Significance:

What is significant?

This six-level red brick sawtooth profile building of 1956 includes:

- *Modernist design character devoid of any of the stylistic ornament of most previous wool stores in the City;*
- *a vast floor space with the requisite sawtooth roof on the top floor;*
- *roof clad with deep profile corrugated fibre cement sheet;*
- *continuous aluminium framed horizontal glazing strips encircle the building, divided by cavity brick clad spandrels;*
- *window glazing with heat absorbing glass;*
- *a concrete encased steel frame expressed on the exterior of the building;*

- *metal clad sliding timber doors regularly spaced along the ground floor, broken only where they meet a vertical glazed curtain wall extending the height of the building at its south end;*
- *an interior of broad expanses of suspended concrete floor slabs, punctuated only by the drop elevator enclosures for the bails; and*
- *originally a large goods lift was located next to the reinforced concrete escape stair at the south end of the building's west elevation.*

How is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store is significant historically and aesthetically to North Melbourne and the City of Melbourne.

Why is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store is significant:

- *Historically, as a major built symbol of the importance of primary production and in particular, wool growing and marketing, to Australia, particularly in the post Second War period, and the strength of growers in successfully organising this market. The building is one of the few surviving structures built for a company that received wide national press coverage because of its representation of growers from many parts of Australia, its evolution being part of a national primary producer cooperative movement: the Victorian Producers Co-operative Company became one of the biggest. Also by its scale as indicative of the special role played by North Melbourne and Kensington in industrial expansion for the City of Melbourne and the State and the traditional link with primary industry (Criterion A); and*
- *Aesthetically, as an austere but totally functional example of the Modernist approach to a building type that has simple and lingering requirements from the Victorian-era onwards as indicted by its layout, open floor space, and sawtooth top level (Criterion E).*

(ii) What is the issue?

The issue is whether this building should be included in the Heritage Overlay. The building was assessed in the Review and included in the proposed changes to the Heritage Inventory as appropriate for a C grading in a level 3 streetscape.

It is noted that Dustday Investments Pty Ltd (Dustday) made a planning application on 11 July 2013, after exhibition of the Amendment, to demolish the building and develop an at-grade carpark on the site. The site is subject to interim heritage controls approved by the Minister for Planning in August 2013 and gazetted in September 2013.

The key issue is whether or not the social and economic arguments advanced by Dustday against its inclusion in the overlay are relevant and whether they should prevail given that

some acknowledgement of the building's heritage significance was forthcoming from Mr Raworth, Dustday's own expert.

Dustday made a brief written submission in response to exhibition of the Amendment objecting to the application of the Heritage Overlay to their property. It was asserted that the controls amount to *'a substantial adverse imposition upon the use of the property and the registered proprietor's rights as owner.'* The written submission flagged that Dustday would be relying on lawyers and other experts.

Dustday was represented at the Panel Hearing by Mr Morris QC and Ms Susan Brennan SC. They made extensive submissions and called upon three experts.

The presentation for Dustday included:

- Submissions about the new legislative context for the Panel's consideration of the Amendment. These are described and addressed in Section 3.1 above
- Submissions about relevant social and economic effects of the heritage listing and how they are to be weighted
- Evidence concerning the condition and costs of repair of the building if it was to be retained
- Evidence concerning the level of heritage significance of the building
- Evidence on the planning context for the Panel's consideration of the place.

Essentially the position presented was:

- The place is only of borderline heritage significance and thus the social benefits of its retention are limited. In this respect reliance was placed on Mr Raworth's evidence; the fact that the place had not been identified in previous reviews of North Melbourne heritage; and the building being constructed after the boom period in Australian wool and not being clearly legible as a wool store
- Against this, the building is in very poor condition and costly to repair, and thus in any reuse option additional costs would be imposed – running counter to affordable housing
- It would be difficult to recycle the building for another use because of the relatively closely spaced internal columns and limited natural light
- If the building was retained it would limit the development options for this part of the Structure Plan area which is anticipated for intensive development
- If the building were retained it would overshadow a proposed urban park shown in the Structure Plan for the area to the disbenefit of the community.

The details of these submissions are discussed below.

(iii) Council position

The submissions and evidence for the Council included:

- The building is a worthy candidate for the Heritage Overlay and its significance is as set out in the Statement of Significance above
- The significance of the building should be the primary consideration in considering whether the overlay should be applied
- Panels have traditionally held that when listing is proposed, this is not the time to consider trade offs against other social or economic objectives.

(iv) Discussion

The building in question is a large six level red brick and concrete former wool store in poor condition. The building which is of a simple utilitarian design dates from the late 1950s. It is one of the last wool stores constructed being arguably a late response to the wool boom at the time of the Korean War earlier in the 1950s. It occupies the eastern portion of an otherwise vacant site of some 8044 square metres on the southern side of Sutton Street. To the west is the existing City Link elevated roadway and the Moonee Ponds Creek. The site is part of an area where wool stores earlier predominated and was formerly built around by warehouses and stores. The area is zoned Industrial 1 and affected by the East-West Link Project Overlay controls.

While we understand that application has been made to demolish the building and use the land as an at-grade car park, we regard this as a temporary use. Certainly the submissions and evidence at the Hearing assumed a more intensive development of the land, most likely for housing purposes.

The various matters considered by the Panel are set out below, with the exception of the issue of relevant matters to consider and in particular as relate to social and economic effects. As noted this issue is discussed in Section 3.1 above. Our conclusion in that section is:

The Panel recognises that the changes to s.12(2)(c) of the Act in relation to preparing amendments have implications for the manner in which various social and economic matters raised in relation to heritage amendments are to be treated. Where the social and economic effects raised in submissions are of a community nature, they may well be relevant matters. To meet the requirements of the Act, planning authorities and Panels will have to endeavour to consider those matters during the preparation of the amendment along with other relevant issues.

We also discuss in that section the way we see the weighing of social and economic matters.

We set out our thinking on this building as follows.

Is the building of local heritage significance?

Mr Butler, Mr Raworth and Mr Vines all gave evidence that in their view the building was of local heritage significance.

It was Mr Raworth's opinion that the place meets the first limb of the definition of a C graded building in the Planning Scheme in so far as it '*demonstrates the historical or social development of the local area*'. He does, however, regard it as just meeting the threshold of local significance not being a '*robust or obvious candidate*'. He suggested that the Statement of Significance for the place somewhat overstates its importance and quibbled about the design description as '*Modernist*' preferring the simpler term '*post-war*' (a term that we also prefer). He nevertheless acknowledged that the building was largely intact externally except for broken windows and glazing and spalling concrete encasing the structural frame.

Mr Butler in response to questioning indicated that he had not identified the building in his 1983 heritage study of North and West Melbourne as there was at that stage a building

attached on the adjoining property. He also suggested that the focus of that study was more on architecturally significant buildings rather than industrial themes. While not agreeing with Mr Raworth that the building was of borderline significance (he said it would be a middle-order wool store candidate), he conceded that the level of significance was a matter of judgment about which opinions might differ.

Mr Vines gave evidence about the role of the Victorian Producers' Cooperative, the extensive nature of wool stores in the immediate vicinity and said of the particular wool store:

As part of the vast group of wool stores in North Melbourne and Kensington, which even combined represent only a fraction of the facilities which once existed, it clearly warrants the Heritage Overlay.

The Panel's view is that the building is of local heritage significance and properly graded C. We also agree with Mr Raworth, that it is not a highly significant building, however, even in the local context. We think that notwithstanding the building was surrounded by other warehouse buildings in 1983 when Mr Butler earlier surveyed the area, its not being identified as of significance at that time points to its relatively low significance status. It was similarly not identified in other later studies except for the current Review. In our view, this utilitarian building of brick and concrete is certainly not an example of wool stores created during the period when the wool export industry was at its peak.

Condition and conversion considerations

In relation to these issues, Mr Kevin Campbell was called to give expert evidence for Dustday. Mr Campbell is experienced in concrete technology, construction and repair.

It was his evidence that the façade of the building is in an advanced stage of deterioration and that extensive reconstruction would be required to meeting current day building requirements. He said the structural steel columns are extensively corroded and severely pitted, requiring grit blasting and a zinc epoxy coating for durability. He also said the concrete fireproofing would require replacement as do all the steel window frames and glazing. He noted that there are no expansion joints in some of the brickwork which should also be rectified. He advised that if the total building was required to be retained:

Gary Georgeson of Veritech Australia had nominated a budget in the order of ten million dollars (\$10,000,000) for façade reconstruction for the North and Western Facades.

He further advised that Mr Georgeson had said that a budget of \$2 million would be required to restore four of the bays of the building façade if only part of the building was retained.

He did note, however, that while some of the internal concrete floors, columns and beams required extensive repair, they are generally in good condition.

In terms of conversion difficulties, it was Mr Campbell's evidence and that of Mr Rob Milner, who was called to give planning evidence for Dustday, that the closely-spaced internal columns (10 foot spacings) would be restrictive in terms of planning for apartments. Mr Campbell also said the façade could not be retained in that scenario and would require

rebuilding. He further said that only the structural beams and columns may remain. The introduction of additional light was also said by Mr Milner to be problematic in any residential conversion.

Mr Campbell in response to questioning identified some of the particular repair options available.

Mr O'Farrell submitted for the Council that these repair costs were not excessive in the context of the large floor area of the building and that the many internal columns were a typical but not unsurmountable problem in warehouse conversions to dwellings. He suggested that they might add a *'quirky'* internal design element.

As we have indicated in Section 3.1, there may be situations when the structural condition of a building is such that it would be a waste of public resources to include it in a Heritage Overlay for it then to have to go through a permit process in relation to the inevitable demolition. The case for demolition would have to be irrefutable as we have said. We do not consider we are dealing with such a scenario here.

We have also considered whether the issue of the extent of replacement of heritage fabric, and the consequent loss of building integrity - a matter argued as pertinent to the Panel's consideration by Mr Morris and about which Mr Campbell gave evidence. In summary we were told that *'little of the original fabric will be retained'*.

We found the broad analysis unhelpful and, while the types of repair required were described, the extent of repair was lacking in sufficient detail to give it a role in our consideration. As we have indicated this matter may become an issue if the integrity of the building is very seriously eroded or the required repairs result in an outcome where the heritage value of the property can no longer be appreciated. We are also satisfied that this remains a matter which might be considered in a permit context when more detail may be available.

We also agree with the Council submissions that the difficulties of conversion to dwellings presented by the original wool store design are not insurmountable.

The further issue is whether the allegedly high costs and difficulties of reuse of the building in some way convert to public social and economic costs that would recommend against its inclusion in the overlay with its alleged *'presumption against demolition'*.

We have not been persuaded that these costs and difficulties have been converted successfully into public costs weighing against the public benefits of listing.

In this respect we would firstly say that we found the case in terms of the private costs incomplete. In particular we were not presented with evidence that the rehabilitation costs when added to other costs, and importantly also as off set by returns, are exorbitant or even unreasonably high when compared to those that would be associated with other rebuild redevelopment options for the site. Secondly, Mr Georgeson, the person who estimated the rehabilitation costs for the façade, was not called to give evidence, and advice about his expertise was merely asserted by Mr Campbell. The figures provided at best can be regarded as a *'guestimate'*.

In terms of converting these private costs to public costs which might weigh against application of the overlay, at the Hearing, Mr Morris asserted that the resultant housing would be less affordable because of the costs of rehabilitation of some of the original fabric if retained.

We agree that the resultant effect for affordable housing is an economic outcome that is in the nature of a public cost. Because of the inadequacies in terms of the detail of the private costs behind this asserted public outcome, we are unable to give this issue weight here.

Public cost of frustrating strategic development imperatives

Mr Morris submitted that the Structure Plan and its implementing amendment (C190) make it clear that the Dustday land is intended for substantial redevelopment as part of only one of three proposed urban renewal areas in the Melbourne municipality. Rezoning to Mixed Use, and Design and Development Overlay controls allowing development to 26 metres, are proposed. Mr Milner indicated his view that the retention of the warehouse building would constrain flexibility, efficiency and effectiveness with which this large site might be redeveloped. Mr Morris and Mr Milner also introduced an argument that there would be a related public cost of retention of the building in so far as it would overshadow a proposed area of public parkland to the east shown in the Structure Plan. Mr Morris further said that, if the Panel was persuaded to the significance of the place, we should recommend that only the front four bays of the building should be included in the overlay, thereby allowing demolition to occur on the remainder of the site without a planning permit. He said that would be consistent with the Council's heritage policy at Clause 22.05 that discourages demolition of the front part of C graded buildings.

In relation to this asserted public impact of listing of the building, it is the Panel's view that the conflict which is being asserted between intensive development and heritage conservation has already been resolved in so far as this redevelopment locality is concerned: the Council in preparing the Structure Plan resolved to also investigate places of heritage significance and proceed with an amendment to implement the outcomes. The Council approach is reflected in the Structure Plan itself. As noted earlier, the Structure Plan includes as Principal 5: *Integrate the area's heritage into urban renewal*.

The more detailed policies are:

- 1. Retain, protect and reuse the area's heritage buildings and places through urban renewal.*
- 2. Incorporate heritage buildings and places into new development.*
- 3. Protect valued heritage places and streetscapes.*
- 4. Incorporate the interpretation of the area's heritage into development patterns and architectural expression.*
- 5. Reuse existing building stock where feasible, including industrial buildings.*

It is acknowledged that a decision to include this building in the Heritage Overlay would potentially see a large area of land more constrained in terms of its development options than it might otherwise be. It cannot be, however, that the only buildings in the Arden Macaulay area that should be supported for inclusion in the overlay are those on small

blocks such as workers cottages or workshops. Large industrial buildings and sites are part of the history of this area and if the Structure Plan policies are to mean anything, those sites should not be excluded from the overlay because of their size and ways to incorporate and adapt the heritage fabric need to be found.

So far as the overshadowing of a potential park site to the east is concerned, we would simply note that a 26 metre building on the subject site would likely prove equally problematic in terms of overshadowing of the park as this wool store. We do note, however, that the Structure Plan at page 89 refers to northern sunlight in winter for this park as being a benefit of its location.

At this point we consider it is not appropriate to support an only four bay retention option as put forward for Dustday. The extent of building retention is something best resolved in the context of a clear redevelopment proposal. That this is inconsistent with the Council policy is not problematic. As was submitted to us, the policy about keeping the front part of C graded buildings applies awkwardly to industrial sites such as this, developed as it was in response to streets of Victorian housing.

Conclusions

On balance in relation to this building we do not consider that the public costs of including the building in the overlay and its potential retention are such that they set aside the public benefits of heritage conservation.

(v) Recommendation

- 17. That the Dustday property at 85-105 Sutton Street be included in HO1118 as proposed in the exhibited Amendment.**

5.5 57-59 Robertson Street and 106-116 Stubbs Street, Kensington (HO1102 and HO1104) Submission 14

(i) The place

The factory building at 57-59 Robertson Street is described as follows:

What is significant?

This c1911 corrugated iron clad workshop has:

- *a simple gabled roof with vented ridge;*
- *timber framed construction;*
- *skillions to the east and north; plus later non contributory steel deck clad additions to the east; and*
- *where provided, small windows indicative of the workshop use.*

How is it significant?

James Hill's factory and drop forge is significant historically to Kensington.

Why is it significant?

James Hill's factory and drop forge is significant:

- *Historically as an old industrial site within the Kensington locality that has continued to function as an engineering workshop and forge from the Edwardian-era up until the present time.*
- *Kensington is known within the City of Melbourne for its industrial heritage, this building being a key contributory element (Criterion A).*

The adjoining Gibson factory and office at 106-116 Stubbs Street is described as follows:

What is significant?

The 1930 Gibson factory and offices building has:

- *Greek revival character with the broad gabled central pediment, capped brick pilasters, and simple cemented mouldings around the formal central entry;*
- *steel framed windows, hopped, and symmetrically arranged as was the façade generally;*
- *unpainted cement work and clinker brickwork that bring natural materials to the fore in the design; and*
- *body brickwork of pressed reds with only the pilasters in clinker around the corner in Robertson Street but the parapet there is pedimented, as for the main façade.*

Folding timber doors at each end of the elevation have been replaced with shutters as has the panelled entry door to the offices.

How is it significant?

Gibson & Son factory and offices is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Gibson & Son factory and offices is significant:

- *Historically as among the first group of major manufacturing firms to locate in this revitalised part of the old Kensington village survey after successful flood control measures and the home of a widely used disinfectant product in the first half of the 20th century (Criterion A); and*
- *Aesthetically as a well-preserved successful and prominent Greek Revival factory design by a recognised important architect of the era, Leslie Reed (Criterion E).*

(ii) What is the issue?

In their written submission B & J Mortimer objected to the inclusion of the property at 57-59 Robertson Street in the Heritage Overlay on the following grounds:

- The overlay would impose a large impediment and financial burden on how they can use the property

- The factory building was a cheaply constructed corrugated iron factory built in the early 1900s and it is not that different to a cheaply constructed corrugated iron factory built in the 1950s or 60s
- If Council is keen on preserving the factory building, it could dismantle it and re-erect it elsewhere
- Only a small part of the building is original
- If it is significant as a drop forge, why didn't it last longer?

Their written submission indicated that they did not object to the application of the Heritage Overlay to part (the façade) of their other property at 106-116 Stubbs Street.

At the Hearing, Mr Mortimer presented the following further arguments:

- James Hill's business wasn't significant and lasted for 9 years at the most and the drop forge equipment was sold in 1920
- He and his wife had now changed their minds and wished to oppose the inclusion of the factory and office building at 106-116 Stubbs Street as well as the factory at 57-59 Robertson Street in the overlay
- The Stubbs Street building has a nice façade, but is not outstanding
- The application of the overlay would limit what could be done to it and would affect its resale value.

(iii) Council position

The Council's position was that:

- The heritage value of the place is based on the building's (the factory in Robertson Street) old age and because it is a factory
- A Heritage Overlay doesn't prevent development.
- An MMBW plan of 1897 shows the site to be vacant and it is understood that this and adjacent sites were developed after flooding control was in place.
- It is normal practise to extend an overlay to the title boundaries.

(iv) Discussion

The Panel made external inspections of both properties.

The corrugated clad factory building is clearly a survivor from a previous age when it could be anticipated that there would have been more buildings of this type in the area. As a consequence it has historic value.

Mr Mortimer showed that the Statement of Significance is incorrect. The building was used as James Hill's drop forge for a period of around 9 years, but the forge equipment was sold and it no longer operates as such. This fact should be corrected.

The former Gibson and Son factory is clearly a different approach to providing industrial facilities in the Kensington area. It is an architect-designed brick building clearly meant to provide a good commercial image. The suggestion that it is in the Greek Revival style could be debated.

Regardless, the Panel believes that it has historic significance and some aesthetic significance.

The economic arguments advanced by the owners were not of a public kind and we do not propose to take them into account. They might be addressed at such time as a planning permit would be sought for demolition and redevelopment.

(v) Recommendation

- 18. That the Heritage Overlays for 57-59 Robertson Street and 106-116 Stubbs Street, Kensington (HO1102 and HO1104) be approved.**

**5.6 Allied Mills Industries Pty Ltd, 52-112 Elizabeth Street, Kensington
Submission 15**

(i) The place

The Review provides the following information about the place:

What is significant?

Contributory elements in this flour milling complex include:

- *brick grain silo of 1910,*
- *brick bulk store of 1917,*
- *4 level gabled brick Number Three flour mill complex 1926,*
- *six reinforced concrete silos of 1927,*
- *office and laboratory building 1935; and*
- *railway siding.*

How is it significant?

WS Kimpton & Sons Flour Mills complex at 52- 112 Elizabeth Street is significant historically, socially and aesthetically to the City of Melbourne and Victoria.

Why is it significant?

WS Kimpton & Sons Flour Mills complex at 52- 112 Elizabeth Street is significant:

- *Historically, as a long-term flour milling site associated with a long-established and nationally important firm with built elements dating from the Edwardian-era or second major phase of development for the firm in Kensington. The growth of the complex has close links with the war effort during both World Wars and is illustrative of the special role played by Kensington as an industrial suburb served well by shipping and rail access. Sited close to key railway sidings where wheat shipments arrived from the north, this complex is a key part of a precinct that, when combined with that of nearby North and West Melbourne, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie*

and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (Criterion A); and

- *Aesthetically, as powerful built elements within Kensington, combining with the adjoining Younghusband complex to present an Edwardian-era and inter-war industrial precinct of, perhaps, unequalled visual presence in the City and Victoria; also for the high integrity of the contributory elements of a specialised industrial site and era and the commanding scale and form of the Number Three Mill above Arden street, combining with the Kimpton Baristoc complex opposite; and for the architectural value of the Bates Smart & McCutcheon office and laboratory design at the corner of Arden and Elizabeth Streets (Criterion E); and*
- *Socially this vast complex was at the focus of the surrounding, mainly working class, community over a long period of time, as a work place for many in the area and staging ground for major events like the disastrous 1904 fire, the extensive war effort from Kimpton's firm, and the works of WS Kimpton himself as a highly public figure, all highly publicised at the time and the subject of a number of publications.*

(ii) What is the issue?

A supporting written submission was made by Gadens lawyers on behalf of Allied Mills Industries in relation to the exhibited Amendment. Despite the above assessment of significance and recommendations made in the Review that the property be afforded heritage controls as part of a wider Kensington Precinct, the Council had resolved at its meeting of 5 February 2013 to not apply heritage controls to the property and to not proceed with a precinct of which it formed part²² as a component of the Amendment.

Mr Passarella of Gadens Lawyers appeared at the Panel Hearing to make a presentation in support of his client's property being excluded from the Amendment.

(iii) Discussion

As earlier noted in Section 1.4, the Panel declined to hear from Mr Passarella on the basis that the property was not under consideration as part of the Amendment.

²² Other properties in the precinct with given individual place overlays instead,

6 Individual places with objecting written submissions only

6.1 98 Munster Terrace, 207 Dryburgh Street, and 233-239 Dryburgh Street, North Melbourne (HO3) Submission 3

(i) The place

These places are all small commercial warehouse or industrial properties of post-World War 2 origins.

All are already included in HO3 North and West Melbourne Precinct Overlay.

(ii) What is the issue?

The written submission by the owners of these properties opposes inclusion in the Heritage Overlay on the basis that the properties were built in the 1950s to 1970s when factories were in demand and they are not worthy of heritage listing. The submitters argue that town houses and units are now in demand and redevelopment of their properties for residences would enhance the area. They are concerned that they cannot demolish the properties without planning approval and this might take 12 months to obtain. They are concerned about a decrease in the value of their properties.

(iii) Council position

The Council response on these properties was:

- *No evidence has been provided to undermine the conclusion that the building should be included in a Heritage Overlay.*
- *Inclusion in the Heritage Overlay does not mean that the site cannot be redeveloped.*

(iv) Discussion

The Council background and exhibited material indicates the following:

- All of the properties are already in HO3 – the North and West Melbourne Precinct and not proposed to be removed.
- The Heritage Inventory does not, nor is it proposed to, refer to 207 Dryburgh Street. It therefore has no grading and we assume has been assessed to be non-contributory. It is therefore not affected by the Amendment.
- If instead the property is incorrectly referred to in the Amendment documentation as 209 Dryburgh Street, then that property listed in the Heritage Places Inventory (also described as a post-World War 2 building and already in HO3) is to have only a streetscape regrading to 2.
- 233-239 Dryburgh Street is already in the Heritage Places Inventory (as 233-235) with a B3 grading but is proposed to be deleted entirely. Mr Butler's Review described it as a 1950s building with a proposed revised grading of E.
- We also note, however, in the Document 37 document tendered by the Council and the Review material, indicate that the rear of 233-239 Dryburgh Street is identified as 98A-100 Munster Terrace.

That property is included in the Heritage Review field notes and Summary of Assessed Places in the table commencing on page 7. The material indicates that it was assessed as contributory to the North and West Melbourne Precinct and proposed for a D grading. This was carried forward into the Amendment.

However, the Document PA37 document indicates that the Council now propose to remove the D grading proposed for this building in the Amendment on the basis that it is outside the period of significance of HO3 – the North and West Melbourne Precinct.

- The table of affected properties in the Explanatory Report for the Amendment indicates that 98 Munster Terrace currently has no grading and is proposed for a streetscape regrading only, to level 3.

The Panel has had some considerable difficulty establishing from the material provided, the true effect of the Amendment for these properties. This is largely due to inconsistencies in how street numbering is described across the documents and inconsistencies in the grading changes where they are shown for these or similar addresses.

We cannot understand, in particular, how it is that submitter concerns are expressed about the effect of the Amendment on 207 Dryburgh Street, (the front part of) 233-235 Dryburgh Street and 98 Munster Terrace given there are no changes or only streetscape changes proposed. In particular Number 207 remains non-contributory in the Heritage Places Inventory and is not mentioned in the table of affected places in the Explanatory Report; and the front part of the property at 235-239 is to be revised to an E grading in the Inventory and is not mentioned at all in the table in the Explanatory Report. Concerning the property at 98 Munster Terrace, the Amendment includes only a change to the streetscape grading which will not affect the property which itself as no grading.

It appears that there can be no objection to the Amendment so far as these places are concerned.

In relation to the rear component of the property at 233-235 Dryburgh Street, known as 98A-100 Munster Terrace, a D or D- grading with no streetscape grading is proposed to apply when neither a building nor a streetscape grading applies at present. This would have ascribed a new level of significance to 98A-100 which would have had to be taken into account in any demolition or works application.

The Council has now indicated that it no longer proposes to upgrade the building to D.

The Panel agrees that this is appropriate.

In the Panel's view the heritage value of this 1950's building was marginal at best. It presents as one of number of undistinguished small industrial buildings in the area dating from the post-World War 2 period. It has had a number of varied occupancies. We accept that such buildings in industrial areas fringing the residential core are part of the history of the North and West Melbourne Precinct. However the identified period of significance for the Precinct is the Victorian and Edwardian eras, as the Council now acknowledges, and the discussion of industrial history is much focussed on the earlier times. Albeit the Review also says that:

There is also a contribution [to the significance of the Precinct] from some well preserved inter-war buildings and individually significant places of all eras...

the place is not a major visual contributor and is also somewhat altered.

While the submission mainly raises only personal economic concerns which are not pertinent to the regrading consideration, we agree with the Council's change of heart with respect to this building.

The issue around addressing raised by consideration of this submission may point to a general inconsistent addressing issue that warrants attention before the Amendment is finalised.

(v) Recommendation

- 19. That no change be made to the Amendment in response to the submission concerning 207 Dryburgh Street, the front part of 233-239 Dryburgh Street and 98 Munster Terrace, North Melbourne.**
- 20. That the Heritage Inventory, Explanatory Report and Heritage Review be amended to delete the changed grading of the building at the rear of 233-239 Dryburgh Street, also known as 98A-100 Munster Terrace.**
- 21. That to the Council should identify and resolve any issues of inconsistent addressing of properties across the Amendment documentation before adoption.**

6.2 Former Kensington Hotel, 2 Boundary Road, North Melbourne (HO1108) Submission 4

(i) The place

What is significant?

This two-storey stuccoed brick and stone corner hotel built in 1873, originally 10 rooms, a corner cellar, large bar, three parlours, four bed rooms, kitchen, outhouses, good brick stabling, and the back yard was pitched in stone, has: the characteristic shape of its type with the once splayed corner entry, hipped roof and segmentally arched upper level openings.

How is it significant?

The former Kensington Hotel is of local historic and social significance to North Melbourne and Kensington.

Why is it significant?

The former Kensington Hotel is significant Historically, as symbolic of a long term public meeting and entertainment venue within these localities that remains one of the few indications of the Victorian-era residential and industrial neighbourhoods demolished for the Hotham Estate development of the 1960s (Criteria A);

Socially, as indicated by the deliberate retention of the building during the Housing Commission of Victoria development of the site because of its social role in the area (Criterion G).

(ii) What is the issue?

The owner, Mr Chuong Nguyen, Director of C2 Consulting Pty Ltd made a written submission indicating that his company has maintained the building façade, having converted it into student accommodation and restaurant in 2005. He indicated that there was an intention to add a third floor to the building and submitted the plans for these works.

(iii) Council position

The Council submitted that there was no evidence to undermine the application of a Heritage Overlay. It also indicated that the application of the overlay would not preclude a planning permit application for the proposed works being made and considered.

(iv) Discussion

The Panel inspected this building externally on several occasions and whilst it believes that aesthetically it is a much diminished version of a nineteenth century hotel, its historical and social significance, as submitted by the Council, is the true basis of its importance.

(v) Recommendation

- 22. That the Heritage Overlay HO1108 as proposed for the former Kensington Hotel, 2 Boundary Road, North Melbourne be approved.**

6.3 2-50 Elizabeth Street, Kensington (HO1162) Submission 6

(i) The place

This is the extensive former Younghusband Wool Stores complex which has frontage to the western side of Elizabeth Street, a sideage to the southern side of Chelmsford Street and abuts the railway line on its western boundary. The significant elements of the complex and its basis of significance were described in the Statement of Significance in the Heritage Review as follows:

What is significant?

The contributory parts of the complex are as follows.

Wool Store No. 1 (1900-3, 1906, 1917) includes:

- *red brick construction and four-storeys in height.*
- *sawtooth roof incorporating south lights as the wool show room.*
- *store's principal façade facing Chelmsford Street, and extending southward along the Melbourne-Essendon railway line where the warehouse is serviced by a private rail siding.*
- *first stage of 18 bays in depth.*
- *1906 extension southward along the railway by a further eight bays, using the same construction and general design.*

The principal Chelmsford Street façade has nine bays defined by:

- *giant-order brick pilasters that support, via corbelling, a deep brick entablature either side of the centre bay with its cemented pediment;*
- *a centre bay housing the main entry and supporting a three-light arcade as an attic level.*
- *segmentally arched window openings marking each floor level in successive façade bays, until the last narrower blind bays which define each corner; and*
- *a top or fourth floor level with no windows, being lit from above via the sawtooth roof south facing glazing for wool sales.*

The major change to this elevation is the intrusive high rectangular opening at the west end.

Wool Store No. 2 (1928-1932) includes:

- *five level red brick building built in two stages:*
- *1928 stage, as a two storey hipped roof form; and*
- *a 1932 stage as a three level addition with sawtooth roof.*

The principal Elizabeth Street elevation, with:

- *paired rectangular window openings fitted with steel-framed glazing to 4 of the 5 levels, marking out the façade bays,*
- *small skillions raised above each end of the parapet; and*
- *the firm's name was attached to a parapet panel.*

Wool Store No. 3 (Tallow Store, 1917, 1923)

- *ground level as the first stage 1917;*
- *two additional floors, 1923; all with rectangular window openings and multi-pane glazing;*
- *an east elevation expressing the sawtooth profile roof unlike the other stores facing streets, and*
- *a corbelled brick capping on the raking parapet.*

Some ground level openings have changed.

Wool Store No. 5 1957

A utilitarian two-storey warehouse extending along the railway with a brick base (painted);

- *fibre cement sheet cladding to the upper level;*
- *a south-facing corrugated iron clad sawtooth roof, made more pronounced by use of a deep eave.*

How is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. Complex is significant historically and aesthetically to Kensington and the City of Melbourne and Victoria.

Why is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. complex is significant:

- *Historically as highly indicative of the important role of Kensington and North & West Melbourne for industrial and mercantile activities including those related to wool, grain and livestock (tanneries, abattoirs, flour mills); for its siting and design allowing the complex to demonstrate the importance of rail transport; for the juxtaposition of this large-scale industrial complex with modest workers housing to its north reflects important aspects of the worker and workplace relationships and living conditions in the local area, particularly within the Victorian and Edwardian-eras; for helping in the understanding of the design context of wool stores and warehouses in Australia and thus can be related to examples both within Victoria and further afield. The siting of the complex, its local context and design demonstrates the key characteristics of wool stores in Australia; and the Younghusband complex is one of the relatively few substantial and well preserved wool store complexes to survive, and stands as an important example in a metropolitan context and is broadly comparable to the wool stores on the waterfront at Geelong (Criterion A);*
- *Associations For the association with Goldsbrough, Younghusband & Row, major wool and produce brokers, and stock and station agents (Criterion H); and*
- *Aesthetically Considered in the context of other surviving wool stores, the Kensington complex stands as a key metropolitan example and one that is distinct from other wool stores in the region. It represents a later phase of wool store design when compared with the city wool stores, both of which are of far more modest scale overall and much less intact and differs from the later 1940s West Footscray examples, both of which adopt a more massive, austere and monumental quality in terms of their scale and architectural qualities, and do not have the evolved character of the Kensington complex and its ability to demonstrate aspects of industrial architecture over a 50 year period; For the physically and aesthetically powerful imagery of the complex, with its larger scale relative to adjacent residential development; and For the overall high consistency of scale, architectural expression, form and materiality. These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in*

views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).

(ii) What is the issue?

Despite the recommendations of the Review that the entire property be graded B1 and included as contributory (together with two other properties) in a proposed Precinct overlay for this wool and grain store hub²³, the Council, as noted earlier, at its meeting of 5 February 2013 resolved to not proceed with the Precinct overlay. Instead it proposed that this property would be exhibited with an individual place overlay (HO1162). It also resolved to exclude Wool Store No 5 as described above, which is located against the railway line, as a contributory element in the Statement of Significance for the place in the exhibited Incorporated Document. This was said to be on the basis that Wool Store 5 had been previously conceded by the Heritage Advisor, when there was an earlier proposed redevelopment of the site, as the least significant of the five wool stores on the property and that it might be demolished (while the others were to be retained).

Lovell Chen, architects and heritage consultants, made a written submission concerning this property on behalf of the owner, E G Funds Management. The high level of historical and aesthetic significance of the property as a whole was accepted but the submission expressed concerns about the proposed extent of HO1162 and in particular its continued application to Wool Store 5. Lovell Chen submitted that while the application of heritage controls across the entire site was reasonable in the context of the originally proposed precinct Heritage Overlay, Wool Store 5 could and should be excised from the land shown for the place specific overlay. The submission also raised concerns that the grading of B1 applied to the site as a whole (and therefore this element) and there were a number of other elements of the Statement of Significance which continued to imply importance for this building:

- The creation or major development date including the period of construction of this last wool store building (1957) rather than finishing earlier (at 1932)
- No specific reference in the Statement that Wool Store 5 is not significant
- No exclusion of the B1 grading to this particular building.

(iii) Council position

The Council position was that the changes made to the Statement of Significance were adequate.

The matter was raised in Mr Butler's evidence. He continued to support the identification of this building as a contributory element to the significance of the place as a whole. His evidence provides this further information about the building:

Designed by Purnell & Associates, this is a utilitarian two-storey warehouse extending along the railway with a brick base (painted), fibre cement sheet cladding to the upper level, and a south-facing corrugated iron clad sawtooth roof, made more pronounced by use of a deep eave.

The construction of this store coincided with a minor boom in the wool sales and production as markets re-established after the Second War.

²³ Kensington Flour Mill and Wool Store Precinct.

(iv) Discussion

The Panel has viewed Wool Store 5 from the nearby railway pedestrian bridge to the south-west. We have also inspected the proposed Heritage Overlay from the surrounding streets.

The Panel considers that it is not its role to reverse the Council decision concerning the exclusion of Wool Store 5 as a contributory element in the exhibited Statement of Significance as was effectively urged by Mr Butler.

We also consider that this building, which has some significance as part of the history of the industrial use of this site, is clearly not part of the site's imposing, red brick-dominated, built fabric and does not contribute to the aesthetic importance of the property.

We think it would be prudent to retain the mapped extent of the proposed overlay as exhibited. While the subject building may be of more limited significance than other buildings and come to be demolished, approval for new works on that part of the site would then be required, allowing consideration of their suitability in the context of the heritage importance of the site as a whole.

Concerning the other changes suggested by the submitter, we agree that the remainder of the Statement of Significance could be read as ascribing a level of importance to the Wool Store 5 despite its not being included in the 'What is significant?' section. We consider that the appropriate way to amend the Statement would be to leave it as a component of the history of the site development but make it clear that it in no way contributes to the aesthetic value of the place.

We suggest that in the 'Why is it significant?' section, under the part relating to Aesthetic significance, the third dot point should be modified by the addition in brackets below:

For the overall high consistency of scale, architectural expression, form and materiality [of the buildings constructed between 1900 and 1932]. These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).

We do not believe that it is necessary to specifically identify the non-contributory status of Wool Store 5 as it is just the obverse of the identification of the significant elements in the 'What is significant?' section. We also think that it is apparent from the nature of the site that the grading of B1 is holistically applied would not apply equally to all development components.

The further problem that remains with the Statement is that it includes as a final section:

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1900-1957), and any new material added in sympathy to the original fabric it replaced.

We understand that the purpose of this section is to identify the elements that should be conserved if possible in any development of the site. We are not sure that the inclusion of such a section is appropriate in this and other Statements for the reason that it causes confusion when combined with the earlier ‘*What is significant?*’ section. This matter is discussed in Section 3.2 of our report.

If the section is to be retained for this property, we believe that its content is inconsistent with the intent of the Council to delete the 1957 building as an element of significance. To achieve the required consistency with the ‘*What is significant?*’ section, the dates should be amended to read ‘1900-1932’.

(v) Recommendations

23. That the mapped extent of HO1162 should remain as exhibited.
24. That the Statement of Significance in the Incorporated Document and desirably in the Review report should be amended as follows:
 - a) In the ‘Why is it significant?’ section, under the heading ‘*Aesthetic significance*’: the third dot point should be modified by the addition in brackets below:

For the overall high consistency of scale, architectural expression, form and materiality [of the buildings constructed between 1900 and 1932]. These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).
 - b) Either delete the section entitled ‘Contributory elements’ as part of the general review of Statements of significance recommended in Section 3.2; or amend the section by altering the pertinent dates for this property to ‘1900-1932’.

6.4 Citipower, 146-166 Laurens Street, North Melbourne (HO1111) Submission 8

(i) The place

This place is the former Melbourne City Council Electric Supply substation and coal yard now operated as an electricity substation by Citipower. The exhibited Statement of Significance for the place provides:

What is significant?

This substation is a large and Modernistic 1938 example of an uncommon building type that had evolved throughout the City of Melbourne to allow distribution of the new power, with:

- *Dudok or Netherlands school of architecture as the key design inspiration,*
- *parapeted form,*

- *blind windows in a regular fenestration pattern (proposed to be glazed with glass bricks), and*
- *brick banding in cream and red,*
- *steel framed and set on piles,*
- *floor plans originally showed 3 transformer buses at ground, and lesser area first floor.*

The front Laurens St elevation once had the letters 'MCCES' in metal letters attached to the streamlines (now gone).

How is it significant?

Melbourne City Council Electric Supply substation is significant historically and aesthetically to North Melbourne.

Why is it significant?

Melbourne City Council Electric Supply substation is significant:

- *Historically as a symbol of the growing need for electric power in this large and active industrial precinct, a character long associated with this part of the City (Criterion A); and*
- *Aesthetically as a successfully designed variation on a theme for this distinctive architectural type that differs from the red brick gabled structures dotted throughout the city, mainly in Council parklands which reflected the stylistic idiom of the period. It is the work of Eric Beilby who has been recognised as a significant architect within the public building realm (Criterion A).*

(ii) What is the issue?

Citypower made a written submission which raised the issue that the '*substation ...is nearing the end of its lifetime and the substation plant needs to be replaced... A larger substation is now required when it is replaced*'.

In particular, in 2018, Citypower propose to house some larger transformers on the site to meet projected demand which require access from the road. They say this means the front wall of the present substation must be demolished and a removable louvred wall for transformer ventilation built in its place.

The submission appended a plan with no scale and orientation showing the proposed layout of transformers.

(iii) Council position

The Council submission was that the purpose of the Heritage Overlay is to ensure that heritage significance is considered and as much heritage fabric as possible is conserved. It was said that no evidence was presented which would undermine the conclusion the building should be included in the overlay. It also noted that inclusion in the overlay does not mean that a site cannot be redeveloped.

It was agreed during Mr Butler's evidence that there was an error in the exhibited Statement of Significance that the second basis of significance should be criterion 'E' rather than 'A'.

(iv) Discussion

The submission made by Citipower recognises the 'historical' value of the front wall of the building having been designed by a significant architect, but in their view this is a factor offset in the decision as to whether to apply the overlay by achieving an efficient increase in electrical capacity for the area and minimising the cost imposed on consumers.

Like the submissions concerning the Dustday property, this submission raises economic matters of a public kind – the need to upgrade supply to meet current demands and those even greater demands anticipated to arise as a result of development in accordance with the Arden Macaulay Structure Plan. The submission nevertheless appears to acknowledge that there are or could be other solutions to increasing supply albeit less efficient and resulting in higher costs to consumers. The Panel was not told about the other options available and more particularly what the cost differentials between them and the preferred solution to demolish the front wall would be. It is also unclear from the submission whether the options considered involve accommodating longer term needs which may result in radically different upgrade arrangements such as a changed location for the substation and a change of use for the building in question.

In the context that this is a particularly competently designed and aesthetically successful building and thus the social benefits of its retention are high, the uncertainties which remain around redevelopment options lead us to believe that it is not appropriate to exclude the place from the Heritage Overlay on the basis that demolition is inevitable.

(v) Recommendation

25. That the exhibited application of HO1111 to the property at 146-166 Laurens Street, North Melbourne, be adopted subject to the correction of the Statement of Significance to replace 'Criterion A' where second appearing with 'Criterion E'.

6.5 Former St George's Church, 55-57 Melrose Street, North Melbourne (HO1115) Submission 13

(i) The place

What is significant?

St George's church hall (Anglican) and kindergarten created here using the materials from the earlier (1916) Parkside church (Parkville), St Georges in 1926 has:

- *cream tinted roughcast render coat (with fine basalt toppings thrown on) used to cover any imperfections in the re-used bricks;*
- *an upper level planned as the same size as the old church but without the south transept;*

- *originally laid out with the hall at the Melrose Street level with a teacher's room next to the sanctuary and the two kindergarten rooms under the altar and accessible from a porch facing Mark Street;*
- *scissor trusses and linseed oil stained timber ceiling lining from the old church;*
- *originally folding timber doors between the sanctuary and hall;*
- *corrugated iron roof cladding but without the earlier church's roof vent;*
- *a small Victorian-era and English pipe organ in the transept;*
- *plastered internal walls with a dado of clinker bricks;*
- *clinker bricks used for the basement walls externally (painted over).*
- *timber fittings (candle sticks, and pews (one dated 1938 from Mrs MA Stone) said to have been carved by prison inmates in the Arts & Crafts tradition;*
- *a painting of Christ from a student under the tutelage of Mervyn Napier Waller; and*
- *original yard fencing hall, with corrugated iron panels used under 3 strands of barbed wire and capping.*

How is it significant?

St Georges Anglican church hall and kindergarten are significant historically, socially and aesthetically to North Melbourne.

Why is it significant?

St Georges Anglican church hall and kindergarten are significant

- *Historically and Socially for the rare circumstances of its reconstruction where no materials were wasted in the relocation of a brick church to this site where the need was greater; for the long years of service provided by the church to a myriad of ethnic groups that passed through the Housing Commission estate as well as the North Melbourne and Kensington residents who attended the hall at its inception (Criteria A, G); and*
- *Aesthetically, as a unique reconstruction work by the noted Arts & Crafts architect Louis R Williams with the special restraints of the project still producing a design typical of his work from this era, as supported by the use of natural timber and brick finishes in the hall, the fittings (pews, side altar) and the significant Victorian-era organ (Criterion E).*

(ii) What is the issue?

Hellier McFarland forwarded a written submission on behalf of the Melbourne Anglican Trust Corporation and made the following point:

The St Alban site is currently used for church and associated purposes by the St Alban Parish and is intended to do so for the foreseeable future. Notwithstanding this, the Melbourne Diocese is keen to optimise the development potential of the site as part of an ongoing inventory of church-owned land.

It went on to expand on concerns that the application of the Heritage Overlay would make redevelopment of the site difficult.

(iii) Council position

The submitter does not contest the heritage values of the place.

Inclusion within a Heritage Overlay does not mean that a place cannot be redeveloped.

(iv) Discussion

The Panel inspected this place externally.

We accept the submissions made by the Council that the place does have significance. There were no arguments advanced that there would be any public social or economic disbenefits of the inclusion of the property in the overlay except the general claim that that this is a rare and excellent potential infill development site in the inner city. We do not consider that that argument, unsupported by evidence about how the site might be developed under the overlay and without, outweighs the community benefits of protecting the heritage values of the site. Accordingly we consider that the place should be included in a Heritage Overlay as proposed.

As already noted and discussed in Section 3.3 of this report, during the hearing there was discussion as to why interior controls had not been applied to this building as recommended in the Review. The Council submitted that this had not occurred because there had not been a comprehensive survey of interiors in the study area. The Council believed that it was following the advice provided by the Panel for Amendment C186 where interior controls were rejected because of a lack of such a survey in the central city. As we have said in Section 3.3, the circumstances in this case are quite different and it seems to the Panel that there has been shown to be some importance attached to the interior (particularly the organ). The Panel cannot recommend that interior controls be applied when they were not exhibited. However, we consider that the Council should at some future stage reconsider its position with respect to the interior of this place.

(v) Recommendations

- 26. That the Heritage Overlay HO1115 as exhibited for the Former St George's Church, 55-57 Melrose Street, North Melbourne be approved.**
- 27. That the the former St George's Church at 55-57 Melrose Street, North Melbourne (HO1115) should be considered for application of interior controls in a future Amendment.**

6.6 Stable, 59-101 Alfred Street, North Melbourne (HO1105) Submission 18

(i) The place

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).*

(ii) What is the issue?

HWD Australia made a submission on behalf of the owner of this property, HWD Alfred Street Developments Pty Ltd that stated:

- The building is not of any heritage significance and Graeme Butler has incorrectly identified it as part of a larger stable complex
- The submitter has evidence that the building was part of Henderson's Federal Springs operation which occupied the large site in Alfred Street from 1911 and that this building was nothing more than a store room. Copies of a 1945 brochure were provided to support this view
- Mr Butler failed to produce any adequate comparative analysis
- In 2010 a permit was issued for the redevelopment of the site, including the demolition of this building.

(iii) Council position

The Council responded by pointing out that the illustrations in the brochure do not depict the land on which this building stands. However a 1955 aerial view shows the building on its current site and rate book entries confirm that the stable can be dated back to 1911.

They also submitted that a comparative analysis was provided at pp 151-2 of the consultant's report and that the comparison is appropriately focussed on North Melbourne.

(iv) Discussion

The Panel inspected this building from the exterior. The building has every appearance of being a former stable building.

The Review indicates that the building was constructed for John and William Farrell in 1911 and that they operated a stable complex on the site until 1930. It appears that this history for the site is supported by the relevant rate books. The Review also indicates that the stable building was located to the east of Henderson's Spring Works building and it is therefore not surprising that this firm did not feature the building in its promotional brochure of 1945.

We conclude that this is probably a rare surviving example of a (commercial) stable building in the area. Given its rarity in the local context we do not believe comparative investigations beyond those already undertaken are required.

We note the existence of the permit for demolition granted in 2010. This permit may or may not be current and may or may not be utilised and we are of the view that the significance of the building warrants application of the overlay unless demolition has taken place by the time of adoption.

(v) Recommendation

- 28. That the Heritage Overlay HO1105 as exhibited for the former Farrell's Stable building, 59-101 Alfred Street, North Melbourne, be adopted.**

6.7 Various railway properties Submission 21**(i) The places**

PROPOSED HO	ADDRESS	DESCRIPTION
HO1092	Racecourse Road	Railway Bridge over Moonee Ponds Creek
HO1093	173-199 Laurens Street	Building
HO1098	Bellair Street, west side of railway reserve	Railway gravitation shunting yards retaining wall (part) and trees
HO1100	206-214 Bellair Street	Signal Box and pepper tree
HO1101	Racecourse Road	Railway Bridge (Upfield line)

(ii) What is the issue?

VicTrack made a written submission, which included:

VicTrack consulted Metro Trains Melbourne that lease the abovementioned land and they were concerned with the new status of some of the infrastructure including the protection of trees. We take a small comfort in that within a Heritage Overlay a planning permit is not required to undertake routine repairs and maintenance which does not change the appearance of the heritage place and that under the Rail Safety Act 2006, we can remove vegetation that poses a threat to the safe operation of the railway.

On this basis VicTrack does not object to the Amendment...

The submission went on to note that the land at 173-199 Laurens Street forms part of the area designated for the future Metro Project. They queried whether it was appropriate to apply the overlay to a property *'likely to be demolished'*.

(iii) Council position

No evidence was provided which would preclude these places being provided with a Heritage Overlay.

Mr Butler's evidence did, however, note that HO1101 (the Racecourse Road railway bridge) had been mapped wrongly and should be relocated further east.

(iv) Discussion

The Panel inspected these places externally and is satisfied from the evidence tendered and those inspections that the Heritage Overlays are justified.

In the circumstances that 173-199 Laurens Street is only *'likely to be demolished'*, we believe that in the balancing of factors relevant to the proposal to apply the overlay, this factor does not weigh heavily against the public benefits of application of heritage controls which at the very least could see recording of the building before demolition. Our view may have been different if the building was certain to be demolished.

(v) Recommendation

- 29. That Heritage Overlays HO1092, HO1093, HO1098, HO1100 and HO1101 as proposed for various railway related places be approved subject to correction of the mapping for HO1101.**

7 Other written submissions and appearances

7.1 Andrew Neale Submission 11

(i) The places

- 125 Dryburgh Street
- 139-141 Dryburgh Street
- 147-149 Dryburgh Street
- 155-157 Dryburgh Street
- 213-215 Dryburgh Street
- 229-231 Dryburgh Street.

(ii) What is the issue?

Mr Neale forwarded a written submission. He provided extensive research material and clarifications with respect to the above properties.

(iii) Council position

Several changes will be made to the citations and Statements of Significance for these places following Mr Neale's submission. No changes are proposed to the gradings of these places.

(iv) Panel discussion and conclusions

Mr Neale must be thanked for his efforts with this submission and the Panel believes that his information should be matched against the research undertaken by Graeme Butler to ensure that Statements of Significance are accurate.

(v) Recommendations

30. **Before adopting of the Amendment, that the Statements of Significance for 125, 139-141, 147-149, 155-157, 213-215 and 229-231 Dryburgh Street be checked against the information provided by Mr Neale and any appropriate changes be made.**

7.2 National Trust of Australia (Vic) Submission 20

(i) The places

The general locality and 208-292 Arden Street, North Melbourne in particular.

(ii) What is the issue?

The National Trust made a general written submission about the heritage importance of this industrial area and Mr Roser called evidence on industrial heritage from Mr Gary Vines.

Mr Vines' evidence was in effect a general call for a non-facadist approach to conservation of industrial properties and he addressed the Weston Milling property as an example (see Section 4.1 of this report).

The written submission also related to the trees at 208-292 Arden Street, North Melbourne. It was noted that the Council were advancing another amendment (C212) which inter alia proposes to introduce tree controls in the Schedule to the Heritage Overlay for 10 properties

already in the Schedule, to protect trees identified as of historic importance. It was suggested that the peppercorn trees should perhaps have been part of that amendment where they could be properly assessed comparatively.

(iii) Council position

Council continued to support the 208-292 Arden Street tree controls and the Weston Milling listing.

(iv) Discussion

The Panel discusses the Weston Milling property at Section 4.1.

The Panel has also supported controls on the trees at the Arden Street property at Section 5.2 above.

In that section we made the suggestion that a wider investigation of trees of potential heritage value in the Arden Macaulay area should be undertaken, with special attention to peppercorn trees which are associated with the industrial character of the area, and historic plantings of elms and plane trees as referred to by Ms Oddie.

The Panel has reviewed the content of Amendment C212 and notes that none of the 10 trees which are scattered across the municipality are located within the Arden Macaulay area. The trees which are the subject of that Amendment appear to be of high individual significance rather than specimens and groups which might be said to contribute to the heritage character of a precinct. We consider that a more focussed investigation on the trees associated with the industrial past of this Arden Macaulay area would seem to be of value.

7.3 Mary Keogh Submission 16

(i) The place

General submission.

(ii) What is the issue?

Ms Keogh's submission supported the Amendment, but pointed out that some properties identified in the Arden Macaulay Heritage Review (notably 14-18 and 20 Anderson Street) have already obtained demolition permits from the Council.

She indicated that the residents did not have confidence in the commitment to preservation despite the exhibition of Amendment C207.

(iii) Council position

Council acknowledged that the properties identified by Ms Keogh were the subject of demolition permits and as a consequence had not been included in the Amendment

(iv) Discussion

The Panel believes it is unfortunate that these identified places of significance were not included in the Amendment. Their exclusion resulted in the Panel having no role in reviewing their importance.

7.4 City of Moonee Valley Submission 17

(i) The place

This submission primarily deals with the Moonee Ponds Bridge at the intersection of Flemington Road and Mt Alexander Road.

(ii) What is the issue?

Moonee Valley City Council expressed support for the Amendment and indicated that it believed that the Moonee Ponds Creek Bridge at the intersection of Flemington Road and Mt Alexander Road should be included in a future Heritage Overlay amendment.

(iii) Council position

The bridge referred to by the submitter is outside the Arden-Macaulay study area, but can be considered in a future heritage study.

(iv) Discussion

The Panel has dealt with the issue of the bridge at Section 4.2 Moonee Ponds Creek and Infrastructure Precinct (HO1092).

7.5 Other matters

In his concluding remarks, Mr O'Farrell indicated that the Council would welcome any suggestions from the Panel concerning improvements to the Amendment.

We make the following further comments:

- The importance of consistency of terminology and general expression in the statutory documents cannot be stressed too highly. The Council itself has identified the variable usage of 'heritage significance' v 'heritage interest' in the Statements of Significance. In a statutory context, variable expression of this kind is generally assumed to have a purpose and can lead to unnecessary debate and inappropriate outcomes.
- It is also of importance that there is consistency between the Statements of Significance in the Review report and as included in the Incorporated Document. Any differences may well cloud an understanding of the basis for and level of significance of the places and the identity of the elements of significance.
- The Panel has also reviewed the additional minor changes to the Amendment proposed by the Council that are set out in Document 37 at pages 7-9. Some of the 'fix-ups' listed are matters already discussed earlier in this report. To the extent they have not been, we support the changes suggested subject to the following:
 - We agree that it is appropriate to remove the Statements of Significance for places on the Victorian Heritage Register (VHR) from the Incorporated Document so as to avoid inconsistencies occurring if Heritage Victoria amends the Statements. There should be a notation made against the Places in the Incorporated document (or inserted as a preface), however, indicating where the Statements of Significance are to be found.
 - Concerning HO1113, relating to the gateway, wall and caretaker's house of the Melbourne Gas Company at 98-166 Macaulay Road, North Melbourne, we agree

that the reference to the VHR should be removed as they are not included on the register, but would suggest to the Council that application should be made to add them as they appear to be part of the significant early fabric.

(i) Recommendation

- 31. The corrections and minor changes above should be made prior to adoption of the Amendment.**

8 Consolidated recommendations

Therefore, for the reasons provided in this report, the Panel recommends that **Amendment C207 to the Melbourne Planning Scheme should be adopted subject to changes.**

The changes are set out in the following consolidated list of recommendations.

The few recommendations marked with an asterisk relate to other matters beyond this Amendment.

1. That the Statements of Significance as presented to the Panel be reviewed for their usefulness before being submitted to the Minister for approval as part of an Incorporated Document to the Melbourne Planning Scheme.
2. That the Council proceed with its review of its heritage gradings system as a priority.
3. That the amendment to HO455, North and West Melbourne Biscuit Making and Flour Milling Precinct be approved, but only following agreement on an Incorporated Plan for the Weston Milling site.
4. That the agreed Incorporated Plan for the Weston Milling site become part of Amendment C207.
5. That the Moonee Ponds Creek and Infrastructure Precinct (HO1092) be included in the Scheme.
6. That the boundaries of the Moonee Ponds Creek and Infrastructure Precinct as proposed in the Council's post exhibition resolution of 10 September 2013 be approved along with adjustments to include the land between Pumping Stations 1-5 and the precinct boundaries, and to deal consistently with the Citylink support columns.
7. That tree controls be applied to the Moonee Ponds Creek and Infrastructure Precinct as a whole and, should the Council desire to limit the extent of these controls, that they undertake a survey to identify the substantial and mature trees that should be covered by the control.
- 8.* That the Council should consider either extending the Precinct boundaries of HO1092 to include the Moonee Ponds Creek Bridge at the intersection of Flemington Road and Mt Alexander Road either before seeking approval of this Amendment or at an early stage following approval of this Amendment.
9. That an Incorporated Plan to provide permit exemptions for Melbourne Water activities and works as proposed by the Council should be included in the Schedule to Clause 81 and referenced in the precinct entry in the Schedule to the Heritage Overlay.
10. That the CFMEU Building at 152 -160 Miller Street, West Melbourne be included in the adopted Amendment as HO1119.
11. That the Statement of Significance for the CFMEU Building at 152 -160 Miller Street, West Melbourne be adjusted to emphasise the aesthetic importance of the building rather than its historic or associational values.

12. That the proposed HO1107 for the Citywide Depot at 208-292 Arden Street, North Melbourne not be approved.
13. That the proposed HO1095 for the four peppercorn trees at 208-292 Arden Street, North Melbourne be approved.
- 14*. That the Council examine all vegetation in the Arden Macaulay area, including peppercorn trees, planes and elms, with a view to extending heritage protection to other important historic plantings in a future amendment.
15. That the Lost Dogs' Home site at 2-52 Gracie Street, North Melbourne should not be regraded to C3 but remain as D3 in the incorporated Heritage Inventory and Statements of Significance document. The Statement of Significance in the Heritage Review should also desirably be modified to refer to a D3 grading.
16. That the Statement of significance for the Lost Dogs' Home should be generally modified to reduce the emphasis on aesthetic importance.
17. That the Dustday property at 85-105 Sutton Street be included in HO1118 as proposed in the exhibited Amendment.
18. That the Heritage Overlays for 57-59 Robertson Street and 106-116 Stubbs Street, Kensington (HO1102 and HO1104) be approved.
19. That no change be made to the Amendment in response to the submission concerning 207 Dryburgh Street, the front part of 233-239 Dryburgh Street and 98 Munster Terrace, North Melbourne.
20. That the Heritage Inventory, Explanatory Report and Heritage Review be amended to delete the changed grading of the building at the rear of 233-239 Dryburgh Street, also known as 98A-100 Munster Terrace.
21. That the Council should identify and resolve any issues of inconsistent addressing of properties across the Amendment documentation before adoption.
22. That the Heritage Overlay HO1108 as proposed for the former Kensington Hotel, 2 Boundary Road, North Melbourne be approved.
23. That the mapped extent of HO1162 for 2-50 Elizabeth Street, Kensington should remain as exhibited.
24. That the Statement of Significance in the Incorporated Document for HO1162 and desirably that in the Review report should be amended as follows:
 - a) In the 'Why is it significant?' section, under the heading '*Aesthetic significance*', the third dot point should be modified by the addition in brackets below:

For the overall high consistency of scale, architectural expression, form and materiality [of the buildings constructed between 1900 and 1932]. These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).

- b) Either delete the section entitled 'Contributory elements' as part of the general review of Statements of significance recommended in Section 3.2; or amend the section by altering the pertinent dates for this property to '1900-1932'.
25. That the exhibited application of HO1111 to the property at 146-166 Laurens Street, North Melbourne, be adopted subject to the correction of the Statement of Significance to replace '*Criterion A*' where second appearing with '*Criterion E*'.
26. That the Heritage Overlay HO1115 as exhibited for the Former St George's Church, 55-57 Melrose Street, North Melbourne be adopted.
- 27*. That the the former St George's Church at 55-57 Melrose Street, North Melbourne (HO1115) should be considered for application of interior controls in a future Amendment.
28. That the Heritage Overlay HO1105 as exhibited for the former Farrell's Stable building, 59-101 Alfred Street, North Melbourne, be adopted.
29. That Heritage Overlays HO1100, HO1098, HO1093, HO1101 and HO1092 as proposed for various railway related places be approved subject to correction of the mapping for HO1101.
30. Before adoption of the Amendment, that the Statements of Significance for 125, 139-141, 147-149, 155-157, 213-215 and 229-231 Dryburgh Street be checked against the information provided by Mr Neale and any appropriate changes made.
31. The corrections and minor changes discussed in Section 8.5 of the Panel report should be made prior to adoption of the Amendment.

Appendix A List of documents presented at the Hearing

No.	Date	Description	Presented by
PA1	18/11	Melbourne City Council submission	Melbourne City Council
PA2	18/11	Background report – Arden Macaulay Structure Plan	Melbourne City Council
PA3	18/11	Plan Melbourne – Metropolitan Planning Strategy	Melbourne City Council
PA4	18/11	Additional information on properties which are the subject of submissions	Melbourne City Council
PA5A	18/11	Linking Melbourne Authority, East West Link – Eastern Section, Comprehensive Impact Statement, Chapter 9: Heritage	Melbourne City Council
PA5B	18/11	Linking Melbourne Authority, East West Link – Eastern Section, Comprehensive Impact Statement, Chapter 8: Land Use and Community Facilities	Melbourne City Council
PA6 and PA7	18/11	Graeme Butler expert witness statement and supplementary statement	Melbourne City Council
PA8	19/11	Rail Management Act 1996, section 60	Melbourne City Council
D9	19/11	North and West Melbourne Conservation Study (Melbourne City Council, 1983)	Dustday
PA10A	19/11	Brochure – how does the MTPF Act process work? (Revised, October 2013)	Melbourne City Council
PA10B	19/11	Major Transport Projects Facilitation Act extract	Melbourne City Council
PA11	19/11	Incorporated Document information for Melbourne, Moonee Valley, Moreland and Yarra Planning Schemes, Amendment GC2	Melbourne City Council
PA12	19/11	Linking Melbourne Authority, East West Link – Eastern Section, Flora, Fauna and Aquatic Ecology Assessment (GHD, September 2013)	Melbourne City Council
NT13	19/11	National Trust of Australia (Victoria) submission	National Trust of Australia (Victoria)
NT14	19/11	Melbourne C207 Heritage Overlay – Industrial Places (Biosis, 8/11/13)	National Trust of Australia (Victoria)
AM16	19/11	Melbourne Planning Scheme Clause 21.08	Allied Mills

No.	Date	Description	Presented by
		Arden Macaulay Structure Plan extract Melbourne C190 explanatory report City of Melbourne Industrial Land Supply (Hansen, May 2009)	
PT17	19/11	CFMEU submission	Perry Town Planning on behalf of the Construction, Forestry, Mining and Energy Union (CFMEU)
AM18	19/11	Allied Mills submission	Allied Mills
PA19	20/11	Position of MCC in relation to HO455 – 3-21 Anderson and 24-78 Laurens Street, West Melbourne	Melbourne City Council
GW20	20/11	Bryce Raworth expert witness statement	Bryce Raworth on behalf of George Weston Foods
GW21	20/11	George Weston Foods submission	George Weston Foods
LDH22	20/11	Lost Dogs' Home submission	Harlock Jackson on behalf of the Lost Dogs' Home
LDH23	20/11	Bryce Raworth expert witness statement	Bryce Raworth Pty Ltd on behalf of The Lost Dogs' Home
O24	20/11	Friends of Moonee Ponds Creek Inc. submission	Friends of Moonee Ponds Creek Inc.
M25	20/11	Bernard and Janet Mortimer submission	Bernard and Janet Mortimer
DD26	22/11	Dustday Investments Pty Ltd submission	Dustday Investments Pty Ltd
DD27	22/11	Melbourne Planning Scheme extract	Dustday Investments Pty Ltd
DD28	22/11	Bryce Raworth expert witness statement	Bryce Raworth on behalf of Dustday Investments Pty Ltd
DD29	22/11	Kevin Campbell expert witness statement	Kevin Campbell on behalf of Dustday Investments Pty Ltd
DD30	22/11	Kevin Campbell Consultants presentation	Kevin Campbell on behalf of Dustday Investments Pty Ltd

No.	Date	Description	Presented by
DD31	22/11	Robert Milner expert witness statement	Robert Milner on behalf of Dustday Investments Pty Ltd
CW32	22/11	Citywide Services Solutions Pty Ltd submission	Citywide Services Solutions Pty Ltd
CW33	22/11	Citywide Service Solutions Pty Ltd photographs	Citywide Services Solutions Pty Ltd
CW34	22/11	David Bick expert witness statement	David Bick on behalf of Citywide Services Solutions Pty Ltd
CW35	22/11	Aerial photograph	Citywide Services Solutions Pty Ltd
PA36	22/11	Melbourne City Council right of reply	Melbourne City Council
PA37	22/11	East-West Link impact on heritage in Arden-Macaulay, and detailed further corrections and changes to Amendment	Melbourne City Council
PA38	22/11	Boroondara Amendment C153 Panel Report	Melbourne City Council
PA39	22/11	Planning Practice Note 46 (October 2013), Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments	Melbourne City Council
PA40	22/11	Social, Economic and Environmental Effects, Guidelines for dealing with planning permits and amendments (Ministry for Planning and Environment, February 1990)	Melbourne City Council

MELBOURNE PLANNING SCHEME AMENDMENT C207
IMPLEMENTATION OF ARDEN MACAULAY HERITAGE REVIEW
PANEL HEARING RECOMMENDATIONS (HELD 18-22 November 2013)
JENNY MOLES (CHAIR)
RAY TONKIN (MEMBER)

SUMMARY OF PANEL RECOMMENDATIONS NOVEMBER 2013

The Panel supports the adoption of the Amendment (subject to the following further recommendations):

Heritage Overlays

- Removal of proposed HO1107 for the Citywide Depot
- Amend Moonee Ponds Creek and Infrastructure Precinct HO1092 to include the land between the creek boundaries and the pumping station to ensure that any pipework and associated infrastructure reflective of the heritage significance is protected. Consider either extending the precinct boundaries of HO1092 to include the Moonee Ponds Creek Bridge at the intersection of Flemington Road and Mt Alexander Road.

Schedule to the heritage overlay

- To apply tree controls to the Moonee Ponds Creek and Infrastructure Precinct.

Statement of Significance

- Review of the Arden Macaulay Heritage Review Statements of Significance Incorporated document
- Statement of Significance for 2-50 Elizabeth St, Kensington (HO1162) amended to identify dates of significance.
- Statement of Significance for 152-160 Miller St (HO1119) modified to emphasise the aesthetic rather than historic values of the building.
- Statement of Significance for 2-52 Gracie Street, North Melbourne (HO869) modified to reduce the emphasis on aesthetic importance.
- Statement of Significance for 146-166 Laurens St Nth Melbourne (HO1111) corrected to apply "Criterion E" to reflect its aesthetic significance.
- Review Statement of Significance for 125, 139-141, 147-149, 155-157, 213-215 and 229-231 Dryburgh Street.
- Remove Statements of Significance for properties on the VHR.

- Amend the Statement of Significance for the Melbourne Gas Company 98-166 Macaulay Rd, North Melbourne (HO1113) to exclude the gateway, wall and caretaker's house.

Mapping Changes

- Correct mapping for Racecourse Road, Railway Bridge (Upfield line) (HO1101)

Grading

- Review the Lost Dogs Home at 2-52 Gracie Street, North Melbourne grading, to remain as D3 (Inventory, Statement of Significance) and not C3. The Statement of Significance should be amended to reduce the emphasis on aesthetic importance.
- 98A-100 Munster Terrace – D grading removed to no grading as the current status.

Incorporated Plan

- Preparation of an Incorporated Plan for the Weston Milling Site
- That the proposed Incorporated Plan for Melbourne Water activities and works as proposed by Council be included in the Schedule to Clause 81 and referenced in the precinct entry in the Schedule to the Overlay.

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
Statements of Significance	That the Statements of Significance as presented to the Panel be reviewed before being submitted to the Minister for approval as part of an Incorporated Document to the Melbourne Planning Scheme.	Accept	The Statements of Significance have been reviewed and edited; the "Contributory elements" section at the end of each Statement of Significance have been deleted as they do not identify any additional contributory elements over and above what is in the "What is significant" section of the Statement.	The Incorporated document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended to delete the "Contributory elements" section.
Gradings	That the Council proceed with its review of its heritage gradings system as a priority.	Accept	As required by DTPLI the City Of Melbourne utilises the Heritage Victoria Practice Notes for "Applying a Heritage Overlay" for all heritage reviews and planning scheme amendments. Council's heritage policies are currently being reviewed and once this is complete the existing grading system will be replaced over time to comply with the current approach to heritage management. The heritage consultants for all the recent heritage reviews have provided advice on the conversion of their study to the new system.	NA
Victorian Heritage Register (VHR)	<p>We agree that it is appropriate to remove the Statements of Significance for places on the Victorian Heritage Register (VHR) from the Incorporated Document so as to avoid inconsistencies occurring if Heritage Victoria amends the Statements.</p> <p>There should be a notation made against the Places in the Incorporated document (or inserted as a preface), however, indicating where the Statements of Significance are to be found.</p>	Accept	Statements of Significance for places on the Victorian Heritage Register (VHR) will be removed from the incorporated document; however their VHR status will be noted.	Incorporated document to list the VHR properties of 36-58 Macaulay Road North Melbourne (VHR H1810) and 135-137 Racecourse Road Kensington (VHR H1216).

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
Melbourne Gas Company at 98-166 Macaulay Road, North Melbourne (HO1113)	The reference to the VHR (gateway, wall and caretaker's house) of the Melbourne Gas Company should be removed as they are not included on the register, but would suggest to the Council that application should be made to add them as they appear to be part of the significant early fabric.	Accept	The reference to the VHR for the Gas Regulating House, 64-96 Macaulay Road North Melbourne has been removed from the incorporated document.	Incorporated document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended to remove the VHR reference from the Statement of Significance.
Dryburgh Street North Melbourne	Before adoption of the Amendment, that the Statements of Significance for 125, 139-141, 147-149, 155-157, 213-215 and 229-231 Dryburgh Street be checked against the information provided by Mr Neale and any appropriate changes be made.	Accept	The Statements of Significance have been reviewed against the information provided by the submitter, the historical information as per the revised Statements of Significance provided by Council's expert will be incorporated into the Arden-Macaulay Heritage Review 2012 (Butler, G) which will be a reference document in the Melbourne Planning Scheme.	Arden-Macaulay Heritage Review 2012 Reference Document will be amended to include additional historic detail.
North and West Melbourne Biscuit Making and Flour Milling Precinct (HO455)	<p>That the amendment to HO455, North and West Melbourne Biscuit Making and Flour Milling Precinct is approved, but only following agreement on an Incorporated Plan for the Weston Milling site.</p> <p>That the agreed Incorporated Plan become part of Amendment C207.</p>	Reject	Council officers have met with the representatives of the site to discuss options of preparing an Incorporated Plan. At this stage, as the owners of the site have no proposed development plan, it is not possible to prepare a plan to the required detail. It was therefore agreed that an incorporated plan could be prepared in the future once there is a development proposal to consider. To assist with future decision-making for the precinct, the Statement of Significance has been amended to distinguish between the individually significant and the contributory buildings within the precinct.	Incorporated document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended to identify the individually significant, contributory and non-contributory buildings.
Moonee Ponds Creek	That the Moonee Ponds Creek and	Partially	The Panel's recommendation to include the	Schedule to the HO1092 (Clause

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
<p>and Infrastructure Precinct (HO1092)</p>	<p>Infrastructure Precinct (HO1092) be included in the Scheme.</p> <p>That the boundaries of this precinct as proposed in the Council's post exhibition resolution of 10 September 2013 be approved along with adjustments to include the land between Pumping Stations 1-5 and the precinct boundaries.</p> <p>That tree controls be applied to the Precinct as a whole and, should the Council desire to limit the extent of these controls, that they undertake a survey to identify the substantial and mature trees that should be covered by the control.</p> <p>That the Council should consider either extending the precinct boundaries of HO1092 to include the Moonee Ponds Creek Bridge at the intersection of Flemington Road and Mt Alexander Road either before seeking approval of this Amendment or at an early stage following approval of this Amendment.</p> <p>That an Incorporated Plan to provide permits exemptions for Melbourne Water activities and works as proposed by the Council should be included in the Schedule to Clause 81 and referenced in the precinct entry in the Schedule to the Heritage Overlay.</p>	<p>Accept</p>	<p>land between the Pumping Stations 1-5 and the Moonee Ponds Creek precinct boundaries (HO1092) may result in land that has not been identified as significant or contributory to the precinct, being included in the Heritage Overlay and is therefore not supported..</p> <p>The Schedule to the Heritage Overlay and the Statement of Significance for the Moonee Ponds Creek and Infrastructure Precinct (HO1092) identify the infrastructure elements of the precinct to be protected.</p> <p>Tree Controls should be applied to the Heritage Overlay as per the Panel recommendation.</p> <p>Schedule to clause 81 has been amended to include the Incorporated Plan for Melbourne Water permit exemptions and the Schedule to the Heritage Overlay has been amended to include the incorporated plan under Clause 43.01-2.</p> <p>As recommended Moonee Ponds Creek Bridge (intersection of Flemington Rd and Mt Alexander Rd) should be included in HO1092.</p>	<p>43.01) has been amended to apply tree controls.</p> <p>Schedule to clause 81 has been amended to include the Incorporated Plan for Melbourne Water permit exemptions, reference in the Schedule to the heritage overlay.</p> <p>Planning Scheme Map 4HO as endorsed by Council on 10 September 2013 has been amended to include the Moonee Ponds Creek Bridge</p>
<p>CFMEU, 152 -160 Miller Street, West Melbourne</p>	<p>That the CFMEU Building 152 -160 Miller Street, West Melbourne be included in the</p>	<p>Accept</p>	<p>The Panel supports the inclusion of HO1119</p>	<p>The Statement of Significance for HO1119 within the Incorporated</p>

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
(HO1119)	<p>adopted Amendment as HO1119.</p> <p>That the Statement of Significance be adjusted to emphasise the aesthetic importance of the building rather than its historic or associational values.</p>		<p>into the Melbourne Planning Scheme.</p> <p>The Statement of Significance for HO1119 should be amended to highlight the aesthetic importance rather than its historic or associational values.</p>	<p>document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended.</p>
<p>Citywide Depot, 208-292 Arden Street, North Melbourne (HO1107 and HO1095) Submission 2</p>	<p>That the proposed HO1107 for the Citywide Depot not be approved</p> <p>That the proposed HO1095 for the 4 peppercorn trees be approved</p> <p>That the Council examine all vegetation in the area, including peppercorn trees, planes and elms, with a view to extending heritage protection to other important historic plantings in a future amendment.</p>	<p>Accept</p>	<p>The proposed HO1107 for the Citywide Depot not be included in a Heritage Overlay as recommended by the Panel.</p>	
<p>Lost Dogs' Home, 2-52 Gracie Street, North Melbourne (HO869) Submission 9</p>	<p>That the Lost Dogs' Home site at 2-52 Gracie Street, North Melbourne should not be regraded to C3 but remain as D3 in the incorporated Heritage Inventory and Statements of Significance document. The Statement of Significance in the Heritage Review should also desirably be modified to refer to a D3 grading.</p> <p>That the Statement of significance for the Lost Dogs' Home should be generally modified to reduce the emphasis on aesthetic importance.</p> <p>The Panel mentioned that it may have been better to designate a heritage precinct for the</p>	<p>Accept</p>	<p>The Panel's suggestion that the proposed overlay may have been better as a heritage precinct is supported. The administration building and early boundary wall are identified as contributory elements within the precinct and the D3 grading remains for the administration building.</p> <p>The Statement of Significance is amended to identify the overlay as a precinct and to include details of the boundary wall as also contributing to the significance of the heritage precinct.</p>	<p>Incorporated document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended to identify HO869 as a Heritage Precinct and the administration building and boundary wall are identified as contributory elements to the precinct.</p>

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
	site.			
Dustday Investments, 85-105 Sutton Street (HO1118) Submission 10	That the Dustday property at 85-105 Sutton Street be included in HO1118 as proposed in the exhibited Amendment.	Accept	The Panel supports the inclusion of HO1118 into the Melbourne Planning Scheme.	No change required
57-59 Robertson Street and 106-116 Stubbs Street, Kensington (HO1102 and HO1104) Submission 14	That the Heritage Overlays for 57-59 Robertson Street and 106-116 Stubbs Street, Kensington (HO1102 and HO1104) be approved.	Accept	The Panel supports the inclusion of HO1102 and HO1104 into the Melbourne Planning Scheme.	No change required
Allied Mills Industries Pty Ltd, 52-112 Elizabeth Street, Kensington Submission 15 98 Munster Terrace, 207 Dryburgh Street, and 233-239 Dryburgh Street, North Melbourne (HO3) Submission 3	That no change be made to the Amendment in response to the submission concerning 207 Dryburgh Street, the front part of 233-239 Dryburgh Street and 98 Munster Terrace, North Melbourne. That the Heritage Inventory, Explanatory Report and Heritage Review be amended to delete the changed grading of the building at the rear of 233-239 Dryburgh Street, also known as 98A-100 Munster Terrace. That the Council should identify and resolve any issues of inconsistent addressing of properties across the Amendment documentation before adoption.	Accept	The Panel noted that there were no changes proposed to the submitters' properties from the amendment. The grading of the building at the rear of 233-239 Dryburgh Street, also known as 98A-100 Munster Terrace has been deleted as per the Panel recommendation. The site is currently under a heritage overlay (HO3 the North and West Melbourne) and it was agreed at the Panel that the place does not warrant an upgrade to a D grading. The addresses used are from the City of Melbourne's rates data.	The heritage inventory has been amended to remove the proposed grading for 98A-100 Munster Terrace.
Former Kensington Hotel, 2 Boundary Road, North Melbourne (HO1108) Submission 4	That the Heritage Overlay HO1108 as proposed for the former Kensington Hotel, 2 Boundary Road, North Melbourne be approved.	Accept	The Panel supports the inclusion of HO1108 into the Melbourne Planning Scheme.	No change required

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
2-50 Elizabeth Street, Kensington (HO1162) Submission 6	<p>That the mapped extent of HO1162 should remain as exhibited.</p> <p>That the Statement of Significance in the Incorporated Document and desirably in the Review report should be amended as follows:</p> <p>a) In the 'Why is it significant?' section, under the heading 'Aesthetic significance': the third dot point should be modified by the addition in brackets below:</p> <p>For the overall high consistency of scale, architectural expression, form and materiality [of the buildings constructed between 1900 and 1932]. These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).</p> <p>b) Either delete the section entitled 'Contributory elements' as part of the general review of Statements of significance recommended in Section 3.2; or amend the section by altering the pertinent dates for this property to '1900-1932'.</p>	Accept	<p>The Panel supports the inclusion of HO1162 into the Melbourne Planning Scheme.</p> <p>The Statement of Significance should be amended to identify the years of construction between 1900 and 1932 as being of significance.</p>	<p>The Incorporated document Arden-Macaulay Statements of Significance (Amended March 2014) has been amended to identify the years of construction between 1900 and 1932 as being of significance for HO1162.</p>
Citipower, 146-166 Laurens Street, North Melbourne (HO1111)	<p>That the exhibited application of HO1111 to the property at 146-166 Laurens Street, North Melbourne, be adopted subject to the</p>	Accept	<p>The Panel supports the inclusion of HO1111 into the Melbourne Planning Scheme. The typographic error in the Statement of</p>	<p>The Statement of Significance for HO1111 within the Incorporated document Arden-Macaulay</p>

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
Submission 8	correction of the Statement of Significance to replace 'Criterion A' where second appearing with 'Criterion E'.		Significance has been corrected.	Statements of Significance (Amended March 2014) has been amended to correct the statement to identify Criterion E.
Former St George's Church, 55-57 Melrose Street, North Melbourne (HO1115) Submission 13	<p>That the Heritage Overlay HO1115 as exhibited for the Former St George's Church, 55-57 Melrose Street, North Melbourne be approved.</p> <p>That the former St George's Church at 55-57 Melrose Street, North Melbourne (HO1115) should be considered for application of interior controls in a future Amendment.</p>	Accept	<p>The Panel supports the inclusion of HO1115 into the Melbourne Planning Scheme.</p> <p>Council may consider future planning scheme amendments which seek to provide interior controls to heritage places.</p>	No change required
Stable, 59-101 Alfred Street, North Melbourne (HO1105) Submission 18	That the Heritage Overlay HO1105 as exhibited for the former Farrell's Stable building, 59-101 Alfred Street, North Melbourne, be adopted.	Accept	The Panel supports the inclusion of HO1115 into the Melbourne Planning Scheme.	No change required

LIST OF RECOMMENDATIONS	PANEL RECOMMENDATIONS	ACCEPT /REJECT	MANAGEMENT RESPONSE	PLANNING SCHEME AMENDMENT CHANGES
<p>Various railway properties</p> <p>HO1092 - Racecourse Road Railway Bridge over Moonee Ponds Creek</p> <p>HO1093 - 173-199 Laurens Street Building</p> <p>HO1098 - Bellair Street, west side of railway reserve Railway gravitation shunting yards retaining wall (part) and trees</p> <p>HO1100 - 206-214 Bellair Street Signal Box and pepper tree</p> <p>HO1101 - Racecourse Road Railway Bridge (Upfield line)</p>	<p>That Heritage Overlays HO1092, HO1093, HO1098, HO1100 and HO1101 as proposed for various railway related places be approved subject to correction of the mapping for HO1101.</p>	<p>Accept</p>	<p>The Panel supports the inclusion of HO1092, HO1093, HO1098, HO1100, HO1101 into the Melbourne Planning Scheme.</p> <p>The map for HO1101 (the Racecourse Road railway bridge) should be amended to correctly map the railway bridge which is further east.</p>	<p>Part of Planning Scheme Map 4HO has been amended to correctly map HO1101.</p>

DM#8410631

Arden-Macaulay Heritage Review – C207

4a –Melbourne Planning Scheme Changes

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Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C207

EXPLANATORY REPORT

Who is the planning authority?

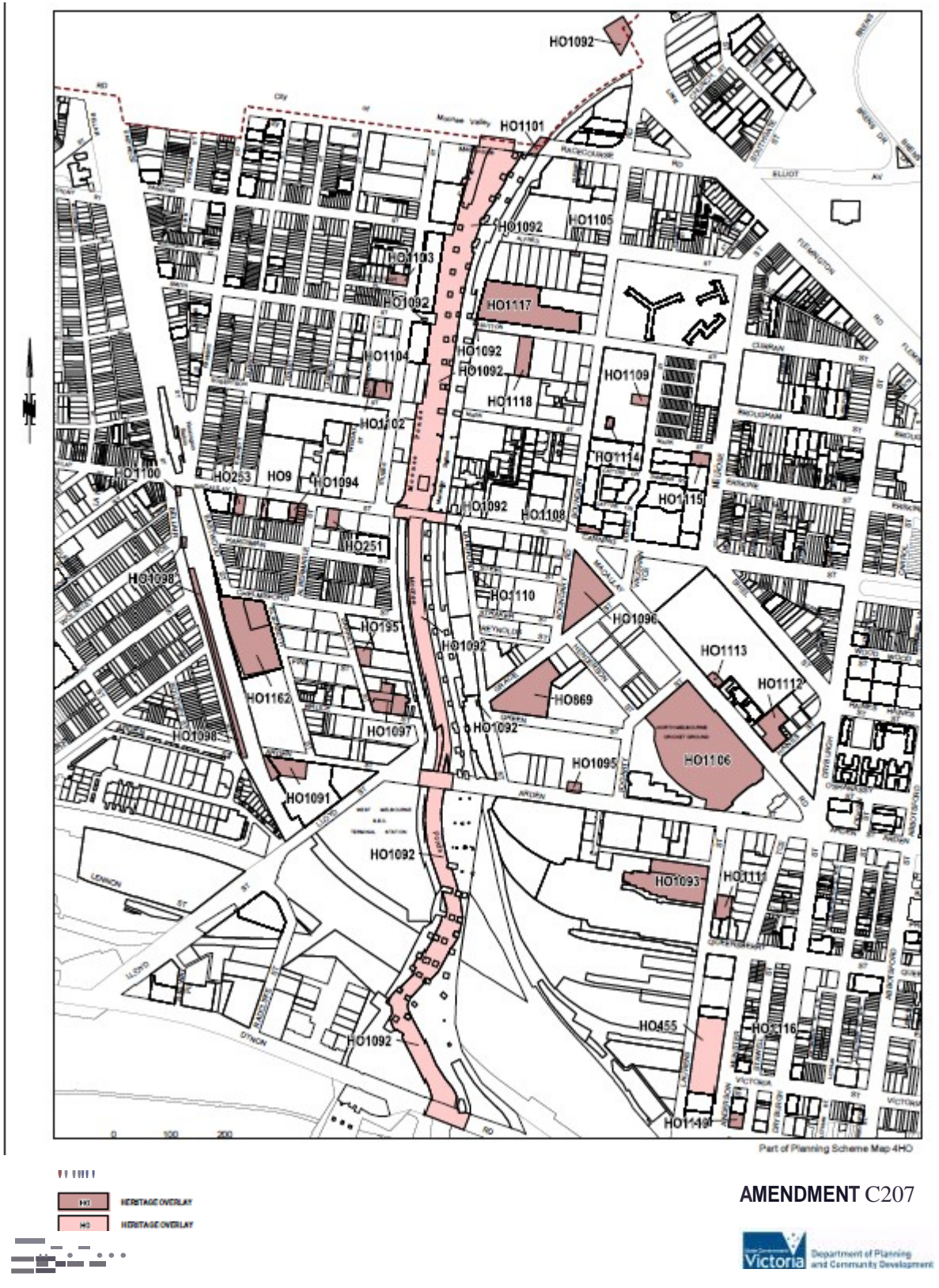
This amendment has been prepared by the City of Melbourne, which is the planning authority for this amendment.

Land affected by the amendment

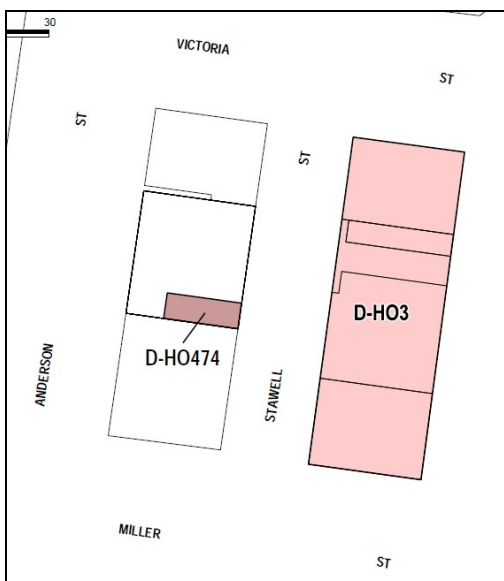
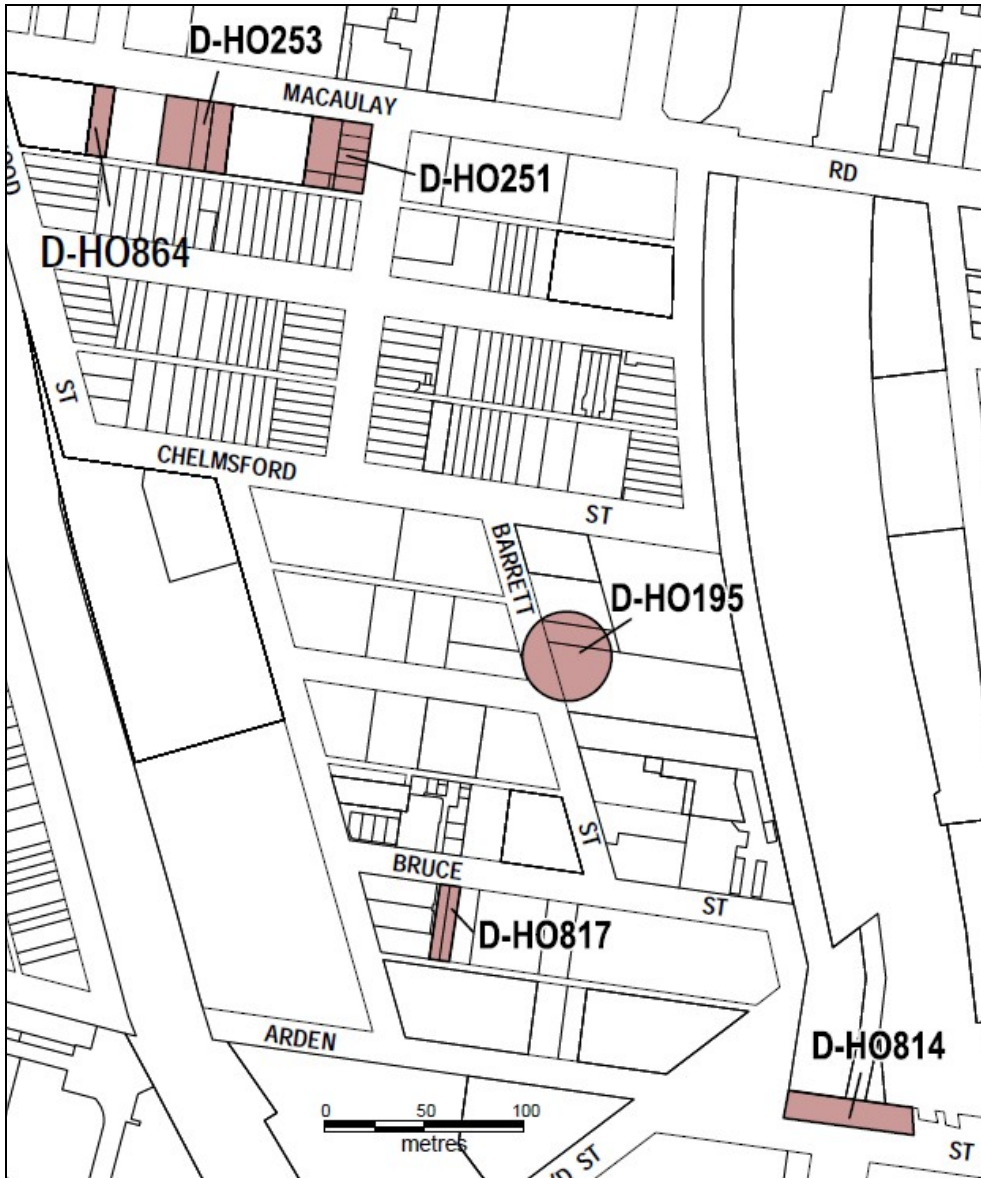
The amendment affects land in the North and West Melbourne and Kensington area, as detailed on the following Planning Scheme Amendment Maps.

NEW HERITAGE OVERLAYS ON MAP 4HO

MELBOURNE PLANNING SCHEME LOCAL PROVISION



DELETED HERITAGE OVERLAYS ON MAP 4HO



What the amendment does

The amendment proposes the following changes to the Schedule to the Heritage Overlay:

- creating new individual heritage places;
- creating new heritage precincts;
- removing existing heritage overlays; and
- altering a number of existing heritage overlays (i.e. adding to and deleting properties from a precinct, altering the description or property grading).

All but three entries have external paint controls and two have tree controls.

The Amendment also:

- alters the policy at Clause 22.05 - Heritage Places outside the Capital City Zone, so that the *Arden Macaulay Heritage Review, Graeme Butler 2012* ("the Review") is considered when making decisions relating to any of the places and precincts which are the subject of this Amendment;
- includes in the Schedule to Clause 81.01 as an incorporated document, the *Arden Macaulay Heritage Review 2012: Statements of Significance (Amended March 2014)*, so that these statements are considered when making decisions relating to individually significant buildings and to precincts; and
- updates in the Schedule to Clause 81.01 the *Heritage Places Inventory*, so that the individual building gradings proposed in the Review, are considered when making decisions relating to any of the places which are the subject of this Amendment.

Strategic assessment of the amendment

• Why is the amendment required?

The Arden Macaulay Structure Plan 2012 ("the Structure Plan") includes a strategy to integrate the heritage of Arden Macaulay with the redevelopment potential of the precinct. The Structure Plan includes an action to undertake a review of the existing heritage overlay and grading controls to ensure that the heritage qualities of Arden Macaulay are identified and protected.

The Review identifies sites and precincts in the Structure Plan area that have heritage significance.

This amendment seeks to implement the recommendations of the Review. Inclusion of additional individual places and precincts into the Heritage Overlay, along with boundary changes to some existing precincts and updating information in the Schedule to the Heritage Overlay, is all appropriate to recognise the heritage significance of these places.

Additionally, the removal of places from the heritage overlay is also appropriate as these places have been demolished, altered beyond recognition or included in another heritage overlay.

• How does the amendment implement the objectives of planning in Victoria?

By including buildings of historic and aesthetic significance in the Heritage Overlay, the proposed amendment implements the following objective under Section 4 of the *Planning and Environment Act 1987*:

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

The amendment is not expected to have any economic or environmental impacts. The amendment will have positive social effects by recognising building fabric that represents the layers of development in the North and West Melbourne and Kensington area. Heritage places also add character, appeal and interest to our city. Respect for our cultural heritage involves retaining and managing places that have importance to us as the community. The inclusion of new places in the Heritage Overlay will ensure the conservation of Melbourne's history for present and future generations.

- **Does the amendment address relevant bushfire risk?**

The amendment applies to North and West Melbourne and Kensington, within Greater Metropolitan Melbourne therefore there is little to no risk of a bushfire even occurring and the changes will not increase bushfire risk.

- **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment complies with Ministerial Direction No.9 – Metropolitan Strategy. The following aspects of the Metropolitan Strategy are relevant to the amendment:

The amendment is consistent with and supports Direction 5, *A great place to be* and seeks to implement Policy 5.4 - *Protect heritage places and values*.

- **How does the amendment support or implement the State Planning Policy Framework?**

This amendment supports the objective of Clause 15.03 of the State Planning Policy Framework to assist the conservation of places that have historical significance.

By including the identified places in the Heritage Overlay, Council will be fulfilling the State objective of identifying, conserving and protecting places of natural or cultural value.

- **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

This amendment supports the objectives and implements the strategies of Clause 21.05-1 of the Municipal Strategic Statement by conserving places of identified cultural heritage significance. The amendment also supports the objectives of Clause 22.05 of the Local Planning Policy Framework, which seek to conserve, promote and protect places of heritage value throughout the municipality.

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The Schedule to the Heritage Overlay is the proper Victorian Planning Provision tool for the introduction of heritage controls over a place identified to be of heritage significance. The amendment addresses the requirements of the Planning Practice Note "*Applying the Heritage Overlay, September 2012*".

This Practice Note states that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established. The identification of heritage places using established criteria and documentation methods is an important consideration in proposing the inclusion of heritage places in the Schedule to the Heritage Overlay.

- **How does the amendment address the views of any relevant agency?**

For the community consultation on the Arden Macaulay Structure Plan 2012, Council engaged comprehensively with residents, developers and those sectors of State Government with property interest in the area. All relevant agencies have been made aware of the Amendment.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have an impact on the transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The inclusion of additional places within the Schedule to the Heritage Overlay may contribute to a minor increase in the number of planning permit applications on an annual basis.

However, this increase can be accommodated within existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the Heritage Overlay.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, on the City of Melbourne website www.melbourne.vic.gov.au and during office hours at the following location:

City of Melbourne
Level 3, 240 Little Collins Street
MELBOURNE VIC 3000

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at:

<http://www.dpcd.vic.gov.au/planning/planningschemes/changingtheplanningscheme/amendmentsonline>

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C207

INSTRUCTION SHEET

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one map.

Overlay Maps

1. Planning Scheme Map No. 4HO is amended in the manner shown on the 3 attached maps marked Melbourne Planning Scheme, Amendment C207.

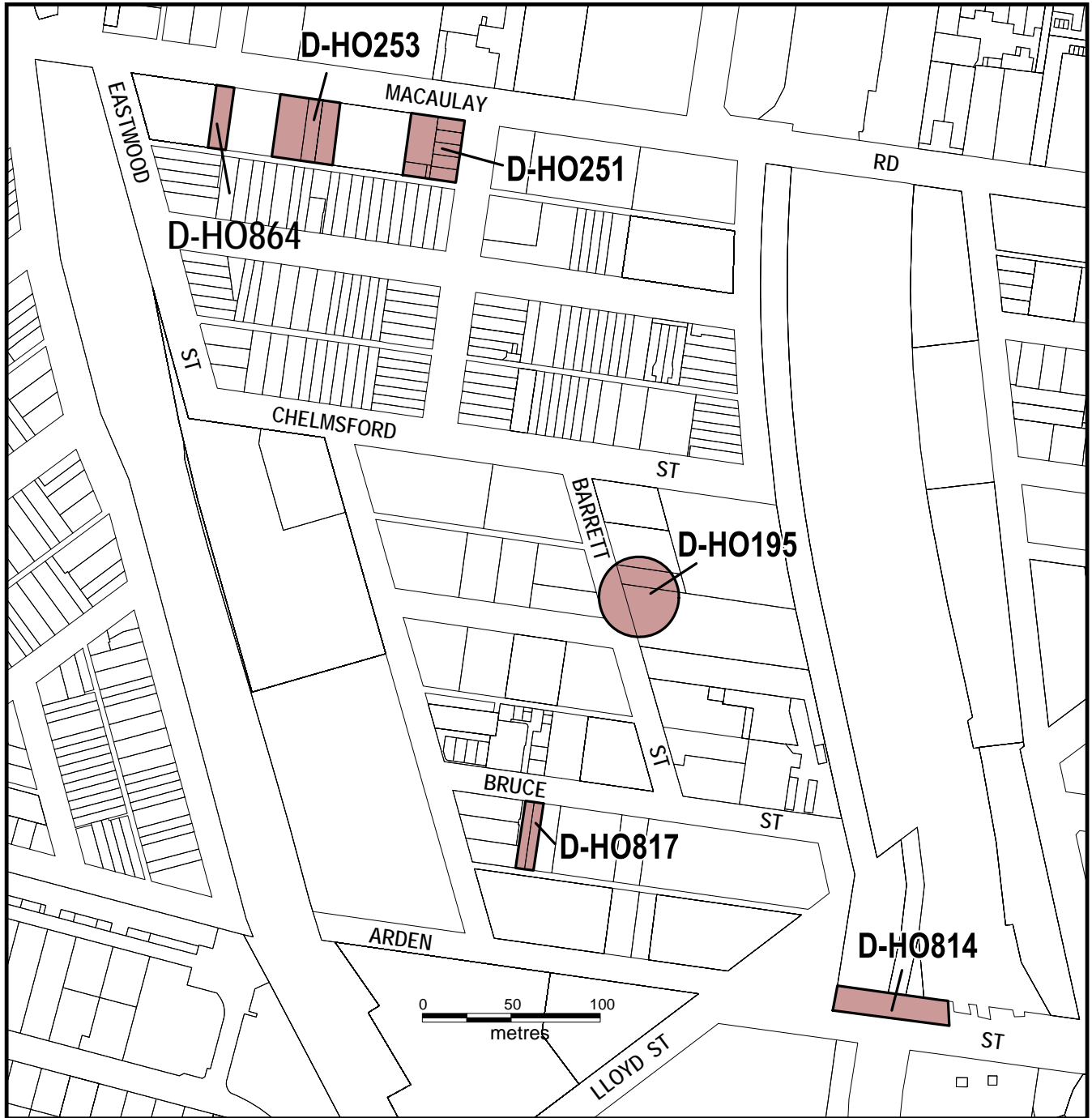
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework - replace Clause 22.05 with a new Clause 22.05 in the form of the attached document. The changes are as follows:
 - The Performance Standards for Assessing Planning Applications and the list of Policy References is amended.
3. In Overlays – Clause 43.01, updates the Schedule by adding new individual heritage overlays, creating new heritage precincts, deleting individual heritage overlays and amending existing heritage overlays, as shown on the attached List of Changes document.
4. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

MELBOURNE PLANNING SCHEME LOCAL PROVISION



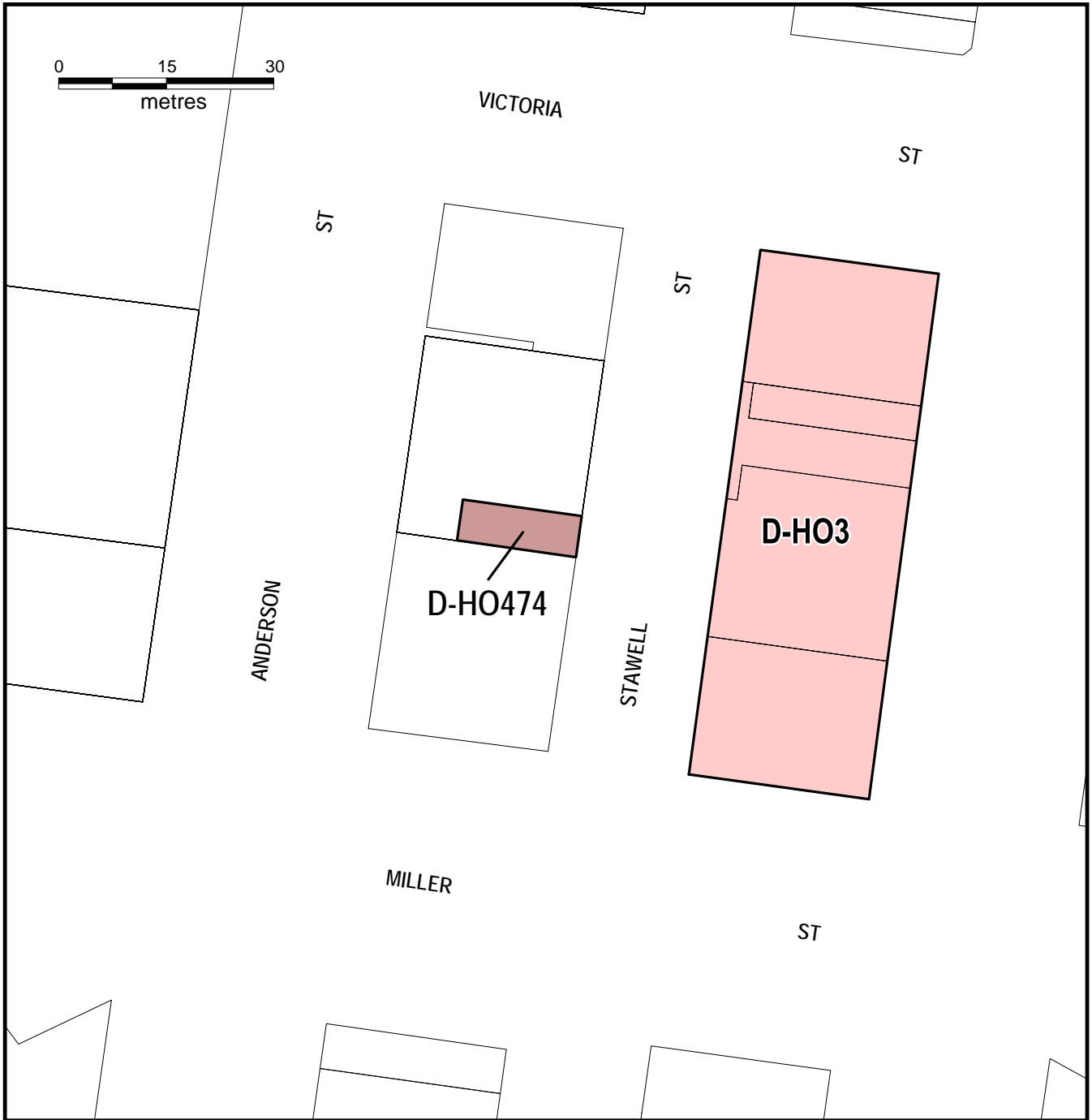
Part of Planning Scheme Map 4HO

LEGEND

D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY

AMENDMENT C207

MELBOURNE PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 4HO

LEGEND

- D-HO474** AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO474)
- D-HO3** AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO3)

AMENDMENT C207

Arden-Macaulay Heritage Review – C207

4b – Melbourne Planning Scheme Changes

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22.05 HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE

07/04/2008
Proposed C207

This policy applies to all places within the Heritage Overlay Area excluding the Capital City Zone and the Docklands Zone.

Policy Basis

The Municipal Strategic Statement identifies that Melbourne has a high-quality, rich and diverse urban environment. Heritage is an extremely significant component of Melbourne's attractiveness, its character and its distinction, and therefore its appeal as a place to live, work and visit. This policy is the mechanism to conserve and enhance places and areas of architectural, social or historic significance and aboriginal archaeological sites and to encourage development which is in harmony with the existing character and appearance of designated heritage places and areas. This policy is consistent with policy document *Urban Conservation in the City of Melbourne*, which has been in operation since 1985 and has contributed to the conservation of the character of places of heritage significance.

Objectives

- To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.
- To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.
- To promote the identification, protection and management of aboriginal cultural heritage values.

Policy

The following matters will be taken into account when considering planning applications for Heritage Places within the Heritage Overlay.

Performance Standards for Assessing Planning Applications

The performance standards outline the criteria by which the heritage aspects of planning applications will be assessed. Definitions of words used in these performance standards and an explanation of building and streetscape gradings are included at the end of this policy.

In considering applications under the Heritage Overlay, regard should be given to the buildings listed in the individual conservation studies and their significance as described by their individual Building Identification Sheets, Statements of Significance or in the Arden Macaulay Heritage Review, Graeme Butler 2012. The Building Identification Sheet, Statement of Significance and the Arden Macaulay Heritage Review, Graeme Butler 2012 all include information on the age, style, notable features, integrity and condition of the building.

Demolition

Demolishing or removing original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded

buildings. The front part of a building is generally considered to be the front two rooms in depth.

Before deciding on an application for demolition of a graded building the responsible authority will consider as appropriate:

- The degree of its significance.
- The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

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

Renovating Graded Buildings

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in *Urban Conservation in the City of Melbourne*.

In considering a planning application to remove or alter any fabric, consideration will be given to:

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.

Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.

Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

Sandblasting and Painting of Previously Unpainted Surfaces

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

Designing New Buildings and Works or Additions to Existing Buildings

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment Of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment.

Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

Archaeological Sites

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

Sites of Historic or Social Significance

An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

Definitions of Words Used in the Performance Standards

Concealed means not visible from any part of the street serving the front of the building, as defined under 'visible'. 'Partly concealed' means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building's facade and the streetscape.

Conservation means looking after a place to retain its heritage significance. It may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Context means:

- The surrounding area as a whole
- Adjoining or nearby significant buildings or works
- In the case of additions or alterations, significant parts of the subject building.

Contributory building means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape.

Cultural significance means aesthetic, historic, scientific or social value for past, present and future generations.

Enhancement means:

- Encouraging removal of buildings or objects that detract from an area's character and appearance.
- Allowing replacement of buildings or objects that do not contribute to an area's character and significance by a building of a sympathetic new design.
- Allowing new works specifically designed to enhance an area's character and appearance.

Fabric means all the physical material of the place.

Outstanding building means a grade A or B building anywhere in the municipality.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either 'recreation' or 'conjectural reconstruction'.

Respectful and interpretive refer to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. 'Respectful' means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. 'Interpretive' means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or later additions or by reassembling existing components without the introduction of new material.

Significant means of historic, architectural or social value for past, present or future generations. All graded buildings are significant. 'Significant parts' of a graded building means parts which contribute to the historic, architectural or social value of the building. The Building Identification Forms within *City of Melbourne Conservation Schedule* highlight many of the significant parts of each building.

Visible means anything that can be seen from any part of the street serving the front of the building including:

- Side elevations that are readily visible from the front street.
- Anything that can be seen from a side or rear laneway, if the laneway itself is classified as a Level 1 or 2 streetscape.

Grading of Buildings and Streetscape Levels

Every building of cultural significance has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been graded for planning control purposes. The individual buildings are grade A to D, the streetscapes from Level 1 to 3, both in descending order of significance. The grade of every building and streetscape is identified in the incorporated document *Heritage Places Inventory 2000*.

'A' Buildings

'A' buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on the Victorian Heritage Register or the Register of the National Estate.

'B' Buildings

'B' buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on the Register of the National Estate.

'C' Buildings

'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

'D' buildings

'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Level 1 Streetscapes

Level 1 streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscapes

Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscapes

Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

Policy Reference

Urban Conservation in the City of Melbourne 1985

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985

North & West Melbourne Conservation Study 1985, & 1993

Flemington & Kensington Conservation Study 1985

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Yarra Conservation Study 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

[Arden Macaulay Heritage Review, Graeme Butler 2012](#)

14/03/2013
Proposed C207

SCHEDULE TO THE HERITAGE OVERLAY – ENTRIES TO BE ADDED

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
PRECINCTS OUTSIDE THE CAPITAL CITY ZONE									
HO1092	<i>Moonee Ponds Creek and Infrastructure Precinct</i> <i>The 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</i>	Yes	No	Yes	No	No	No	<i>Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek, 2013</i>	No
TREES & GARDENS									
HO1095	<i>Mature pepper tree row</i> <i>Part 208-292 Arden Street, North Melbourne</i> <i>The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	No	No	Yes	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1096	<i>Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter 201-241 Macaulay Road, North Melbourne</i>	Yes	No	<u>Yes*</u>	No	No	No	-	No
KENSINGTON									
HO1091	<i>Kimpton & Sons Barastoc Products Provender Mill, later part Gaston Bros P/L work site Part 329-351 Arden Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1097	<i>Limb Scurry & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)</i>	Yes	No	No	No	No	No	-	No
HO1098	<i>Railway gravitation shunting yards retaining wall and two Canary Island palms which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter East side of Bellair Street, Kensington</i>	Yes	No	Yes	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1100	<i>Victorian Railways Kensington Signal Box and Pepper Tree which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter Bellair Street</i>	Yes	No	Yes	No	No	No	-	No
HO1162	<i>Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1094	<i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct 407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1101	<i>Racecourse Road Railway Bridge, Upfield line Racecourse Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1102	<i>James Hill's factory and drop forge 57-59 Robertson Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1103	<i>Crescent Manufacturing Company factory and offices later Cork & Seals P/L 64-68 Stubbs Street, Kensington</i>	Yes	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1104	<i>Gibson & Son Pynerzone factory and offices, later Ross, Robbins P/L 106-166 Stubbs Street, Kensington</i>	Yes	No	No	No	No	No	-	No
NORTH MELBOURNE									
HO1105	<i>Farrell's stables Part 59-101 Alfred Street North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1106	<i>Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only 204-206 Arden Street, North Melbourne (historic address is part 1-39 Macaulay Road, North Melbourne)</i>	No	No	No	No	No	No	-	No
HO1107	<i>Melbourne City Council Depot offices and workshop, later Citywide Part 208-292 Arden Street, North Melbourne (historic address is 8-18 Langford Street North Melbourne)</i>	Yes	No	No	No	No	No	-	No
HO1108	<i>Kensington Hotel, former 2 Boundary Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1109	<i>Scrub & Co Ammonia works, later Hotham or North Melbourne Community Centre Part, 49-53 Buncle Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1110	<i>Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1111	<i>Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1093	<i>Railways Reserve precinct 173-199 Laurens Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1112	<i>Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1113	<i>Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1114	<i>Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1115	<i>St Georges church hall (Anglican) & kindergarten, later St Albans Church of England 55-57 Melrose Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1116	<i>Shandon & Moher cottages or maisonettes 4-6 Munster Terrace, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1117	<i>Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores 64-90 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1118	<i>Victoria Producers Co-operative Company Ltd. No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
WEST MELBOURNE									
HO1119	<i>Sisalkraft Distributors P/L store and offices, later CFMEU offices 152-160 Miller Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No

14/03/2013
Proposed C207

SCHEDULE TO THE HERITAGE OVERLAY – ENTRIES TO BE AMENDED

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
PRECINCTS OUTSIDE THE CAPITAL CITY ZONE									
HO455	<i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i> <i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i>	Yes	No	No	No	No	No	-	No
KENSINGTON									
HO195	<i>Alfred Lawrence & Co Ltd offices and warehouse</i> <i>13-19 Barrett Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO816	<i>McCandish house and stable</i> <i>5-7 Bruce Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO251	<i>R Lohn & Co Pty Ltd offices, factory and stores, later Kensington Community High School</i> <i>Part 369-391, 393-399 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO253	<i>Bell and Wilson wool store</i> <i>Part 435-451 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
NORTH MELBOURNE									
HO869	<i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i> <i>2-52 Gracie Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO286	<i>North Melbourne Swimming Baths</i> <i>1-39 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO473	<i>Hamilton's, later Beckett's house</i> <i>29 Stawell Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO305	<i>Mulcahy's Hotel</i> <i>700-708 Victoria Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
WEST MELBOURNE									
HO839	<i>Bentley's row houses</i> <i>6-12 Anderson Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No
HO840	<i>Harrison's Railway Hotel</i> <i>118-126 Ireland Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No

14/03/2013
Proposed C207

SCHEDULE TO THE HERITAGE OVERLAY – ENTRIES TO BE REMOVED

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
KENSINGTON									
HO814	<i>Bridge (Railing Only) Over Moonee Ponds Creek at Arden Street, Kensington</i>	No	No	No	No	No	No	-	No
HO817	<i>6-8 Bruce Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO252	<i>421-423 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO864	<i>453 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
WEST MELBOURNE									
HO474	<i>49 Stawell Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No

28/03/2013
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SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
346-376 Queen Street, 334-346 LaTrobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
80 Collins Street Melbourne Development, June 2011	C182
Advertising Signs - Mercedes-Benz, 135-149 KingsWay, Southbank	C103
Arden Macaulay Heritage Review 2012: Statements of Significance	C207
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Car Parking in the Capital City Zone, May 2002	C10
Car Parking in the Docklands Zone	C92
Car parking in the Special Use Zone Schedule 2 – Royal Melbourne Showgrounds	C8
Car Parking provision for residential development in specific inner city areas of Melbourne Parking Precinct Plan July 2009	C133
Carlton Brewery Comprehensive Development Plan October 2007	C126
Charles Grimes Bridge Underpass, December 2011	C191
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former Victoria Brewery site, East Melbourne – 'Tribeca' Redevelopment October 2003	C86
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Hamer Hall Redevelopment July 2010	C166
Heritage Places Inventory February 2013	C207
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hotham Estate	C134
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1

Name of document	Introduced by:
Judy Lazarus Transition Centre, March 2005	C102
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne and Metropolitan Board of Works, Shrine Vista Details and St Kilda Road Preservation of Shrine Vista (Plans)	NPS1
Melbourne Aquarium Signs, July 2001	C11
Melbourne Central redevelopment, March 2002	C62
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006	C116
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne Park Redevelopment February 2010	C159
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2012	C172
North West Corner of Mark and Melrose Street, North Melbourne	C134
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, June 2012	C210
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Scots Church Site Redevelopment, Melbourne, August 2007	C129
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Spencer Street Station redevelopment, August 2007	C130
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007.	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000	C26
The Alfred Hospital Helipad Flight Path Protection Areas Plan, Vertical View, reference No. AOS/00/015, dated 7-9-2001 and The Alfred	C18

Name of document	Introduced by:
Hospital Helipad Flight Path Protection Areas Plan, Profile View, reference No. AOS/00/016, dated 7-9-2001	
The Games Village Project, Parkville, September 2006	C115
The New Royal Children's Hospital Project, Parkville, October 2007	C128
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
University of Melbourne Bio 21 Project Parkville, November 2001	C53
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Visy Park Signage, 2012	C172
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

Arden-Macaulay Heritage Review – C207

4c – Incorporated Documents

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MELBOURNE PLANNING SCHEME

Incorporated Document

Heritage Places Inventory February 2013 (Properties being modified as part of Amendment C207)

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

**Melbourne Planning Scheme
Incorporated Document**

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1. INTRODUCTION

Each building with cultural heritage significance located within the City of Melbourne has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been assessed and graded. Individual buildings are graded from A to E, while streetscapes are graded from Level 1 to 3, both in descending order of significance.

All graded buildings and streetscapes are included as heritage places in the Heritage Overlay of the Melbourne Planning Scheme.

This document lists graded buildings (and the associated streetscape grading) that are situated outside of the Capital City Zone (CCZ). The property listings are divided into the following eight geographical areas:

- Carlton;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- Southbank; and
- South Yarra.

The attached “Heritage Inventory Geographical Areas” map shows the location of each of the above areas. Within each area individual properties are listed alphabetically by street name and numerically, with all odd street numbers appearing first followed by even numbers.

In addition to this document further information regarding every graded building is recorded on the relevant “Building Identification Form”. These Building Identification Forms are available for inspection at Council’s Development Planning Department.

The performance standards applied by Council when considering relevant permit applications are dependent on the particular building and streetscape grading. These performance standards are set out in the “Heritage Places Outside The Capital City Zone” local policy at Clause 22.05 of the Melbourne Planning Scheme. This local policy only applies to places within the Heritage Overlay Area that are situated outside of the Capital City Zone.

The building and streetscape grading definitions are provided on the following page.

2. DEFINITIONS

2.1 Buildings

The definitions used for each of the building gradings are as follows:

‘A’ Graded Buildings

These buildings are of national or state importance, and are irreplaceable parts of Australia’s built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

‘B’ Graded Buildings

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

‘C’ Graded Buildings

These buildings demonstrate the historical or social development of the local area and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

‘D’ Graded Buildings

These buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

‘E’ Graded Buildings

These buildings have generally been substantially altered and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

2.2 Streetscapes

The definitions used for each of the streetscape gradings are as follows:

Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscape

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

FLEMINGTON & KENSINGTON

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Albermarle Street	1	D	2
Albermarle Street	3	D	2
Albermarle Street	5	D	2
Albermarle Street	7	D	2
Albermarle Street	9	D	2
Albermarle Street	11	D	2
Albermarle Street	13	D	2
Albermarle Street	15	D	2
Albermarle Street	17	D	2
Albermarle Street	19	D	2
Albermarle Street	21	D	2
Albermarle Street	23	D	2
Albermarle Street	25	D	2
Albermarle Street	2	D	2
Albermarle Street	4	D	2
Albermarle Street	6	D	2
Albermarle Street	8	D	2
Albermarle Street	10	D	2
Albermarle Street	12	D	2
Albermarle Street	14 - 16	D	2
Albermarle Street	18	D	2
Albermarle Street	20	D	2
Albermarle Street	22	D	2
Albermarle Street	43	C	2
Albermarle Street	45	C	2
Albermarle Street	47	C	2
Albermarle Street	49	C	2
Albermarle Street	51	C	2
Arden Street	Part 329-351	C	2
Barrett Street	13-19	C	3
Barrett Street	29-37 (including alternate address 43 Bruce Street)	C	3
Bellair Street	Railway Footbridge (Arden Street)	C	2
Bellair Street	Signal box & pepper tree	B	2
Bellair Street	Railway gravitation shunting yards retaining wall and trees	B	2
Bent Street	1	D	2
Bent Street	3	D	2
Bent Street	5	D	2
Bent Street	9	D	2
Bent Street	11	D	2
Bent Street	2	D	2
Bent Street	4	D	2
Bent Street	6	D	2
Bent Street	10	D	2
Bruce Street	5-7 (previously listed as 1 Bruce Street)	C	3
Chelmsford Street	5-7	D	2 3
Chelmsford Street	9	D	2
Chelmsford Street	11	C	2
Chelmsford Street	13	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Chelmsford Street	15	D	2	
Chelmsford Street	17	D	2	
Chelmsford Street	19	D	2	
Chelmsford Street	21	D	2	
Chelmsford Street	23	D	2	
Chelmsford Street	25	D	2	
Chelmsford Street	33	D	2	
Chelmsford Street	37	D	2	
Chelmsford Street	39	D	2	
Chelmsford Street	41	D	2	
Chelmsford Street	43	D	2	
Chelmsford Street	45	D	2	
Chelmsford Street	53-59	D	3	
Eastwood Street	141	D	2	
Eastwood Street	143	D	2	
Eastwood Street	145	D	2	
Eastwood Street	147	D	2	
Eastwood Street	149	D	2	
Eastwood Street	151	D	2	
Eastwood Street	153	D	2	
Eastwood Street	157	D	2	
Eastwood Street	159	D	2	
Eastwood Street	161	D	2	
Eastwood Street	163	D	2	
Eastwood Street	165	D	2	
Eastwood Street	167-169	D	2	
Elizabeth Street	2-50	B	1	
Hardiman Street	11	D	2	
Hardiman Street	11A	D	2	
Hardiman Street	15	D	2	
Hardiman Street	17	D	2	
Hardiman Street	23	D	2	
Hardiman Street	25	D	2	
Hardiman Street	31	D	2	
Hardiman Street	33	D	2	
Hardiman Street	35	D	2	
Hardiman Street	37	D	2	
Hardiman Street	39	D	2	
Hardiman Street	41	D	2	
Hardiman Street	43	D	2	
Hardiman Street	45	D	2	
Hardiman Street	47	D	2	
Hardiman Street	10	D	2	
Hardiman Street	12	D	2	
Hardiman Street	16-18	D	2	
Hardiman Street	20	D	2	
Hardiman Street	22	D	2	
Hardiman Street	24	D	2	
Hardiman Street	26	D	2	
Hardiman Street	28	D	2	
Hardiman Street	30	D	2	
Hardiman Street	32	D	2	
Hardiman Street	34	D	2	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Hardiman Street	36	D	2
Hardiman Street	54	D	2
Hardiman Street	60-62	D	2
Hardiman Street	64	D	2
Hardiman Street	66	D	2
Hardiman Street	68	D	2
Hardiman Street	70	D	2
Hardiman Street	72	D	2
Hardiman Street	74	D	2
Hardiman Street	76-78	D	2
Macaulay Road	369-391	D	2
Macaulay Road	393-399	C	2
Macaulay Road	407-411	C	2
Macaulay Road	435-451	C	3
Racecourse Road	135-157	A	3
Robertson Street	57-59	C	2
Stubbs Street	64-68	C	3
Stubbs Street	106-116	C	3

NORTH & WEST MELBOURNE

Alfred Street	Part 59 – 101 Farrell's stables	C	3
Anderson Street	3-5 Brockhoff & Co Victoria Steam Biscuit Factory	C	1
Anderson Street	7-21 TB Guest Biscuit Factory	B	1
Anderson Street	6-8	C	2
Anderson Street	10	C	2
Anderson Street	12	C	2
Arden Street	204-206 North Melbourne Football Ground, also known as 1-39 Macaulay Road	C	3
Arden Street	Part 208-292 Also known as 8-18 Langford Street	C	3
Arden Street	Part 208-292 Mature pepper tree row	C	3
Boundary Road	2	C	3
Buncle Street	49-53	C	3
De Feu Street	1-3	D	3
Dryburgh Street	99-101	D	2
Dryburgh Street	121	D	2
Dryburgh Street	125	C	2
Dryburgh Street	133	D	2
Dryburgh Street	135	D	2
Dryburgh Street	137	D	2
Dryburgh Street	155-157	C	2
Dryburgh Street	159-161	D	2
Dryburgh Street	211	D	2
Dryburgh Street	213-215	B	2
Dryburgh Street	217-219	D	2
Dryburgh Street	229	B	3
Dryburgh Street	231	B	3
Dryburgh Street	287-315 Gardiner Reserve	C	3
Gracie Street	2-52 (Lost Dogs Home)	C D	3
Ireland Street	118-126	B	2
Langford Street	8-18 Primary address is 208-292 Arden Street	C	3
Langford Street	126-134	C	3
Laurens Street	173-189 (Lot 29)	C	2
Laurens Street	191-199 (Lot 33)	C	2
Laurens Street	24-78 Weston Milling (former NB Love Thomas Brunton and company Australian Flour Mills , includes the site formerly known as 1-25 Munster Terrace)	B	2
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Macaulay Road	1-39 North Melbourne Football Ground (also known as 204-206 Arden Street)	C	3
Macaulay Road	1-39 North Melbourne Swimming Baths	C	3
Macaulay Road	36 –58 (120-130 Haines St)	C	2
Macaulay Road	36–58 Former Melbourne Omnibus Company’s stables	A	2
Macaulay Road	60-96 Gas Regulating House (VHR H1731)	A	2
Macaulay Road	Part 98-166 Gateway, wall and caretaker’s house	A	2
Macaulay Road	201-241 Clayton Reserve and drinking fountain	C	3
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Moonee Ponds Creek	Arden Street Bridge	C	3
Moonee Ponds Creek	Dynon Road Bridge	C	3
Moonee Ponds Creek	Macaulay Road Bridge	C	3
Moonee Ponds Creek	Racecourse Road Bridge	C	3
Munster Terrace	1-25 Primary address 24-78 Laurens Street	B	2
Munster Terrace	4	C	3
Munster Terrace	6	C	3
Munster Terrace	80	D	3
Munster Terrace	82	D	3
Munster Terrace	86 Primary address is 217-219 Dryburgh Street	D	3
Munster Terrace	Part 98A-100AR Nash bulk store warehouse	D	-
Queensberry Street	722	D	2
Queensberry Street	724	D	2
Queensberry Street	726	D	2
Queensberry Street	728-730	D	2
Queensberry Street	732-734	D	2
Queensberry Street	736-738	D	2
Racecourse Road	Railway Bridge, Upfield line	C	3
Stawell Street	56 (North Melbourne)	C	3
Sutton Street	64-90	B	2
Sutton Street	85-105	C	2
Victoria Street	700	A	2

END OF DOCUMENT

MELBOURNE PLANNING SCHEME

Incorporated Document

Arden Macaulay Heritage Review 2012 Statements of Significance

[Amended March 2014](#)

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

Melbourne Planning Scheme

Incorporated Document

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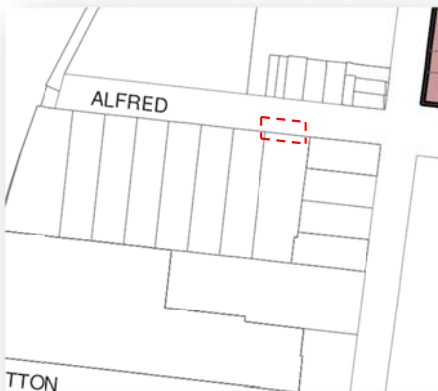
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Farrell's stables

Part 59 -101 Alfred Street,
North Melbourne (HO1105)



- 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).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1911), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Statement of Significance

Place Grading: C3

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;

**North & West Melbourne
Biscuit Making & Flour
Milling precinct**

**3-21 Anderson & 24-78
Laurens Streets (also known
as 1-25 Munster Terrace),
West Melbourne (HO455)**



Laurens Street elevations of precinct 2011



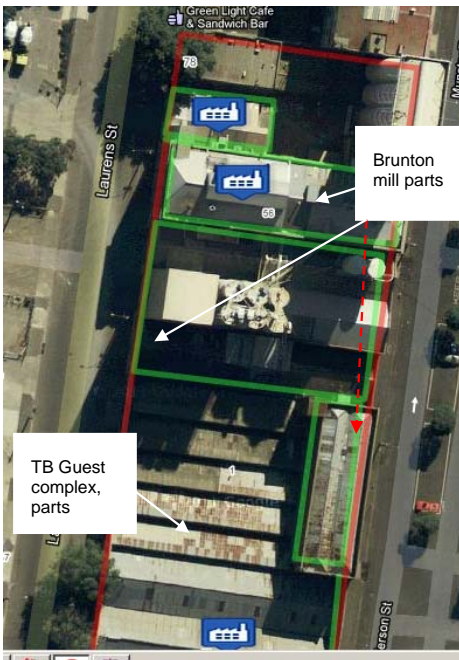
Brockhoff building at corner, TB Guest at rear, 2011



Munster Terrace view c2008 Brunton's Australian Roller Mill (part) in context with significant hotel



Anderson Street elevations: Smith & Sons later Brockhoff biscuit factory and TB Guest biscuit factory (11), 2011



North end of precinct (red line), with key elements in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory at south end .



South end of precinct (red line), with key elements outlined in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory centre while at south end is part TB Guest and former Brockhoff biscuit factories included

Statement of Significance

(Refer also to Statements of Significance for significant and contributory elements within the precinct)

Place Grading: B4

What is significant?

The North and West Melbourne Biscuit Making & Flour Milling Precinct contains:

- former Smith & Sons, later Brockhoff factory, an altered 1870s two-storeyed stucco building at the Miller Street corner (**Building 9**);
- T.B. Guest's 1896-9 red brick factories, four-storey parapeted red brick and stucco building facing Laurens Street and three-storey, similarly elevated building facing Munster Terrace, along with a plainer 3 storey red brick building to the north, with parapeted sawtooth profile roofline and early painted wall sign to side upper level (Buildings 1,2,3,8)
- Brunton's three-storey parapeted red and cream brick and stucco façade to Munster Terrace and the five storey, similarly elevated one to Laurens Street (**Building 4**);
- More recent concrete silos, although of a common form, are unusual for the study area and possess strong landmark qualities; and
- Multi-gabled dichrome brick former Brunton's stores and showrooms extending along Laurens Street north and south of this latter building to the Guest factory: four of the former five gabled stores survive **facades Laurens St Building 3 stores, chimney and roof of the southern gabled store Building 3**; also
- Painted walls signs relating the historic occupations and the brick chimney.

In addition to the above elements there are red brick, largely pre World War Two parapeted infill street facades that contribute to the historic character of the place as a continuing development for the core flour milling use of the complex and in an aesthetically related manner.

How is it significant?

North & West Melbourne Biscuit Making & Flour Milling precinct is locally significant aesthetically and historically **with potential State significance**

Why is it significant?

Aesthetically, the contributory elements of the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as those at the Geelong waterfront. In terms of architectural cohesion they surpass Geelong although they do not possess the breadth of

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historical development. Each building described has high architectural pretensions (being generally inspired by Italian Renaissance revival) as seen in their shared symmetrically fenestrated and parapeted form.

Although from different owners, the major buildings in the complex have similarities which allow them to act as a strong streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th and early 20th century industrial complex (criterion A).

Historically, the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in form and in product type in the 1870s and still operates, in kind, today: being sited close to key railway sidings where wheat shipments arrived from the north. The precinct, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output and the second oldest after, Swallow and Ariell in Port Melbourne (1854-) which has since been redeveloped. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in the handling and marketing of rural produce and Victorian-era industrial development within the State (criterion E).

This complex has been the subject of a number of publications and press reports over time as an indication of its worth to community (criterion G).

The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (criterion H).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1874-~~

~~1899), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Contributory elements

(Refer to key plan and images)

Elements of contributory and primary significance consist of:

- Whole Building 2 (part TB Guest complex);
- Whole Building 4 (Brunton's flour mill 1894);
- Building 3, parts - Laurens St Façade of two northern gabled bays of Building 3, Laurens St
- facade and extent of roof to include 3m beyond the chimney of the southern gabled bay and the Munster Street Victorian-era brick wall;
- Laurens St Façade of Building 7 (Brunton's
- Australian Roller Flour Mills gabled store)
- Whole of Buildings 9, 10, 11 (TB Guest, Smith & Sons, Brockhoff, 1874-, corner Miller St)

Elements of contributory significance consist of:

- Building 1 (part TB Guest stores and later, recent wall to Anderson Street not contributory);
- Munster Terrace part Building 3 (excluding
- Munster St wall and Laurens St façade, which
- are of primary significance);
- Building 5 (silos identified and contributory in
- Statement of Significance);
- Munster Terrace part Building 7 (excluding Laurens St façade, which is of primary significance);
- Building 8.

Key plan



key images

Building 1 (TB Guest stores and later)



Figure 4 Laurens St Building 1



Figure 5 Anderson St, Building 1- recent wall, not contributory,

Building 2 (part TB Guest, c1896-)



Figure 6 Munster Terrace: Building 2

Building 3 (part T.B. Guest stores and showrooms)



Figure 7 Building 3 -Laurens St Building 3 2013, publicly visible roofs



Figure 8 Building 3 -Laurens St, store ('50 Laurens St'), roof forms and chimney



Figure 9 Building 3- Munster Terrace with earlier wall



Figure 16 Building 3 - Victorian-era brick wall in Munster Terrace (arrowed) with new opening, Victorian-era, - rear of Building 3.

Building 4 (Brunton's flour mill 1894)



Figure 17 Building 4-Munster Terrace



Figure 18 Building 4- Laurens St

Building 5 (silos)



Figure 19 Building 5, silos with distinctive corrugated iron clad roofed wing on south

Building 7 (part Brunton's Australian Roller Flour Mills as gabled store to Laurens St)



Figure 20 Laurens St, Building 7 2013

Building 8 (inter-war or later warehouse)



Figure 21 Building 8: inter-war façade changes to a Victorian-era internal structure?

Buildings 9, 10 (TB Guest, part)



Figure 22 Building 9, 10, Laurens St



Figure 23 Building 9, 10- Anderson Street elevations, TB Guest biscuit factory wings



Figure 24 parapet sign Building 10 -Part TB Guest complex, Laurens

Building 11 (Brockhoff building at corner, TB Guest at rear)



Figure 25 Building 11- Anderson Street elevations- Smith & Sons later Brockhoff biscuit factory and red brick TB Guest biscuit factory wings adjoining



Figure 26 Building 11, Laurens St- Smith & Sons later Brockhoff biscuit factory and red brick TB Guest biscuit factory wings adjoining

**Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory,
3-5 Anderson Street, West Melbourne (HO455)**



Launey Street elevation



South end of precinct (red line), with key elements outlined in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory centre while at south end (blue) is part TB Guest and former Brockhoff biscuit factories



Anderson Street elevation, with TB Guest complex in foreground

The factory is an early and major corner element in a precinct that is perhaps Victoria's biggest ever suburban flour milling and biscuit manufacturing complex in terms of built site coverage and output and the second oldest after, Swallow and Ariell in Port Melbourne (1854-) which has since been redeveloped. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Statement of Significance

(Refer also to Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place Grading: C1

What is significant?

The former Smith & Sons, later Brockhoff factory, is an altered 1874 two-storeyed stucco building at the Miller and Anderson Streets corner, with:

- a once face brick façade but now stuccoed;
- stepped parapet;
- two main upper levels;
- an attic level (added) behind the parapet wall which once held the firm's name;
- a sub-basement rising down Miller Street; and
- a corrugated iron clad lantern roof is behind the parapet.

The 1928 changes have turned an Italian Renaissance inspired elevation to an austere Neo-Grec style.

How is it significant?

Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory is locally significant historically.

Why is it significant?

Historically, the Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory commenced in form and in product type in the 1870s being sited close to key railway sidings where wheat shipments arrived from the north. The firm, Brockhoff biscuits, was a household name in Australian homes over a long period.

Dovedale Cottage or Bentley's house

6-8 Anderson Street, West Melbourne (HO839)



6-8 Anderson St 2011



6-8 Anderson St 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (1012) this single-storey residential row comprises:

- two attached single-fronted houses (10-12);
- a double-fronted brick house (6-8);
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding;
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic [significance](#) [interest](#)

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The houses are also closely associated with the West Melbourne pioneering Bentley family (Criterion A).

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group in an interesting element in a significant streetscape (Criterion E).

[Contributory elements](#)

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1871), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

TB Guestbiscuit factory complex

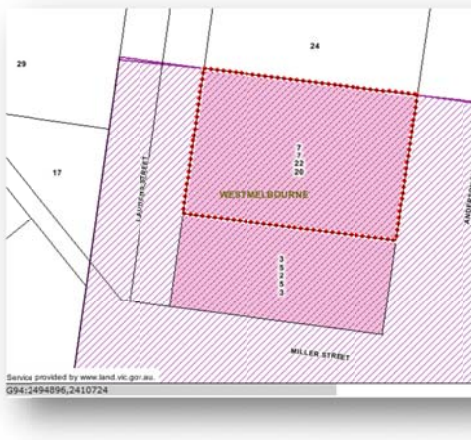
7 – 21 Anderson Street (also known as 22 Laurens Street), West Melbourne (HO455)



TB Guest biscuit factory, Anderson Street 2011, adjoining former Brockhoff building at the corner.



TB Guest, 2-22 Laurens Street, 2011



Statement of Significance

(Refer also Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place Grading: B1

What is significant?

The former T.B. Guest 1896-9 red brick factories:

- Well-preserved four-storey, parapeted red brick and stucco factory building facing Laurens Street with segment arched openings, a corniced parapet, deep entablature (which once held the firm's name) and pedimented piers with swags, terminating the entablature at either end; also
- three-storey, similarly elevated building facing Munster Terrace, but the entrance surrounds have been stuccoed and shutters have replaced the original doors.

How is it significant?

TB Guest biscuit factory complex is significant historically and aesthetically to the City of Melbourne and specifically West & North Melbourne.

Why is it significant?

TB Guest biscuit factory complex is significant:

Historically the TB Guest Biscuit Factory, being sited close to key railway sidings where wheat shipments arrived from the north and major flour producers, symbolises the strategic siting of this type of land use as well as creating a household name in Australian

homes over a long period. Sited close to key railway sidings where wheat shipments arrived from the north and flour suppliers, this complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three flour millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically, as a well-preserved and prominent complex of buildings that is more architecturally sophisticated than other parts of this significant precinct (Criterion E).

Contributory elements

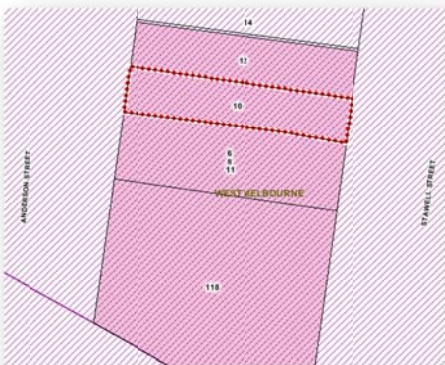
The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1896-1899, and Edwardian era), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Bentley's row houses (part)

10 Anderson Street, West Melbourne (HO839)



View of facades 10-12 plus 6-8 (right) in 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (1012) this single-storey residential row comprises:

- two attached single-fronted houses (10-12)
- a double-fronted brick house (6-8)
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding,
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic [significance interest](#)

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The house are closely associated with the West Melbourne pioneering Bentley family (Criterion A); and

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group in an interesting element in a significant streetscape (Criterion E).

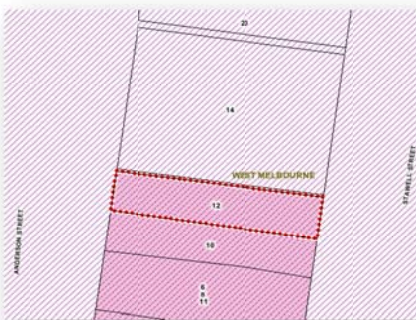
Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1880-1), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Bentley's row houses (part)
12 Anderson Street, West Melbourne (HO839)



View of facades 10-12 in 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (1012) this single-storey residential row comprises:

- two attached single-fronted houses (10-12);
- a double-fronted brick house (6-8);
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding;
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic significance interest.

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The houses are closely associated with the West Melbourne pioneering Bentley family (Criterion A); and

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group in an interesting element in a significant streetscape (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1880-1), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Hotham Cricket Ground later Recreation Reserve later North Melbourne Recreation Reserve also North Melbourne football ground and Arden Street Oval

204-206 Arden Street (previously part of 1 -39 Macaulay Road), North Melbourne (HO1106)



Statement of Significance

Place Grading: C3

What is significant?

The place includes any fabric from the key creation dates, 1860s-1880s, and any new material added in sympathy to the original fabric it replaced, specifically:

- The grassed oval and ramped margins on the north-west and east open to the sky; and
- Perimeter fencing to oval and reserve, as boundary delineation only.

All buildings and trees are excluded from the proposed heritage overlay.

The contributory elements within this property include any fabric from the creation or major development date(s), c1860s-1880s

How is it significant?

The Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve (oval and ramped grassed margins only) is significant historically and socially to North and Metropolitan Melbourne.

Why is it significant?

The Hotham Cricket Ground, later Hotham Recreation Reserve, later North Melbourne Recreation Reserve (oval and ramped grassed margins only) is significant:

Historically and socially, as a symbol of the history of public recreation in the North Melbourne district over a long period, since the late 1860s, including both Australian football and cricket as the main activities with each club having a major local following that concentrated local social and political life on this oval. Possession of the oval was also a focus of intense rivalry between the Victorian Football Association and League in the 1920s, becoming a major municipal, crown land and ministerial issue. The oval's existence is a tribute to strong community groups and the technical skills that allowed its conversion from part of the West Melbourne Swamp (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, any fabric from the creation or major development date(s), (1860s-1880s), and any new material added in sympathy to the original fabric it replaced, specifically:

- The grassed oval and ramped margins on the north-west and east open to the sky.

All buildings and trees are excluded from the proposed heritage overlay.

Note: this place and the identification of contributory elements have been assessed typically from the public domain.

Mature pepper tree row, CityWide site

Part 208-292 Arden Street, North Melbourne (HO1095)



Statement of Significance

Place Grading: C3

What is significant?

These pepper tree specimens (4) are mature with typical wide spreading canopies and located on the boundary of what was the Melbourne City Council stables and, over a longer period, by J. Sullivan & Sons Pty Ltd, carriers and horse dealers. The four remaining trees vary in trunk size and canopy but were part of a row of trees as shown on 1940s aerial views. [The contributory elements within this property include, but are not restricted to canopy, trunk, limbs and root ball of identified trees.](#)

How is it significant?

The row of mature pepper trees at 208-290 Arden Street is historically significant to North Melbourne.

Why is it significant?

This mature pepper tree row at 208-290 Arden Street is significant

Historically, as indicative of a once common perimeter planting regime specifically for dusty areas such as stable yards which were more common in this area than others in the Melbourne district also as street trees within the Melbourne area; and

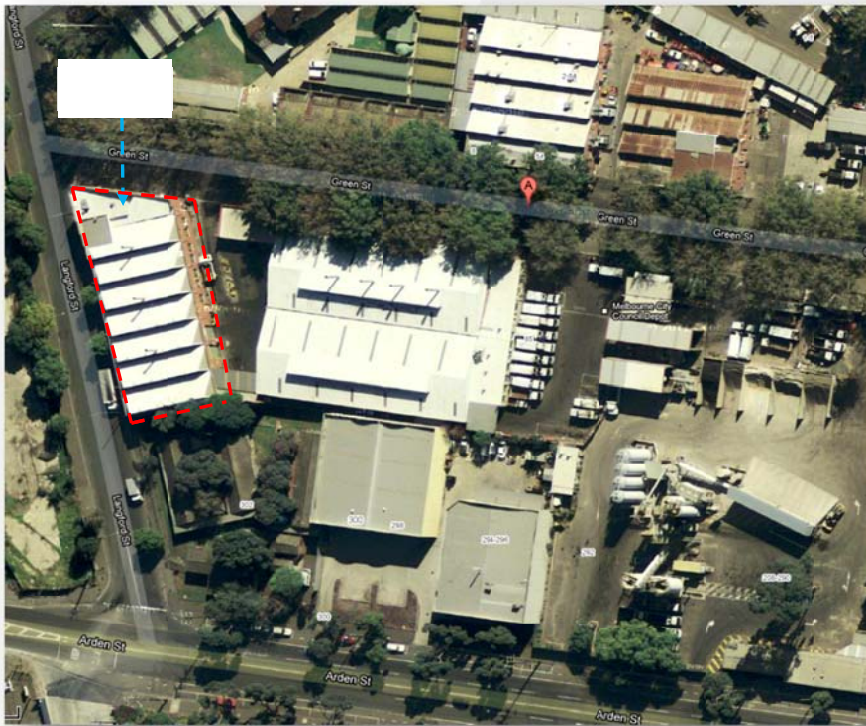
Part of a group of similar and significant plantings across the Kensington and North Melbourne areas (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to canopy, trunk, limbs and root ball of identified trees.

**Melbourne City Council Depot
offices and workshop, later
Citywide**

**Part 208-292 Arden Street
(previously 8-18 Langford Street,
North Melbourne (HO1107))**



Statement of Significance

Place Grading: C3

What is significant?

A two-storey three-colour brick Modernist building erected as office accommodation at the Melbourne City Council Depot, with:

- a parapeted form to Langford and Green Streets;
- two-colour brickwork;
- Windows are steel framed with multi-pane glazing and set in cream brick streamlines or banding encircling the two building levels;
- Dark glazed manganese bricks trim the window and cream banding; and
- a distinctive hipped sawtooth roofline over workshop areas.

Other buildings further east on the north side of Green Street are similar in design but typically one-storey, part of a complex distributed both sides of Green Street, with frontages to Arden and Langford Streets.

How is it significant?

Melbourne City Council Depot office and workshop building is aesthetically significant to North Melbourne.

Why is it significant?

Melbourne City Council Depot office and workshop building is significant

Aesthetically, as a well-preserved Modernist style, highly representative and prominent part of a large municipal depot complex, designed in the same Modernistic manner which aligns with other distinctive City Architect designs in the locality (Criterion E).

Contributory elements

The contributory elements within this property as mapped include, but are not restricted to; external fabric from the creation or major development date (thought to be the 1950s), and any new material added in sympathy to the original fabric it replaced. This place and identification of contributory elements have been assessed typically from the public domain.

Moonee Ponds Creek Arden Street Bridge (HO1092)



Statement of Significance

(Refer to Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington and North Melbourne)

Place Grading: C3

What is significant?

This reinforced concrete road bridge over the Moonee Ponds Creek, with ornamental cast

and wrought iron balustrading, as completed in 1923 has the following attributes:

- 47m deck length of seven spans in reinforced concrete;
- Square-section piers and tapered haunches supporting a concrete slab road deck that extends past the perimeter of the five main concrete girders on cantilevering tapered beams; and
- Metal balustrading of around 1.375m in height with cast iron stanchions with three chamfered bosses (103mm square), each housing 50mm diameter wrought iron pipe section rails and each adorned with a cast rosette and reeded circular section metal shaft between each boss.

The Arden Street and Macaulay Road bridges form a distinctive group with the Epsom Road Bridge which is a similar Reinforced Concrete Company design from the same era.

How is it significant?

Moonee Ponds Creek Arden Street Bridge (including the railing) is locally significant historically and aesthetically.

Why is it significant?

Moonee Ponds Creek Arden Street Bridge (including the railing) is significant:

Historically as one of an early group of reinforced concrete road bridges associated with key engineering and construction company, the Reinforced Concrete & Monier Pipe Construction Company, and for its association with the firm's principal, Sir John Monash. Monash was one of the major public figures of the time and influential in the move by local government away from metal-framed to reinforced concrete bridge construction (Criterion A);

For the direct visual association with John Monash and his firm derived from the distinctive balustrade design, used exclusively by Sir John Monash in bridges designed and built by his company Monash and Anderson over the period 1910-1923 (Criterion H).

Aesthetically, for the rare and distinctive metal balustrade design (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1923), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Kimpton & Sons Barastoc Products Provender Mill, later part Gaston Bros P/L works site
329 -351 Arden Street, Kensington (HO1091)



Sliding shed to west



Mill and store seen from east, with altered mill (east wing)



Complex from west with store (west wing) and railway footbridge



Relationship with mill complex opposite



Mill (east wing) with new spandrel render and reglazing of both mill and store.



Statement of Significance

Place Grading: C2

What is significant?

Kimpton & Sons Barastoc Products Provender Mill was built up during the Second War years after establishing their stock feed brand Barastoc in 1938 and commencing the major part of this wedge-shape complex in 1941

The complex includes:

- WS Kimpton & Sons' brick Barastoc Products Provender Mill of 4 floors (west wing) and a two storey store or warehouse building adjoining (east wing);
- Mill and store's cavity brick walls of 'first class' common red bricks from the Clifton Brick Company, Preston, set in cement mortar with struck joints and roof as a fireproof concrete slab with bitumen waterproofing;
- Store's standard pitched (originally corrugated fibrolite) roof supported on timber framing; and
- a steel framed gabled roof railway siding cover, with fibrolite roof, adjoining Essendon Railway and store building, from 1943.
- The contributory elements within this property include the external fabric from the creation or major development date (s), (1941-1943).

Since, the Arden Street elevations have been superficially altered with new window glazing typically in existing openings and some rendering of the brickwork on the mill section.

How is it significant?

Kimpton & Sons Barastoc Products Provender Mill and warehouse are significant historically and aesthetically to Kensington.

Why is it significant?

Kimpton & Sons Barastoc Products Provender Mill and warehouse are significant:

Historically for the association with nationally known Kimpton firm and the initiation of the Barastoc stock feed product line also for the role played in this significant industrial precinct strategically placed to receive wheat by rail and despatch the flour to the heavily populated areas of Footscray, North Melbourne, Carlton and Brunswick, as well as to the nearby docks for shipment overseas. Sited close to key railway sidings where wheat shipments arrived from the north, this complex is a key part of a precinct that, when combined with that of nearby North and West Melbourne, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (Criterion A); and

Aesthetically, although altered, for the austere but bold brick mill architecture which complements the similar styled mill buildings opposite and the precinct as a whole (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1941-3), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Alfred Lawrence & Co Ltd Offices and warehouse (bulk & general stores)

13-19 Barrett Street, Kensington (HO195)



How is it significant?

Alfred Lawrence & Co Ltd offices and warehouse is historically and aesthetically significant to Kensington.

Why is it significant?

Alfred Lawrence & Co Ltd offices and warehouse is significant:

Historically, as a well-preserved part of an important manufacturing complex built up by Lawrence on this site since the 1920s and evocative of the industrial development of this low-lying part of the locality (Criterion A); and

Aesthetically significant as a competent Modernist design by a recognised practitioner in this architectural style, Frederick Morsby (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1957), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C3

What is significant?

Alfred Lawrence & Co Ltd offices and warehouse (bulk & general stores), as designed by Frederick Morsby, includes:

- a concrete framed 2 storey office building, with warehouse to the rear;
- cream brick office façade cladding;
- aluminium sun louvres to office façade;
- aluminium spandrel cladding office façade;
- and

originally roofing of corrugated asbestos.

[The contributory elements within this property include external fabric from the creation or major development date, 1957.](#)

**Limb Scurry & Limb (part), Alfred Lawrence (main part)
Laboratories and works**

**29-37 Barrett Street, Kensington
(including 43 Bruce Street)
(HO1097)**



View of complex from south end, Richard Butler design extended up by Morsby.



Site of 21-35 Barrett Street with red dash indicating contributory buildings on site including 43 Bruce Street) - rear wing on east has been demolished since this aerial view

- addition to the north of the site designed by FL & K Klingender;
- 1934 Moderne style additions to the complex designed by Walter & Richard Butler, one storey of existing Bruce St façade in red brick;
- 1938-9 additions to the factory designed by Richard Butler;
- 1940 a new Finishing Department, designed by AR (Richard) Butler;
- 1943, erection of a works canteen also designed by AR Butler; and
- 1952, Modernist coloured brick additions to the laboratory, designed by Frederick Morsby, but matching the existing Butler design (part modified).
-
- The contributory elements within this property include, but are not restricted to, external fabric from the major development date(s), (1920-1952).

How is it significant?

The Alfred Lawrence and Co Pty Ltd complex is significant historically and aesthetically to Kensington.

Why is it significant?

Alfred Lawrence & Co Ltd complex is significant:

Historically, as an externally well-preserved and important manufacturing complex built up by Lawrence on this site since the 1920s and evocative of the various phases of industrial development of this low-lying part of the locality and within the manufacturing industry during wartime (Criterion A); and

Aesthetically significant as including competent Moderne and Modernist designs by a recognised architectural practitioners, Richard Butler and Frederick Morsby (Criterion B).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1920-1952), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C3

What is significant?

The contributory parts of the Lawrence works include:

- 1929 additions as alterations to the existing Limb Scurry & Limb building and a gabled

Railway gravitation shunting yards retaining wall (part) and trees

Railway reserve east side of Bellair Street, Kensington (HO1098)



Statement of Significance

Place Grading: B2

What is significant?

High and extensive railways reserve brick and stone retaining wall extending from the line of between Chelmsford and Little Chelmsford St (south of the Kensington signal box) to past the line of Arden Street (and beyond the study area):

- deep 12x6" bluestone coping, stepped in profile and consisting of rock faced basalt.
- 2'3" to 13" thick brick facing wall originally backfilled with 9" dry rubble and spalls in cement rich concrete;
- Battered earth embankments extend beyond each end of the wall;
- landscaping that included two mature Canary Island palms .
-
- The contributory elements within this property include, but are not restricted to, fabric from the creation or major development date(s), (1912-13).

The wall relates well to the Younghusband and flour mill complexes opposite with their largely brick clad character.

How is it significant?

Railway gravitation shunting yards retaining wall and the remnant plantings (two Canary Island palms) are significant historically and aesthetically to the City of Melbourne and Kensington.

Why is it significant?

Railway gravitation shunting yards retaining wall and the remnant plantings (two Canary Island palms) are significant:

Historically, as evidence of the massive works carried out here as a vital means of improving the efficiency of Victoria's goods handling across the State.

As evidence of the extensive landscaping or beautification carried out by the Railways Department in previous eras that was once also seen at nearby station yards like Newmarket Station. (Criterion A).

Aesthetically, as part of one of the largest brick and stone retaining walls visible within the City, with tooled stonework and extensive brick facings that relate well to the industrial precinct opposite served by the wall.

The remnant plantings (Canary Island palms) provide aesthetic value as mature and uncommon tree specimens in the City context. (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, fabric from the creation or major development date(s), (1912-13), and any new material added in sympathy to the original fabric it replaced. Also two Canary Island palms as circled on maps and associated land.

**Victorian Railways Kensington
signal box & pepper tree**

**Bellair Street, Kensington
(HO1100)**



Statement of Significance

Place Grading: B2

What is significant?

The erection of a two-storey brick signal box south of Kensington station was carried out in 1887 with:

- two colour brickwork;
- a corrugated iron clad hipped main roof;
- a scalloped eaves valence;
- elegant cantilevering upper level wrought-iron access way; and
- segmentally arched openings.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1887)

A nearby very mature pepper tree may be contemporary with its construction and, although modified, relates in size to some of the large specimens in the reserve north of the Kensington station. The chimney top has been removed and joinery details changed.

How is it significant?

Kensington railway signal box and pepper tree are historically and aesthetically significant to the City.

Why is it significant?

Historically, the signal box and pepper tree (along with the Kensington station buildings) represent the response to increased transport needs of the first two suburban residential growth periods in the Kensington and Melbourne areas.

The pepper tree, by its scale and type, represent the early plantings along public reserves within the Kensington and North Melbourne area, as perhaps one of the oldest remaining specimens in the area (Criterion A);

Aesthetically the signal box is a well-designed and substantial example of the type, complementary to the character of the nearby residential Edwardian-era and Victorian-era streetscapes; and located in part of the original landscape setting.

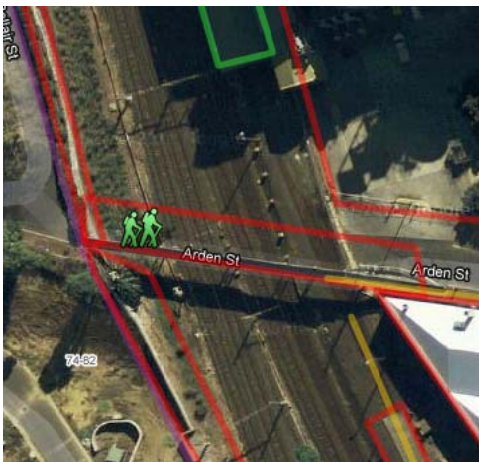
Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1887), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory

elements have been assessed typically from the public domain.

Railway foot bridge
Arden Street & Bellair Street,
Kensington (HO863)





Statement of Significance

Place Grading: C2

What is significant?

This altered timber framed foot-bridge over the Essendon railway linking Bellair and Arden streets and built 1898-9 for the Victorian Railways Commissioners includes (as built):

- 1'6" long arrow-head timber picket balustrading on a chamfered hardwood frame;
- pyramid-top, 7x7" stop-chamfered red gum newel posts;
- 8x3" timber walings, 16x5" timber stringers and treads; and
- 2" diameter gas pipe handrails.

The existing bridge has:

- new arrow headed pickets for part of the balustrading and capped corrugated iron (and pressed metal sheet) for the other part (once also arrow headed picket);
- remnant pyramid top posts;
- an asphalt paved timber deck;
- steel treads; and

- a trestle sub-frame partly rebuilt in steel.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation **major development** date(s), (1899).

How is it significant?

The foot-bridge over the Essendon railway at Arden-street is historically significant to Kensington.

Why is it significant?

The foot-bridge over the Essendon railway at Arden-street is significant:

Historically, as indicative of the rise in residential development of Kensington, west of the Essendon railway and the large industrial complexes established east of the railway by 1900, allowing one area to serve the other.

The footbridge is also contributory historically to a complex of Victorian and Edwardian-era railway works around the Kensington Railway station, including station buildings, gravitation yards retaining wall, and remnant landscape (Criterion A).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation **major development** date(s), (1899), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

**Kensington Hotel, former
2 Boundary Road, North
Melbourne (HO1108)**



Hotel from south showing added visually related development 2011.



Statement of Significance

Place Grading: C3

What is significant?

This two-storey stuccoed brick and stone corner hotel built in 1873, originally 10 rooms, a corner cellar, large bar, three parlours, four bed rooms, kitchen, outhouses, good brick stabling, and the back yard was pitched in stone, has:

- the characteristic shape of its type with the once splayed corner entry;
- hipped roof; and
- segmentally arched upper level openings.

Changes include:

- The stucco has been renewed;
- the window joinery removed (timber framed double-hung sash windows); and
- the ground level cladding and openings changed completely. The Gill San style metal letters spelling out its name appear to be from the inter-war period.

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1873, 1904, 1930)

The building is now externally only symbolic of its former role as a community gathering place since the early Victorian-era.

How is it significant?

The former Kensington Hotel is of local historic and social significance to North Melbourne and Kensington.

Why is it significant?

The former Kensington Hotel is significant

Historically, as symbolic of a long term public meeting and entertainment venue within these localities that remains one of the few indications of the Victorian-era residential and industrial neighbourhoods demolished for the Hotham Estate development of the 1960s (Criteria A);

Socially, as indicated by the deliberate retention of the building during the Housing Commission of Victoria development of the site because of its social role in the area (Criterion G).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development

date(s), (1873, 1904, 1930), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

McCandlish house and stable
5 -7 Bruce Street, Kensington
(HO816)





added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Scrubb & Co Ammonia works, later Hotham or North Melbourne Community Centre

Part, 49 -53 Buncle Street, North Melbourne (HO1109)

Statement of Significance

Place Grading: C3

What is significant?

This double fronted Italianate style five-room brick house in 1889-90 has:

- façade of patterned cream and brown brickwork;
- verandah with a concave roof form, wing walls and cast-iron detailing;
- M-profile roof clad with corrugated iron;
- symmetrically placed cemented chimneys, with panelled shafts and moulded cornices; and
- 1920 red brick gabled stable wing to the east.

A large intrusive garage and deck have been added to the east side.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1889-90\)](#)

How is it significant?

McCandlish house and part stable block are architecturally and historically significant to Kensington.

Why is it significant?

McCandlish house is significant:

Aesthetically because of its relative grandeur compared to the many adjacent and simple single-fronted weatherboard Victorian-era houses, as evoked by the patterned coloured brickwork, larger scale, and cast-iron detailing - marking its owner as a prosperous local resident (Criterion E);

Historically, the house, stable yard and part stable block are significant for their symbolic connection with the horse trade, goods carrying and a significant local industry (Kimpton, Criterion A).

Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1889-90\), and any new material](#)



Statement of Significance

Place Grading: C3

What is significant?

This former ammonia works and store, designed by the well known architects, Godfrey & Spowers, 1921, includes:

- a red brick (now painted) walls with a gabled and parapeted roofline;

- a roof clad with corrugated iron and equipped with a curved corrugated iron clad ridge vent;
- a simple raised façade entablature at the gable apex;
- concrete lintels and a cemented panel that may have born the building's name;
- A circular louvred gable vent in the Buncle Street elevation; and
- heavily timber framed multi-pane glazing with fixed and hopper sashes.

This is a typical factory design for the time.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1921)

How is it significant?

The former Scrubb & Co Ammonia works is historically and socially significant to North Melbourne.

Why is it significant?

The former Scrubb & Co Ammonia works is significant:

Historically as the main factory for a nationally known brand of ammonia and as one of the few indications of the residential and industrial neighbourhoods demolished for the Hotham Estate development of the 1960s (Criterion A); and

Socially significant as purposely retained by the Housing Commission of Victoria in the 1960s to form the first part of the North Melbourne Community Centre and used as such since (Criterion G).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1921), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Italianate dichrome brick house

**11 Chelmsford Street,
Kensington (part HO9)**



The house is uncommon among others in the Kensington precinct which are typically weatherboard clad and single-fronted but it relates stylistically and is both significant within and contributory to the adjacent streetscapes.

The contributory elements within this property include, but are not limited to, external fabric from the creation or major development date(s), (1890s)

How is it significant?

Italianate dichrome brick house is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Italianate dichrome brick house is significant:

Historically, as very well-preserved house from a significant development period within the Kensington precinct and hence particularly evocative of the era (Criterion A); and

Aesthetically, an uncommon example within the Kensington context of a well-executed suburban villa design in the dichrome Italianate style that is also contributory to a precinct of largely Victorian and Edwardian-era houses (Criterion E).

Contributory elements

The contributory elements within this property include, but are not limited to, external fabric from the creation or major development date(s), (1890s), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C2

What is significant?

This double fronted Italianate style asymmetrically planned and single storey house has:

- two colour (brown and cream) brickwork to the street façade and red to the side walls;
- cream voussoirs and banding at sill, head and impost levels, also in panels under the bracketed eaves;
- window sills of dressed stone;
- slate clad roof;
- chimneys with deeply moulded cemented cornices and string moulds on the shafts;
- concave verandah profile, clad with corrugated iron and supported on cast iron post with iron frieze and brackets;
- side panelling and top light at the entry; and
- A timber picket fence related to the period has been built at the frontage.

Pulleng house, later White house

125 Dryburgh Street, North Melbourne (part HO3)



Aesthetically, the house is of interest as a combination of a wide frontage with a low roofline, each aspect typifying a different period of simple domestic construction but of low integrity (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), ~~(1860-1859-1865)~~, and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C2

What is significant?

This single storey parapeted, stuccoed brick, double fronted house, built between c1859-60, has:

- transverse gabled corrugated iron clad roof visible behind what appears to be an applied façade;
- a parapet entablature fragment placed centrally in what appears to have been balustrading between parapet piers;
- vermiculated panels and brackets;
- probable original capped picket balustrade/fence; and

a timber post verandah may be part original.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1859-1865)

How is it significant?

The Pulleng house is historically significant and architecturally ~~of-interest~~ significant to North Melbourne.

Why is it significant?

The Pulleng house is significant:

Historically, as one of the older houses in the area and associated with White, a timber later coal dealer- an industry particular to this area (Spencer Street, later North Melbourne Arden St railway yards) (Criterion A).

Moxham's houses

139 Dryburgh Street, North Melbourne (part HO3)

(transverse gable) and part of a similarly aged and near intact streetscape (Criterion **AE**)



Statement of Significance

Place Grading: B2

What is significant?

This is an 1877 dichrome brick, transverse gabled and slated roof house of two storeys, with:

- an iron decorated verandah and iron fence;
- contrasting brick 'quoins' that fringe openings at the lower level;
- brackets adorning the eaves at the upper level;
- brick chimney and cornice, being more typical for pre 1880s houses; and

verandah frieze iron is of the old serpentine-pattern, set in timber panels with sparse brackets under.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1877\)](#)

How is it significant?

Moxham's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Moxham's houses are significant:

Historically, used as railways accommodation over a long period and thus related to the special role of this area within the metropolis in association with the railway yards nearby and the goods handled there (Criterion A); and

Aesthetically as early examples of face brick row housing which are near complete, of a distinctive, distinguishably old form type

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1877), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Moxham's houses
141 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: B2

What is significant?

This is an 1877 dichrome brick, transverse gabled and slated roof house of two storeys, with:

- an iron decorated verandah and iron fence;
- contrasting brick 'quoins' that fringe openings at the lower level;
- brackets adorning the eaves at the upper level;
- brick chimney and cornice, being more typical for pre 1880s houses; and
- verandah frieze iron is of the old serpentine-pattern, set in timber panels with sparse brackets under.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1877)

How is it significant?

Moxham's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Moxham's houses are significant:

Historically, used as railways accommodation over a long period and thus related to the special role of this area within the metropolis in association with the railway yards nearby and the goods handled there (Criterion A); and

Aesthetically as early examples of face brick row housing which are near complete, of a distinctive, distinguishably old form type (transverse gable) and part of a similarly aged and near intact streetscape (Criterion [AE](#))

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1877), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

John Lees houses part
147 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: C2

What is significant?

These are 1859 basalt masonry, parapeted row houses, with:

- added but contributory brick entablature and scrolls and brick verandah side walls;
- A bullnose verandah and associated cast iron decoration appearing to be from c1900; and
- an iron picket fence or balustrade at the frontage.

The houses are generally original to the last renovation of c1900 and are contributing parts of this early residential streetscape of Dryburgh Street south.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1859)

How is it significant?

John Lees houses are aesthetically and historically significant to North Melbourne.

Why is it significant?

John Lees houses are significant

Aesthetically because as the original form is visible and intact, they represent early house construction in stone by the pair's mason owner which was a characteristic of many houses in this street (Criterion E); and

Historically, this pair is among the oldest group of houses in the area and evocative by its material of the concentration of stone masons in this location (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1859), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

John Lees houses, part

149 Dryburgh Street, North Melbourne (part HO3)



Historically, this pair is among the oldest group of houses in the area and evocative by its material of the concentration of stone masons in this location (Criterion A).

Statement of Significance

Place Grading: C2

What is significant?

These are 1859 basalt masonry, parapeted row houses, with:

- added but contributory brick entablature and scrolls and brick verandah side walls;
- A bullnose verandah and associated cast iron decoration appearing to be from c1900; and
- an iron picket fence or balustrade at the frontage.

The houses are generally original to the last renovation of c1900 and are contributing parts of this early residential streetscape of Dryburgh Street south.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1859-\)](#)

How is it significant?

John Lees houses are aesthetically and historically significant to North Melbourne.

Why is it significant?

John Lees houses are significant

Aesthetically because as the original form is visible and intact, they represent early house construction in stone by the pair's mason owner which was a characteristic of many houses in this street (Criterion E); and

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1859), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Amess house
155 -157 Dryburgh Street, North Melbourne (part HO3)



House in 2011 with newly tiled roof



House in 1990s, with original slate roof.

Statement of Significance

Place Grading: C2

What is significant?

This simple high hipped (once slated) roof cottage of c1863 has:

- rock face basalt masonry and quoining;

- two windows and top lit door; and
- siting close to the street.

The basalt has been painted and the door, roof gutter, and the fence have been replaced, presumably the fence was timber picket. The slates have been replaced with unrelated glazed cement tiles.

The house is one of many small cottages from the 1860-1870s which have all been sited close to the street and possess simple forms.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1865).

How is it significant?

The James Amess house is significant historically and aesthetically to North Melbourne.

Why is it significant?

The James Amess house is significant. Aesthetically as a simple cottage typical for the period, built of a wall material used generally in Victoria, particularly Melbourne, for a relatively brief period and with its roof line and shallow setback evocative of early cottage architecture in the colony (Criterion E); and

Historically, one of the first projects of a successful Melbourne building contractor who built in stone, a material associated with this part of Melbourne (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1865), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Rose Cottage or Henderson's house

213-215 Dryburgh Street, North Melbourne (part HO3)



House 2011 minus fence



House c1970

Statement of Significance

Place Grading: B2

What is significant?

This is a double-fronted rock face basalt c1868 cottage with:

- a transverse, high gabled and slated roof;
- two corniced stone chimneys with rare terracotta pots at either end of the ridge; and
- a garden bed where once was a square top timber picket fence.

The roof gutters and door have been replaced. The plinth has been stuccoed.

The house is one of several cottages, some stone, from the 1860s -1870s in this part of Dryburgh Street and adjoins an early stuccoed cottage.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1868)

How is it significant?

Rose Cottage is significant historically and aesthetically to North Melbourne.

Why is it significant?

Rose Cottage is significant:

Aesthetically as a simple cottage built from a material used for a short period in Melbourne's history and possessing, by its roof line and small setback, the characteristic form of an early cottage (Criterion E);

Historically, as one of a group of early houses owned and occupied by the building trade and other allied skilled occupations (Criterion A) also built for the locally prominent Thomas Henderson (Criterion H).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1868), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Gillespie's houses

229 Dryburgh Street, North Melbourne (part HO3)



[Street and specifically linked with prominent local figures, Gillespie, Hall and Bowen who epitomise the industries prevalent in North & West Melbourne in the Victorian and Edwardian-eras](#) (Criterion A, H).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1866), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: B3

What is significant?

This is a rock face basalt masonry 1866 duplex with:

- a corniced and parapeted, transverse gabled roof line;
- roof of corrugated iron, [formerly with and the chimneys of basalt](#);
- a concave profile verandah roof supported on polychrome brick side walls with cast-iron fringing to the bressumer of 231 (appears to be later than 1866); and
- an iron picket fence and gate at the frontage.

This house pair is one of a number of early cottages in Dryburgh Street south; a relatively large number of which are of stone, but is isolated by adjoining new construction.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1866\)](#)

How is it significant?

Gillespie's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Gillespie's houses are significant:

Aesthetically, for their simple, early cottage form and construction in an uncommon material used for a short period in Melbourne's history (Criterion E); and

[Historically, they are among a number of basalt cottages owned, built or occupied by building contractors or suppliers in Dryburgh](#)

Ornamental Plantation Reserve, later Gardiner Reserve including the Melbourne City Council Substation and trees

287-315 Dryburgh Street, North Melbourne (part HO3)



- Mature exotic planting of pepper trees and plane trees along the perimeter possibly from the 1920s improvements; and
- perimeter basalt kerb and channel with asphalt footpaths.

Also

A picturesque gabled red brick Melbourne Electricity Supply substation, with:

- cement quoining at corners and doorway,
- trussed gable ends,
- a gable vent and
- corrugated iron clad roof.
-
- The contributory elements within this place include, but are not restricted to the reserve layout as open landscape, nominated trees and external building fabric from the creation or major development date(s), (1910),

How is it significant?

The Gardiner Reserve, mature plane and pepper trees, and the electrical substation are significant historically and aesthetically to North Melbourne.

Why is it significant?

The Gardiner Reserve, mature plane and pepper trees, and the electrical substation are significant:

Historically as the only plantation reserve to survive of the several reserves shown in the idealised 1850s plan for the Hotham Hill, North Melbourne, and later the focus of new planning provisions for the provision of children's playgrounds in reserves after World War One; also as a public gathering place associated with the adjacent Recreation Reserve over an extended period; and as a site for a public facility (substation) designed to ornament the park (Criterion A); and

Aesthetically for the maturity and form of the plane and pepper trees and the purposely ornamental design of the Melbourne Electricity Supply substation (Criterion E).

Contributory elements

The contributory elements within this place include, but are not restricted to the reserve layout as open landscape, nominated trees and external building fabric from the creation or major development date(s), (1910-), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C3

What is significant?

This triangular shaped Ornamental Plantation Reserve, first gazetted as a temporary in July 1882, and as extended across Haines street North Melbourne for a playground, includes:

- Open landscaped public reserve;

Moonee Ponds Creek Dynon Road Bridge
Dynon Road, West Melbourne
(HO1092)



Statement of Significance

(Refer Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington and North Melbourne)

Place Grading: C3

What is significant?

This Moderne style reinforced concrete road bridge over the Moonee Ponds Creek at Dynon Road, erected c1939, includes:

- eight cement rendered piers rising above the road deck with faceted shafts and stylised geometrically moulded coved caps;
- wrought iron balustrading between patterned with steel flats set in overlapping rectangles with panels of cascading semi-circles; and
- a road deck, slim in profile and tapering to ground at each end in a shallow arch.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1941)

Added street lights are not in character with the design.

How is it significant?

The Moonee Ponds Creek Dynon Road Bridge is significant historically and aesthetically to North & West Melbourne.

Why is it significant?

The Moonee Ponds Creek Dynon Road Bridge is significant:

Historically, as the first permanent bridge erected over the flood-prone Moonee Ponds Creek at this point utilising reinforced concrete construction which could withstand the force of flood waters, as following from the influence of John Monash in discarding steel frames for flood affected bridges (Criterion A); and

Aesthetically, as a well-preserved Moderne styled bridge that reflects the modern approach to bridge construction that now coped with increasing amount of motorised traffic, also seen on the Racecourse Road bridge. The bridge was one of the early designs of PS Robinson, the well known and innovative Melbourne City engineer (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1941), and any new material added in sympathy to the original fabric it replaced.~~

This place and the identification of contributory elements have been assessed typically from the public domain.

**Goldsbrough Row and Co. later
Younghusband P/L Wool and
grain warehouses
2-50 Elizabeth Street, Kensington
(HO1162)**



Stores 2, 1 from north



Store 1 from north



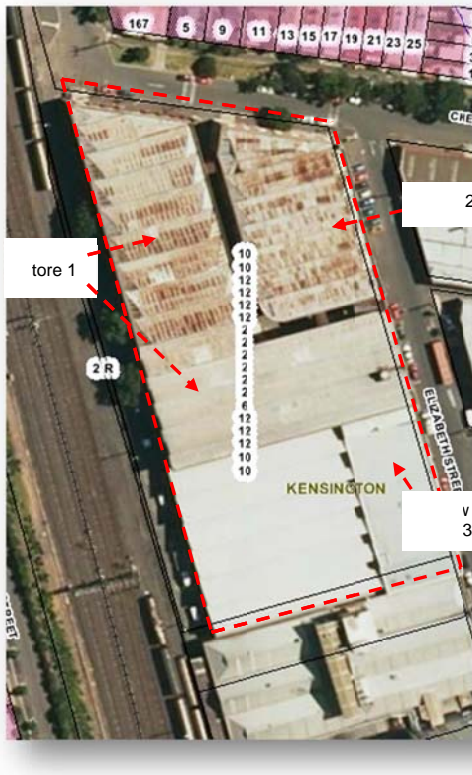
Elizabeth St façade: store 2



Part Elizabeth St façade



Part Elizabeth St Tallow store façade from south



Statement of Significance

Place Grading: B1

What is significant?

The contributory parts of the complex are as follows.

Wool Store No. 1 (1900-3, 1906, 1917) includes:

- red brick construction and four-storeys in height
- sawtooth roof incorporating south lights as the wool show room.
- store's principal façade facing Chelmsford Street, and extending southward along the Melbourne-Essendon railway line where the warehouse is serviced by a private rail siding.
- first stage of 18 bays in depth.
- 1906 extension southward along the railway by a further eight bays, using the same construction and general design.

The principal Chelmsford Street façade has nine bays defined by:

- giant-order brick pilasters that support, via corbelling, a deep brick entablature either side of the centre bay with its cemented pediment;

- a centre bay housing the main entry and supporting a three-light arcade as an attic level;
- Segmentally arched window openings marking each floor level in successive façade bays, until the last narrower blind bays which define each corner; and
- a top or fourth floor level with no windows being lit from above via the sawtooth roof south facing glazing for wool sales.

The major change to this elevation is the intrusive high rectangular opening at the west end.

Wool Store No. 2 (1928-1932) includes:

- five level red brick building built in two stages:
- 1928 stage, as a two storey hipped roof form; and
- a 1932 stage as a three level addition with sawtooth roof.

The principal Elizabeth Street elevation, with

- paired rectangular window openings fitted with steel-framed glazing to 4 of the 5 levels, marking out the façade bays,
- small skillions raised above each end of the parapet; and
- the firm's name was attached to a parapet panel.

Wool Store No. 3 (Tallow Store, 1917, 1923)

- ground level as the first stage 1917;
- two additional floors, 1923;
- all with rectangular window openings and multi-pane glazing;
- an east elevation expressing the sawtooth profile roof unlike the other stores facing streets, and
- a corbelled brick capping on the raking parapet.

[Some ground level openings have changed.](#)

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1900-1957\)](#)

How is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. Complex is significant historically and aesthetically to Kensington and the City of Melbourne and Victoria.

Why is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. complex is significant

Historically

- as highly indicative of the important role of Kensington and North & West Melbourne for industrial and mercantile activities including

those related to wool, grain and livestock (tanneries, abattoirs, flour mills);

- for its siting and design allowing the complex to demonstrate the importance of rail transport;
- for the juxtaposition of this large-scale industrial complex with modest workers housing to its north reflects important aspects of the worker and workplace relationships and living conditions in the local area, particularly within the Victorian and Edwardian-eras;
- for helping in the understanding of the design context of wool stores and warehouses in Australia and thus can be related to examples both within Victoria and further afield. The siting of the complex, its local context and design demonstrates the key characteristics of wool stores in Australia; and
- the Younghusband complex is one of the relatively few substantial and well preserved wool store complexes to survive, and stands as an important example in a metropolitan context and is broadly comparable to the wool stores on the waterfront at Geelong (Criterion A) ;

Associations

- For the association with Goldsbrough, Younghusband & Row, major wool and produce brokers, and stock and station agents (Criterion H) ; and

Aesthetically

- Considered in the context of other surviving wool stores, the Kensington complex stands as a key metropolitan example and one that is distinct from other wool stores in the region. It represents a later phase of wool store design when compared with the city wool stores, both of which are of far more modest scale overall and much less intact and differs from the later 1940s West Footscray examples, both of which adopt a more massive, austere and monumental quality in terms of their scale and architectural qualities, and do not have the evolved character of the Kensington complex and its ability to demonstrate aspects of industrial architecture over a 50 year period;
- For the physically and aesthetically powerful imagery of the complex, with its larger scale relative to adjacent residential development; and
- For the overall high consistency of scale, architectural expression, form and materiality (of the buildings constructed between 1900 and 1932). These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).
-

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1900-1957), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Home for Lost and Starving Dogs, (later Lost Dogs Home & Animal Hospital) Precinct
2 -52 Gracie Street, North Melbourne (HO869)



Figure 6 proposed heritage overlay with contributory wall segment shown as red line

Statement of Significance

What is significant?

[The Home for Lost and Starving Dogs \(later Lost Dogs Home & Animal hospital\) Precinct](#) contains the following [Contributory Elements](#):

This near-symmetrical administration building and residence of 1934-5 ([Grading D3](#)) includes:

- two storey scale,
 - stuccoed walls,
 - a gabled and tiled roof with longitudinal ridge,
 - a clinker brick clad ground level with loggias or verandahs (part filled in),
 - tall cemented chimney,
 - regularly spaced double-hung sash windows.
 - Marseilles profile Roof tiles, blended pattern.
 - a ground level originally with a board room, offices, examination and waiting rooms, and amenities; and
 - an upper level residence originally with bedrooms, kitchen, dining and living rooms plus amenities.
- [Early Wall \(Grading D3\)](#)
- Perimeter red brick wall approximately 35 course high, with cement capped piers and bullnose capping course along Green Street to the extent as shown being of east of the Green Street entry and returning north along the east boundary to the extent of two wall panels. The enclosure of the loggia is not contributory.

Harrison's Railway Hotel
118 -126 Ireland Street, West Melbourne (HO840)



View from south with adjoining house row

How is it significant?

The Lost Dogs Home & Animal Hospital [Precinct](#) is significant historically and socially and [aesthetically](#) to North Melbourne and the City.

Why is it significant?

The Lost Dogs Home & Animal Hospital [Precinct](#) is significant:

Historically and socially, for its long association with animal welfare in the State and some of its most active promoters while claimed as the first formal public animal veterinary service in Victoria and Australia; also as the focus of many public fund raising events and celebrity activity in the name of animal health (Criteria A, G)

;-and

[Aesthetically as a well-preserved and successful design by the noted architects Peck & Kemter while also being the first of its kind \(public veterinary hospital\) in the State \(Criterion E\).](#)

[Contributory elements](#)

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1934-5\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.](#)



From west, showing painted stone and brickwork and added shutter.



Pediment over entry, with Harrison initials



Statement of Significance

Place Grading: B2

What is significant?

This is a three storey, parapeted, stuccoed brick corner hotel of 1888 including:

- ornament following Italian Renaissance sources,
- a pierced and panelled parapet,
- bracketed cornice,
- a trabeated system of three stylised orders of pilasters;
- segment arched fenestration;
- bracketed pediments for porticos, 'in antis' used at the corner Munster Terrace and Stawell Street entrances, and
- architraves to openings are supported by a secondary system of pilasters.

Doors have been replaced, parapet orbs or urns are gone and some windows reglazed but otherwise the hotel has a high integrity.

This is a major corner building which is prominent when viewed by former potential patrons at the nearby North Melbourne railway station. It is a major and contributory element in a mixed-use precinct which evokes many of West Melbourne's key historical development themes.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1888)

How is it significant?

Harrison's Railway Hotel is significant aesthetically, socially and historically to metropolitan Melbourne.

Why is it significant?

Harrison's Railway Hotel is significant: Aesthetically as a highly decorated example of the Boom style used for Victorian-era suburban railway hotels, that is in near original condition, possessing ornament applied in a superior way and is one of the few works known by Jowett. It is a major corner building, prominent in the streetscape (Criterion E); and,

Historically and socially, a particularly good example of a railway hotel and significantly located in a position commanding the railway station, itself of a similar style and significance. The hotel has functioned as a public meeting place over an extended period (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development

~~date(s), (1888), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

**Trevor Boiler & Engineering Co
P/L offices & amenities, works**

**126-134 Langford Street, North
Melbourne (HO1110)**



Statement of Significance

Place Grading: C3

What is significant?

This corner offices and amenities block built from 1944 been selected as the most prominent of the other structures on this industrial site and includes:

- Streamlined Moderne styling;
- cantilevering curved corner form, stepped parapet, port-holes;
- steel-framed windows with horizontal glazing bars as further streamlining;
- double entry doors ;
- streamlining on the façade as expressed by concrete slab edges at door and window head heights; and
- originally a ground floor containing the general office, manager and engineer and the upper level, the drawing office.

The office and amenities building brickwork (assumed cream and manganese) has been painted but otherwise the part of the complex is well-preserved.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1940s)

How is it significant?

Trevor Boiler & Engineering Co P/L office building is significant historically and aesthetically to North Melbourne.

Why is it significant?

Trevor Boiler & Engineering Co P/L office building is significant:

Historically as representative of this large, old and prominent manufacturing firm in North Melbourne, also indicative of the development allowed for protected wartime industries as part of the war effort and as typical of the uses developed historically on reclaimed land in this part of the City (Criterion A); and

Aesthetically, as well-preserved Moderne style office building on a corner site that fully expresses the style's three-dimensional attributes (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1940s), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory

elements have been assessed typically from the public domain.

Weston Milling, former Thomas Brunton & Co flour mill complex, later N.B. Love
24 -78 Laurens Street, North Melbourne (HO455)



Brunton sections above- as 3 gabled stores, 5 level mill and another gabled store



Figure 1 Core of Brunton section, with chimney at rear





Northern extent of complex



Statement of Significance

(Refer to Statement of Significance for HO455 North and West Melbourne Biscuit Making & Flour Milling Precinct 3-21 Anderson Street, West Melbourne 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne)

Place Grading: B2

What is significant?

A flour milling complex erected as the Australian Flour Mills for Thomas Brunton & Co from 1888 including:

- In Laurens Street, a red brick and symmetrically fenestrated mill building of four-storeys and basement, with segment-arched openings and a simple, corniced stucco parapet. Cream brick quoins and string-moulds with rectangular entablature provide the decoration to this typically austere factory building. A lift shaft and structures on the roof have been added, but the main façade remains untouched, save the painted sign to the brickwork.
- In Munster Terrace, a four-storey building of red brick, with cream quoins and string-moulds, and a stuccoed corniced parapet. What was originally a symmetrically fenestrated façade of segment-arched storey-doors and windows has been marred by the addition of large, flat-headed openings.

The complex is located in an area built up by other biscuit manufacturers from 1874 and adjoins the large railway sidings of Spencer Street and North Melbourne.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1889, 1893-4, 1913-\)](#)

How is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically and aesthetically to North Melbourne.

Why is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant

Historically for its association with this important flour milling and biscuit precinct as well as the nationally known figure of Thomas Brunton. As part of the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in the 1870s and still operating, the Brunton complex is sited close to key railway sidings where wheat shipments arrived from the north. This complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest

ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically the complex has well-preserved, well designed and dominant buildings within the environs and precinct, aligning with the later TB Guest Buildings in scale and materials and providing part of the kaleidoscope of architectural styles as applied from the mid to the late Victorian-era to large scale industrial designs. Elements making up the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as at the Geelong waterfront and in terms of architectural cohesion they surpass Geelong, although they do not possess the breadth of historical development. Each building described has architectural pretensions (being generally from the Italian Renaissance), by their symmetrically fenestrated and parapeted form. Although from different owners, the major buildings have similarities which allow them to act as a streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th century industrial complex (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1889, 1893-4, 1913-), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Weston Milling, former Thomas Brunton & Company Australian Flour Mill (part), later also Filigree P/L

24-78 Laurens Street (also known as 1-25 Munster Terrace) North Melbourne (HO455)



View of Brunton's flour mill from north-east



Statement of Significance

(Refer also to Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place grading: B2

What is significant?

This Victorian-era flour milling complex was erected as the Australian Flour Mills for Thomas Brunton & Co in 1888.

In Laurens Street, the complex includes:

- a red brick and symmetrically fenestrated mill building of four-storeys and basement;
- segment-arched openings;
- a simple, corniced stucco parapet; and
- Cream brick quoins and string-moulds with rectangular entablature,

A lift shaft and structures on the roof have been added, but the main façade remains untouched, save the painted sign to the brickwork.

In Munster Terrace, the complex includes:

- a four-storey building of red brick, with cream quoins and string-moulds, and a stuccoed corniced parapet.

Originally a symmetrically fenestrated façade of segment-arched storey-doors and windows has been marred by the addition of large, flat-headed openings.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\). \(1888-\)](#)

How is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically and aesthetically to North Melbourne.

Why is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant:

Historically for its association with this important flour milling and biscuit precinct as well as the nationally known figure of Thomas Brunton. As part of the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in the 1870s and still operating the Brunton complex is sited close to key railway sidings where wheat shipments arrived from the north. Sited close to key

railway sidings where wheat shipments arrived from the north, this complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically the complex has well-preserved, well designed and dominant buildings within the environs and precinct, aligning with the later TB Guest Buildings in scale and materials and providing part of the kaleidoscope of architectural styles as applied from the mid to the late Victorian-era to large scale industrial designs. Elements making up the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as at the Geelong waterfront and in terms of architectural cohesion they surpass Geelong, although they do not possess the breadth of historical development. Each building described has architectural pretensions (being generally from the Italian Renaissance), by their symmetrically fenestrated and parapeted form. Although from different owners, the major buildings have similarities which allow them to act as a streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th century industrial complex (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1888-), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Melbourne City Council Electric Supply substation and coal yard later CitiPower

146-166 Laurens Street, North Melbourne (HO1111)



The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1938)

How is it significant?

Melbourne City Council Electric Supply substation is significant historically and aesthetically to North Melbourne.

Why is it significant?

Melbourne City Council Electric Supply substation is significant:

Historically as a symbol of the growing need for electric power in this large and active industrial precinct, a character long associated with this part of the City (Criterion A); and

Aesthetically as a successfully designed variation on a theme for this distinctive architectural type that differs from the red brick gabled structures dotted throughout the city, mainly in Council parklands while reflected the stylistic idiom of the period. It is the work of Eric Beilby who has been recognised as a significant architect within the public building realm (Criterion [AE](#)).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1938), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C3

What is significant?

This substation is a large and Modernistic 1938 example of an uncommon building type that had evolved throughout the City of Melbourne to allow distribution of the new power, with:

- Dudok or Netherlands school of architecture as the key design inspiration;
- parapeted form,
- blind windows in a regular fenestration pattern (proposed to be glazed with glass bricks), and
- brick banding in cream and red,
- Steel framed and set on piles,
- floor plans originally showed 3 transformer buses at ground, and lesser area first floor.

The front Laurens Street elevation once had the letters 'MCCES' in metal letters attached to the streamlines (now gone).

Railways Reserve precinct

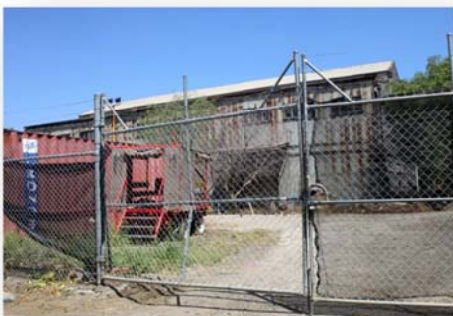
173-199 Laurens Street, North Melbourne (HO1093)



Former workshop 173-189 Laurens St east elevation



Former workshop 173-189 Laurens St east elevation



Side view 191-199 Laurens St from Barwise Street, 2011



Brick substation and pepper trees front of site. The area within the green dotted line contains the contributory elements.



Statement of Significance

Place Grading: C2

What is significant?

Former Victorian Railways Carpenters Shop, later Victorian Railways Printing Works, 173 - 189 Laurens Street:

- large corrugated iron clad sawtooth workshop building has been used as the over much of its early existence and Victorian Railways Carpenters Shop before that;

Victorian Railways Way and Works workshop (part), 191 -199 Laurens Street:

- gabled corrugated iron clad workshop buildings with timber framed openings and louvred gable vents.
- A gabled red brick and contributory MCC substation is adjoining to the east with remnant pepper tree planting.

The railway sidings which once served this complex have been removed or built over by the adjoining cement works but aerial photographs show traces of its former path.

Of all of the various Railways projects and structures associated with this key transport site, these two workshop groups symbolise the era of peak railway development in the late 19th early 20th centuries.

The contributory elements within this building/property include, but are not restricted to, external fabric from the creation or major development date(s), c1890-1924)

How is it significant?

Victorian Railways Reserve precinct, 173-199 Laurens Street, is significant historically to North Melbourne and the City of Melbourne.

Why is it significant?

Victorian Railways Reserve precinct is significant:

Historically, of all of the various railways projects and structures associated with this key transport site, the former Victorian Railways Printing Works or Office and Victorian Railways Way and Works workshop symbolise the second era of Victoria's peak transport development in the early 20th centuries when the railways had already reached most of Victoria and underwent a massive rejuvenation in the Edwardian-era under the Railways Commissioners (Criterion A).

Aesthetically the workshops provide an austere but well-preserved industrial building type, clad with corrugated iron, which nevertheless has in part a strong and characteristic saw-tooth architectural form and corrugated iron finish for the era and use (Criterion E).

Contributory elements

The contributory elements within this building/property include, but are not restricted to, external fabric from the creation or major development date(s), c1890-1924), and any new material added in sympathy to the original fabric it replaced. The contributory elements within the proposed precinct include those that were built for railway uses prior to 1924.

This place and the identification of contributory elements have been assessed typically from the public domain.

North Melbourne Swimming Baths

1-39 Macaulay Road (also known as 202 Arden Street), North Melbourne (HO286)



from north showing added glazing and colonnade

View

Statement of Significance

Place Grading: C3

What is significant?

This Moderne style baths pavilion of 1938-40 includes

- three-bay terracotta Marseilles pattern tiled and hipped roof forms,
- a central roof bay raised above the others to mark the entry point to the complex.
- Clinker brick walls as typical of the inter-war period, enriched in this case by red brick soldier coursing and glazed manganese string courses.
- upper level openings as near intact but ground level openings enlarged and refitted, and new brick piers added along the main elevation.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1938)

The plan originally included a central entry lobby and kiosk, male and female change rooms either side and, on the upper level, the caretaker's or pool attendant's residence with two bedrooms, bathroom, living and kitchen. A matching flat-roof dressing room addition was placed at the south end.

The pepper tree row that defines the rounded reserve corner at Macaulay Road and Arden Street is from the earlier depot use contributory to the site and characteristic of this locality.

The pools themselves have been rebuilt and are symbolic only of the inter-war construction date.

How is it significant?

The North Melbourne Swimming Baths are historically, socially and aesthetically significant to the North Melbourne district.

Why is it significant?

The North Melbourne Swimming Baths are significant:

Historically and socially, as a long term site devoted to public swimming education, major sporting carnivals and recreation in North Melbourne. The pool was also the focus of a long community campaign to keep it open in the 1990s (Criterion A);

The mature pepper tree row is mature and characteristic of the area while indicative of the desire to screen the Council depot formerly on this site and cut down on the spread of dust (Criterion A);



Aesthetically, as one of the early group of local municipal baths designed in the State (4th to be built in Melbourne Metropolitan Area) and, although altered, reflecting its era in the Moderne styling adopted in contrast to the Spanish Mission styles of the Olympic and Carlton baths, also built for Melbourne City Council (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1938), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

**Austral Manufacturing Co offices,
showroom, workshop, former**

**Part 36 -58 Macaulay Road,
North Melbourne (HO1112)**



West end, adjoining original omnibus stable building



Statement of Significance

Place Grading: C2

What is significant?

The brick one-storey parapeted late Victorian-era brick façade includes:

- conservative Italian Renaissance revival styling;
- fenestration of paired and arched window openings, with cemented keystones,
- a continuous cemented impost mould;
- two hipped roof bays at the Haines Street corner
- two monitor roof gabled brick wings at the rear of the old Omnibus building which have brick north end walls.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1897-1910)

New openings have been added facing Macaulay Road but these are minor as percentage of the long façade. Part of the brickwork has been refinished (paint, render).

How is it significant?

The Austral Manufacturing Co offices, showroom, and workshop are significant historically and of [interest](#) aesthetic [significance](#) to North Melbourne.

Why is it significant?

The Austral Manufacturing Co offices, showroom, and workshop are significant:

Historically, for the close association with Sir Robert Gibson as his first business in the Colony, leading to an elevated position in national financial matters. Gibson's extension to the former Omnibus building is an important factor in itself as sign of his acumen and the pervading economic depression promoting re-use of existing buildings but in this case in a related manner (Criterion A); and

Aesthetically, the addition is aesthetically integrated with the significant former Omnibus building and relates to the precinct's Victorian-era industrial and residential buildings (Criterion E).

[Contributory elements](#)

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1897-1910\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.](#)

**Melbourne Omnibus Company
Ltd. Stables, Former**

**36 -58 part Macaulay Road, North
Melbourne**



Statement of Significance

Place Grading: A2

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1873-), and any new material added

**The site is covered by the
Victorian Heritage Register
(VHR H1810)**

in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

The following is the existing Statement of Significance for this place.

(Victorian Heritage Register)

What is significant?

The Hotham (North Melbourne) stables of the Melbourne Omnibus Company, built in 1873, were the third of a series of eleven stables established by the company for their city and suburban services, which began in 1869. The Hotham stables closed in 1890 when the local omnibus services were superseded by the North Melbourne cable trams. The buildings housed the horses and buses, and the complex included a breaking-in facility, where all the company's horses were trained.

How it is significant

The Hotham (North Melbourne) stables of the Melbourne Omnibus Company are historically significant to the State of Victoria.

Why it is significant

The building is significant for its historical association with the Melbourne Omnibus Company, which established the first large-scale urban street public transport system in Victoria. The company's horse-drawn bus services were responsible for the development of the inner suburbs of Melbourne during the 1870s and 1880s, and formed the basis for the world renowned cable tramway services that replaced them. Later, the bus services promoted the development of a further ring of suburbs during the 1880s and 1890s, when they were extended beyond the reach of the cable tramways.

The building is important for its association with the three founders of the company, Francis B Clapp, Henry Hoyt and William McCulloch. These men were foremost in the development of stagecoach and carrying services throughout Victoria after the gold rush.

The building represents the earliest, and the only known surviving structure associated with the Melbourne Omnibus Company. It is a rare example of a heritage place associated with early street public transport in Victoria.

Melbourne Gas Company gateway, wall and caretaker's house
Part 98-166 Macaulay Road, North Melbourne (HO1113)



Caretaker's house (left) and regulating house (right)



Statement of Significance

The following is derived from the existing Statement of Significance for this place

(Victorian Heritage Register)

Place Grading: A2

What is significant?

The Melbourne Gas Company caretaker's house (part) and gateway, as part constructed in 1887, including:

- finely modelled three-coloured brickwork to walls;
- window arches in rubbed cream brick,
- cemented keystones;

- impost lines are in cream brick specials with pressed and shaped bricks,
- brown plinth bricks;
- hipped main roof, clad with slates and the hips capped in terra-cotta (later); and
- a driveway between the regulating house and caretaker's residence, with part basalt kerbing..

Clayton Reserve and drinking fountain
201 -241 Macaulay Road, North Melbourne (HO1096)

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates, (1887).

The eastern part of the house has been removed and with it the verandah on the east, north and south side has been removed, the roof replaced in a similar form and cladding, and the openings blocked.

How is it significant?

The Melbourne Gas Company gateway and caretaker's house at North Melbourne are of historical significance to Victoria, North Melbourne and the City.

Why is it significant?

The Melbourne Gas Company Gas gateway and caretaker's house are of historical significance as rare surviving components of a once large metropolitan gas supply infrastructure which is today almost completely obliterated, with only the supply pipelines remaining in use for natural gas distribution. The town gas industry, which was developed during the second half of the 19th century, improved living and working conditions and drastically changed the way of life of many Victorians (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates, (1887), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.



Clayton Reserve, with recent chain wire fence





identification of contributory elements have been assessed typically from the public domain.

Statement of Significance

Place Grading: C3

What is significant?

A triangular shaped grassed reserve:

Clayton Reserve

- grey granite hexagonal drinking fountain commissioned from a bequest by Mr S. P. Reynolds, at the park corner;
- non contributory perimeter chain wire fence; and
- about 26 plane street trees on perimeter.
- The contributory elements within this property include, but are not restricted to, external fabric and plantings from the creation or major development date(s), (c1915-1940)

How is it significant?

Clayton Reserve, with drinking fountain, and are significant historically to North Melbourne.

Why is it significant?

The Clayton Reserve, with drinking fountain, is significant:

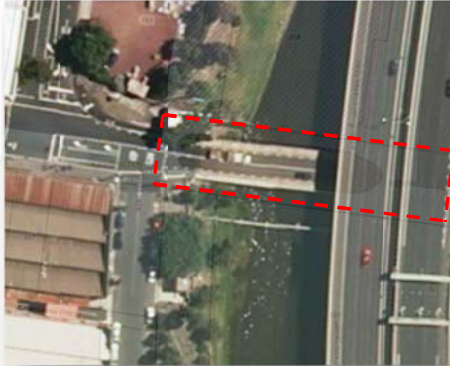
Historically, as an early example of the few plantation reserves in North Melbourne, named to commemorate a public figure Mr. J. Clayton, former town clerk, and symbolic of new planning provisions for the provision of children's playgrounds in reserves immediately after World War One.

Also as a public gathering place over an extended period; and for the drinking fountain designed to ornament the park (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric and plantings from the creation or major development date(s), (c1915-1940), and any new material added in sympathy to the original fabric it replaced. This place and the

Moonee Ponds Creek Macaulay Road Bridge
Macaulay Road, North Melbourne (HO1092)



Statement of Significance

(Refer Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington, and North Melbourne)

Place Grading: C3

What is significant?

This is a 1923 reinforced concrete road bridge over the Moonee Ponds Creek, including:

- ornamental cast and wrought iron balustrading,
- seven span structure of reinforced concrete
- square-section piers and tapered haunches supporting a 47m long concrete slab road deck ;
- deck extending past the perimeter of the five main concrete girders on cantilevering tapered beams;
- balustrading of around 1.375m in height
- balustrade cast iron stanchions each with three chamfered bosses (103mm square), and each housing 50mm diameter wrought iron pipe section rails;
- each stanchion adorned with a cast rosette;
- a reeded circular section metal shaft, between each boss on a square in section base, as an elongation of a typical boss.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1923\)](#)

This balustrade is similar to other earlier bridges designed and built by John Monash's Reinforced Concrete & Monier Pipe Construction Company.

The Arden Street and Macaulay Road bridges form a distinctive group with the Epsom Road Bridge which is a similar Reinforced Concrete Company design from the same era.

How is it significant?

Moonee Ponds Creek Macaulay Road Bridge (including the railing) is locally significant historically and aesthetically and contributory to a Heritage Overlay Area.

Why is it significant?

Moonee Ponds Creek Macaulay Road Bridge (including the railing) is significant:

Historically as one of an early group of reinforced concrete road bridges associated with key engineering and construction company, the Reinforced Concrete & Monier Pipe Construction Company, and for its association with the firm's principal, Sir John Monash, one of the major public figures of the time and influential in the move by local government away from metal-framed to reinforced concrete bridge construction (Criterion A); and

Aesthetically, for the rare balustrade design of a type used exclusively by Sir John Monash in bridges designed and built by his company Monash and Anderson over the period 1910-1923 (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1923), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

**R Lohn & Co Pty Ltd offices,
factory and stores, later
Kensington Community High
School**

**391 & 393 -399 Macaulay Road,
Kensington (HO251)**



Statement of Significance

Place Grading: C2

What is significant?

This complex includes:

- a 1928 two storey 'wool store' on the south-east corner of Albemarle St with a classical revival façade designed by the important architect, Harry A Norris
- a renovation of and addition to this former wool store for Lohn & Company P/L in a Moderne style on the Macaulay Road frontage; and
- the adjoining Moderne style wing at 391 Macaulay Road built in 1940.

The main corner building has:

- three levels;
- top wool buying or viewing floor with its saw tooth profile south facing lights;
- An Ionic order pilistrade with fluted entablatures presenting to the side street and lending a Greek Revival character;
- Large windows that are steel framed and multi-paned with cemented spandrels resting on moulded ledges;
- clinker brick to the later Macaulay Road facade with Moderne style cemented parapet and applied vertical elements on the corner stair well and entry;
- Upper level windows that are deeply set with stepped window heads to accentuate the three-dimensional modelling sought in the design;
- the firm's name on the parapet, set out in bas-relief Gill Sans letters, as typical of the style; and
- the adjoining Moderne style parapeted and stuccoed façade at 391 Macaulay Road which perpetuates the main building's style.

The buildings relate well with the inter-war warehouses on the opposite corner of Albemarle Street, further west in Macaulay Road.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1928-9, 1940\).](#)

How is it significant?

R Lohn & Co Pty Ltd offices, factory and stores are significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

R Lohn & Co Pty Ltd offices, factory and stores are significant:

Historically, for the close association with both the wool and bakery trades, both key factors in the area's economic development and for the

long association with R Lohn & Co Pty Ltd. who were strong contributors to the food industry. Also a contributory part of an important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved and successful blend of two contemporary architectural styles, Greek Revival and Moderne with links to the important architectural firm of Harry Norris. Also visually and historically related to two adjacent inter-war factory warehouse buildings facing Macaulay Road (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1928-9, 1940), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Duncan & Yeo wool store later R Lohn & Co Pty Ltd warehouse precinct

407-411 Macaulay Road & 43-51 Albermale St, Kensington



were once rendered panels that still exist in the main elevation facing Macaulay Road.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1925\).](#)

In place of the original sawtooth roof, a largely concealed upper level has been added in its conversion to residential, along with new ground level openings for garages along the side street.

The building relates well with the warehouses on the opposite corner of Albermale Street and adjoining in Macaulay Road.

How is it significant?

The Duncan & Yeo wool store, later R Lohn & Co Pty Ltd warehouse is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Duncan & Yeo wool store, later R Lohn & Co Pty Ltd warehouse is significant:

Historically, for the close association with both the wool and bakery trades, both key factors in the area's economic development and for the long association with R Lohn & Co Pty Ltd. who were strong contributors to the food industry. Also a contributory part of an important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved, distinctive and successful design in the Walter Burley Griffin manner as executed by one of his key employees, Leslie G Grant. This was in the period when Griffin's office was involved with some of the State's major building projects; also visually and historically related to adjacent Moderne Style buildings facing Macaulay Road (Criterion E).

Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1925\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.](#)

Statement of Significance

Place Grading: C2

What is significant?

Taking on the appearance of Mayan architecture, this former wool store of 1925:

- has red brick walls with cemented dressings;
- was originally set out on one level;
- presents a strong parapeted form with a long cemented upper level panel to both Macaulay Road and Albermale Street, set between two capped pylon-like motifs; and
- has pylons in Albermale Street fitted with multi-paned glazing to vertical windows which

Bell and Wilson wool store

**435-451 Macaulay Road,
Kensington (HO253)**



- Regularly arranged full-height openings at ground level were fitted with steel framed glazing and the loading doorway with a roller shutter at the east end.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1928),

How is it significant?

Bell and Wilson wool store is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Bell and Wilson wool store is significant:

Historically, for the close association with the wool trade, a key factor in the area's economic development, and for the long association with the old brokerage firm of Bell and Wilson. Also a contributory part of an important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved and successful wool store design as executed by noted architects Oakley & Parkes. Also visually and historically related to two adjacent Moderne Style buildings facing Macaulay Road to the east (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1928), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Statement of Significance

Place Grading: C3

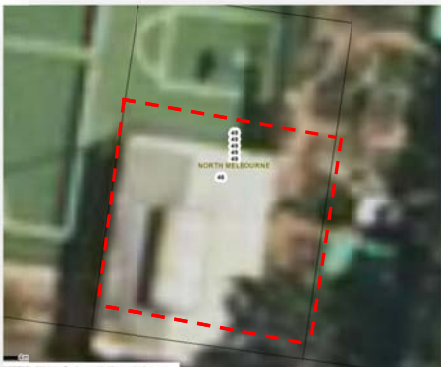
What is significant?

A clinker brick clad, timber-framed wool store of 1928:

- designed for storage, the façade is largely blank (it once held the owner's name) except for a cemented string mould at the first floor level;
- dog-toothing under the corbelled brick cornice line and cement cartouches at each end of the Macaulay Road façade add detail;

Melbourne Electric Supply, later Citywide Substation

46 Mark Street, North Melbourne (HO1114)



Statement of Significance

Place Grading: C3

What is significant?

This red brick and stucco electrical substation erected in 1919 has:

- A red brick gabled facade taking the form of a simple and stylised Greek revival style design;
- A rendered gabled parapet, resting on elongated consoles set on brick piers;
- three facade openings symmetrically arranged as an effective composition.
- Plainly treated rear and sides of the building; and
- a roof clad with corrugated iron with a vented monitor form attached to the roof ridge.

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1919-20).

The brickwork has been painted in part.

How is it significant?

Melbourne Electric Supply Substation is significant historically and aesthetically to North Melbourne.

Why is it significant?

Melbourne Electric Supply Substation is significant

Historically, as evidence of the early spread of electrical distribution within a municipal system which led the world in terms of innovation and service;

as one of the small number of buildings in this area from prior to the Housing Commission of Victoria development and its location adjacent to former factory sites is an indication of the early power needs of the locality (Criterion A); and

Aesthetically as a well-preserved custom design in a prevailing inter-war style for a rare building type (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1920), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

**St Georges church hall
(Anglican) & kindergarten later
St Alban's Church of England**

**55-57 Melrose Street, North
Melbourne (HO1115)**

- clinker bricks used for the basement walls externally (painted over); and
- original yard fencing hall, with corrugated iron panels used under 3 strands of barbed wire and capping.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(\(1916\) 1926\)](#)



How is it significant?

St Georges Anglican church hall and kindergarten are significant historically, socially and aesthetically to North Melbourne.

Why is it significant?

St Georges Anglican church hall and kindergarten are significant

Historically and socially for the rare circumstances of its reconstruction where no materials were wasted in the relocation of a brick church to this site where the need was greater; for the long years of service provided by the church to a myriad of ethnic groups that passed through the Housing Commission estate as well as the North Melbourne and Kensington residents who attended the hall at its inception (Criteria A, G); and

Aesthetically, as a unique reconstruction work by the noted Arts & Crafts architect Louis R Williams with the special restraints of the project still producing a design typical of his work from this era. (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), ((1916) 1926), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Statement of Significance

Place Grading: C3

What is significant?

St George's church hall (Anglican) and kindergarten created here using the materials from the earlier (1916) Parkside church (Parkville), St Georges in 1926 has:

- cream tinted roughcast render coat (with fine basalt toppings thrown on) used to cover any imperfections in the re-used bricks;
- an upper level planned as the same size as the old church but without the south transept;
- originally laid out with the hall at the Melrose Street level with a teacher's room next to the sanctuary and the two kindergarten rooms under the altar and accessible from a porch facing Mark Street;
- corrugated iron roof cladding but without the earlier church's roof vent;

Sisalkraft Distributors P/L store and offices later CFMEU offices

152 -160 Miller Street, West Melbourne (HO1119)

- originally large shuttered loading doors to docks at ground level in Anderson Street while Stawell Street had secured window groups.
-
- The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1954-6),



How is it significant?

Sisalkraft Distributors P/L store and offices is of [historical and aesthetic interest-significance](#) and [historic](#) significance and historic significance to West Melbourne.

Why is it significant?

Sisalkraft Distributors P/L store and offices is of interest:

Historically as closely linked to one of the better known architectural product suppliers of the late 20th century ([Criterion A](#)); and

[Aesthetically, as a well preserved and uncommon commercial building design](#) from a well-known and respected architectural firm (Criterion E) [and historically as closely linked to one of the better known architectural product suppliers of the late 20th century](#) (Criterion A);

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1954-6), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Statement of Significance

Place Grading: C3

What is significant?

This 1950s Modernist cream brick warehouse and factory building has:

- two levels on a corner site;
- simple elevations with ordered openings and opening groups set within each;
- openings typically fitted with natural aluminium framed windows;
- detailing that includes two-colour stretcher bond spandrels with alternating projecting bricks;
- window groups and the main entry framed by projecting plain cement borders typical of the era;
- the main Miller Street façade having a vertical element terminating the east end where there originally there was the main entry hall and adjoining show room;
- Stawell and Anderson Street façades designed originally as one and two storey (for later expansion) with a similar vertical element at the south end;
- both elevations as raised to two storeys in 1956 in a matching manner; and

**Moonee Ponds Creek and
Infrastructure Precinct
Kensington & North Melbourne
(HO1092)**



North end of overlay area, Moonee Ponds Creek and Racecourse Road bridge, Housing Commission towers of the 1960s a rear, Kensington.



North section of Moonee Ponds Creek in overlay area, in naturalised form but with some stone pitchers visible at edge



View under Citylink over railway to former Younghusband wool store on Langford street, one of many views along creek to old wool stores.



Moonee Ponds Creek at Macaulay Road, start of canal width running south



Moonee Ponds Creek north of Arden Street



Moonee Ponds Creek at rail and Citylink crossings



Under Citylink, looking north



Pump house 5, west end of Sutton Street



Dynon Road, south end of project area



Pump house 2 at Macaulay Road, with mature pepper tree



Pump house 1, off Stubbs Street, Moonee Ponds Creek



Early (brick) and recent (concrete) pipe bridges south of Arden Street



Outfall drain and stone apron at north end of Moonee Ponds Creek section, may contain early stone work

Statement of Significance

(Refer four significant and contributory reinforced concrete road bridges as separate citations)

Place Grading: C-

What is significant?

Post-contact contributory elements in the Heritage Overlay Area include (but not exclusively):

- Land within the existing creek reserve;
- water course either as naturalistic or constructed form, with vegetated banks and existing channel widths;
- earthen embankments either side of water channel;
- blue stone pitched channels as evident or further identified;
- brick pipe bridge piers south of Arden Street bridge;
- inter-war brick stormwater pump houses numbers 1- 5; and
- four significant and contributory inter-war reinforced concrete bridges: Dynon Road, Arden Street, Macaulay Road and Racecourse Road.

How is it significant?

Moonee Ponds Creek (part) and associated infrastructure are significant historically to the City of Melbourne.

Why is it significant?

Moonee Ponds Creek (part) and associated infrastructure are significant:

Historically, as one of the early water courses of central Melbourne that, like the Maribyrnong and Yarra River, took the accumulated waste from rapidly growing metropolis into the bay as a necessary part of the growth of the Colony until the Melbourne & Metropolitan Board of

Works sewage system of the late 1890s, early 1900s; as the source of major flooding in the Kensington, West and North Melbourne areas that caused reoccurring hardship to many residents and industrialists alike and hence the focus of ongoing and expensive flood retardation or abatement schemes that continues through the 19th and 20th centuries as a battle between the ever-increasing stormwater run-off and the capacity to drain it into the bay; as the focus of similarly ambitious reclamation schemes to enable the draining of the West Melbourne Swamp to yield new land for development and rid the City of what was perceived as a giant cess pit; as the path taken for another urban product, motor transportation, freeway and tollway construction, to enable the metropolis to function; and more recently the venue for pedestrian and cycling recreation as the partial realisation of over 100 years of expectation that one day the creek would return to near its pre-settlement rural form (Criterion A).

Contributory elements management

~~The contributory elements as specified above and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Shandon & Moher cottages or maisonettes

4-6 Munster Terrace, North Melbourne (HO1116)



Statement of Significance

Place Grading: C3

What is significant?

These tuck-pointed red brick maisonettes (Shandon & Moher, two rooms up and two down) in Stawell St from 1919 include:

- simple Modern Tudor style design character;
- a façade adorned with simple gables, bartizans;
- timber double-hung sash window pairs with cemented lintels over each;
- chimneys of red brick shafts;
- roofs clad with blended terracotta tiles;
- siting close to the street, the front wall separated from the footpath by a flight of stairs,
- originally entry directly into their living rooms; and
- a bayed elevation that relates well to those used on the adjoining significant Moderne style Mulcahy's Hotel facade.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1919\).](#)

How is it significant?

Shandon & Moher cottages at 4-6 Munster Terrace are significant historically and aesthetically to North Melbourne.

Why is it significant?

Shandon & Moher cottages, Munster Terrace, North Melbourne are significant:

Historically, as well-preserved examples of a new modern form of the Victorian-era row house seen elsewhere in the suburb and offering a new economical residential option as part of the inter-war growth after World War One; and as commissioned by Mrs A Mulcahy of the significant Mulcahy's hotel adjoining and the design of the talented architect, JE Burke (Criterion A); and

Aesthetically, as simple well-preserved, bold and functional elevations in a Modern Tudor style with a new informal plan layout that illustrates a change in design approach from that of the Victorian and Edwardian-era (Criterion E).

Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development](#)

~~date(s), (1919), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~

Racecourse Road Railway Bridge, Upfield line
Racecourse Road, Kensington (HO1101)



Bridge from west, showing trusses and rendered pylons.



From north end, with added signs and safety guard



Statement of Significance

Place Grading: C3

What is significant?

This prefabricated steel girder bridge structure of 1929 includes:

- steel girder truss structure and decking; and
- bridge pylons that reflect their era by the simple Moderne style design.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1929\).](#)

How is it significant?

Racecourse Road Railway Bridge significant historically, technically and aesthetically to Kensington and North Melbourne.

Why is it significant?

Racecourse Road Railway Bridge significant historically

As a direct reflection of the major increase in motor car ownership, added tramway tracks and the popularity of venues like Flemington Race Course in the inter-war period (Criterion A),

Technically for its construction methodology - as weighing 300 tons, the bridge was four times as heavy as any other similar bridge built by the Railways Department and considered a breakthrough in engineering by exceeding the previous limitations of 100 tons for detached bridge construction, and

Aesthetically as a visually powerful structure where the structure itself is fully and strongly expressed (Criterion E).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1929), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain~~

**Burge Brothers Factory Former
135-137 Racecourse Road,
Kensington**



**The site is covered by the
Victorian Heritage Register
(VHR H1216)**

Statement of Significance

Place Grading: A3

The following is the existing Statement of Significance for this place. Victorian Heritage Register: H1216

Statement of Significance

The Former Burge Bros Factory at 135-157 Racecourse Road Flemington was constructed in 1945-46 to a design by C T Gilbertson, a personal friend of manufacturer Dick Burge and a building estimator with R & E Seccul, master builders. The design had been conceived in 1943. The curved roof of the large factory space is supported on glue-laminated arches spanning 30 metres, which

were manufactured by Ralph Symonds in Sydney. The arches, which are 600mm deep by 100mm wide in section, are made up of 29 laminated sections of coachwood, and together with the Symonds patent purlin system and subsidiary ties, form a large column-free factory area. The Racecourse Road façade of the building reflects the arched form of the roof behind and is constructed of dichromatic brickwork with steel framed windows in the Moderne style reminiscent of the work of Dutch Modernist Willem Dudok.

The Former Burge Bros factory at 135-157 Racecourse Road is of scientific and architectural importance to the State of Victoria.

The factory is technologically (scientifically) important as an early and probably the oldest known surviving example of glue-laminated timber construction in Australia. It is at least a decade in advance of any comparable building that has been so far identified. As such, it is important for its innovative structural design demonstrating an economical use of timber which had only been made possible by developments in waterproof glues enabling large spans to be covered by using small sections of timber horizontally laminated to form large structural members

The factory is architecturally important for the way in which the laminated arches, together with the Symonds patent purlin system and the subsidiary ties, form an aesthetic and strikingly efficient use of materials. The façade is of architectural interest as an excellent example of Moderne style in dichromatic brickwork with the curved form reflecting the arched roof behind in an unusual manifestation of this generally rectilinear style reminiscent of the work of Dutch modernist Willem Dudok.

The factory is important for its association with the pioneering firm of Ralph Symonds, which was the first manufacturer of glue-laminated timber structural members in Australia.'

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1945), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

**Moonee Ponds Creek
Racecourse Road Bridge**

**Racecourse Road, Kensington
(HO1092)**



Statement of Significance

(Refer to Statement of Significance for Moonee Ponds Creek and Infrastructure Precinct)

Place Grading: C3

What is significant?

The 1928 southern half of the Moonee Ponds Creek Racecourse Road Bridge which has:

- a reinforced concrete structure with a concrete balustrade;
- Moderne style tapered cast concrete light standards either end of the bridge mounted with opal light spheres; and
- a road deck that cantilevers out past the main girders on stub beams.

The north side of the bridge has been removed and extended with new utilitarian steel and concrete balustrading.

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1928\)](#)

How is it significant?

Moonee Ponds Creek Racecourse Road Bridge is significant historically and aesthetically of [significance interest](#) to North Melbourne, Kensington and the City of Melbourne.

Why is it significant?

Moonee Ponds Creek Racecourse Road Bridge is significant:

Historically as the first major modern bridge construction over the Moonee Ponds Creek to carry all modes of motorised and pedestrian traffic including and electric tramway. It is symbolic of an era when the City of Melbourne instituted and constructed major civil engineering projects in Victoria (Criterion A); and

Aesthetically, as in part of interest for its Modernistic styling as seen in the light standards and balustrading, and the modern use of reinforced concrete in lieu of metal substructure favoured up to the Edwardian-era (Criterion E).

Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1928\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain](#)



Heritage overlay (red dash) within Melbourne, with emphasis on original substructure and balustrade

James Hill's factory and drop forge

**57 -59 Robertson Street,
Kensington (HO1102)**



Statement of Significance

Place Grading: C2

What is significant?

This c1911 corrugated iron clad workshop has:

- a simple gabled roof with vented ridge;
- timber framed construction;
- skillions to the east and north; plus
- later non contributory steel deck clad additions to the east; and
- where provided, small windows indicative of the workshop use.
- [The contributory elements within this property include, but are not restricted to, eternal fabric from the creation or major development dates\(s\), \(c1911\).](#)

How is it significant?

James Hill's factory and drop forge is significant historically to Kensington.

Why is it significant?

James Hill's factory and drop forge is significant

Historically as an old industrial site within the Kensington locality that has continued to function as an engineering workshop and forge from the Edwardian-era up until the present time. Kensington is known within the City of Melbourne for its industrial heritage, this building being a key contributory element (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates(s), (c1911), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.



**Hamilton's, later Beckett's house
29 Stawell Street, North
Melbourne (HO473)**



Statement of Significance

Place Grading: C3

What is significant?

The house at 29 Stawell Street has:

- a single-storey scale double-fronted façade;
- brick wall construction (painted over);
- a corrugated iron clad hipped roof concealed behind a dog-toothed brick parapet;
- an uncommon concave profile verandah with a cast iron frieze and stop-chamfered timber posts;
- a four-panel timber front door; and
- timber-framed double-hung sash windows.
-
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1860-\),](#)

A steel security screen has been installed above the capped timber fence or balustrade,

the latter potentially based on an earlier type and typical for this era.

How is it significant?

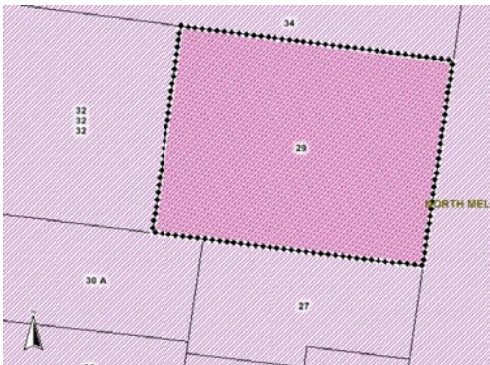
Hamilton's, later Beckett's house at 29 Stawell Street, North Melbourne is significant historically to North Melbourne.

Why is it significant?

Hamilton's, later Beckett's house at 29 Stawell Street, North Melbourne, is historically important as a rare surviving example of a pre-1860 house in North Melbourne, and as such provides evidence of a particularly early and important phase of settlement in the area. The house is also associated with one of the early group of government land surveyors who mapped the Colony from the 1850s, Bartholomew Beckett (Criterion A).

Contributory elements

~~The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1860-), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.~~



Busch house
56 Stawell Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: C3

What is significant?

This c1870 stuccoed brick house has:

- a distinctively early Victorian-era form;
- simply hipped corrugated iron clad roof,
- an early Victorian-era concave verandah form with stop-chamfered slender timber posts, and
- corner siting, close to the street;
- double-hung sash windows; and
- four-panel door are typical of the Victorian-era.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates\(s\), \(1869-70\),](#)

The house has been altered with new textured stucco (originally face brick); cemented architraves; the hoop iron balustrade and cement verandah floor.

How is it significant?

The Charles Busch house is historically significant to North Melbourne.

Why is it significant?

Charles Busch house is significant historically as an early house in North Melbourne, being among the oldest group of small cottages which once pervaded through the suburb and adjoining West Melbourne. Its small scale, on-street siting, and simple hipped roof form, with concave verandah are all evocative of these early houses (Criterion A).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates (so, (1869-70), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.



**Crescent Manufacturing Company factory and offices later Cork & Seals P/L
64 Stubbs Street, Kensington (HO1103)**



Statement of Significance

Place Grading: C3

What is significant?

Located where Stubbs Street terminates Scarborough Place, this 1927 two-storey red brick parapeted office and warehouse has:

- a symmetrical main elevation with gabled pediments over the end bays facing east and one over the returning bay on the south;
- brick pilasters dividing the façade;
- cemented borders framing the regularly spaced openings which once held multi-pane steel framed windows (now one pane);
- a new window where once a loading door facing Scarborough Place;
- gabled main roof supported on timber trusses; and
- a cemented parapet panel that held the firm's name.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates\(1927\),](#)

The ground level has been altered.

How is it significant?

Crescent Manufacturing Company factory and offices is significant historically and aesthetically to Kensington.

Why is it significant?

Crescent Manufacturing Company factory and offices is significant:

Historically, as one of the first major manufacturing firms to locate in this revitalised part of the old Kensington village survey (Criterion A); and Aesthetically, a prominent and generally well-preserved Greek Revival factory building designed by a well known architect of the era, WH Merritt (Criterion E).

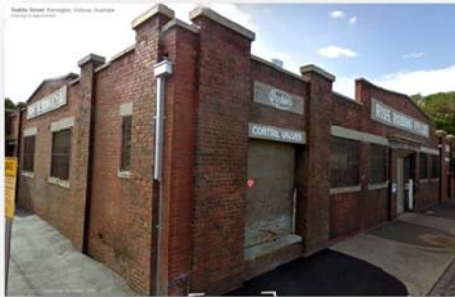
Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development dates (1927), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.



Heritage overlay (title boundary –red dashed) with contributory elements outlined in green.

Gibson & Son Pynerzone factory and offices later Ross, Robbins Pty Ltd
106-116 Stubbs Street, Kensington (HO1104)



Statement of Significance

Place Grading: C3

What is significant?

The 1930 Gibson factory and offices building has:

- Greek revival character with the broad gabled central pediment, capped brick pilasters, and simple cemented mouldings around the formal central entry;
- steel framed windows, hopped, and symmetrically arranged as was the façade generally;
- unpainted cement work and clinker brickwork that bring natural materials to the fore in the design; and
- body brickwork of pressed reds with only the pilasters in clinker around the corner in Robertson Street but the parapet there is Pedimented, as for the main facade

The contributory elements within this property include external fabric from the the creation or major development date (s), (1929-1930).

Folding timber doors at each end of the elevation have been replaced with shutters as has the panelled entry door to the offices.

How is it significant?

Gibson & Son factory and offices is significant historically and aesthetically to Kensington and the City of Melbourne.

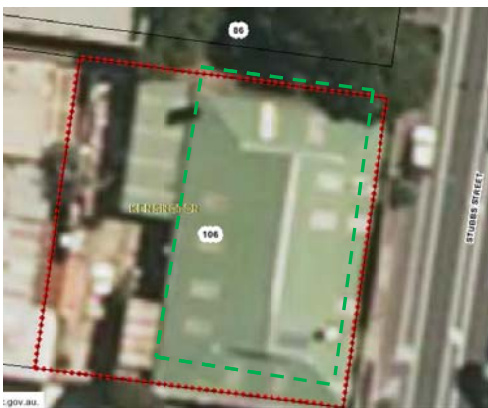
Why is it significant?

Gibson & Son factory and offices is significant Historically as among the first group of major manufacturing firms to locate in this revitalised part of the old Kensington village survey after successful flood control measures and the home of a widely used disinfectant product in the first half of the 20th century (Criterion A); and

Aesthetically a well-preserved successful and prominent Greek Revival factory design by a recognised important architect of the era, Leslie Reed (Criterion E).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1929-1930), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.



heritage overlay (red dash for property) with contributory element shown in green.

Commonwealth Wool & Produce Company Ltd later Elder Smith & Co Wool Stores

64-90 Sutton Street, North Melbourne (HO1117)



East end of complex, 1940 wing



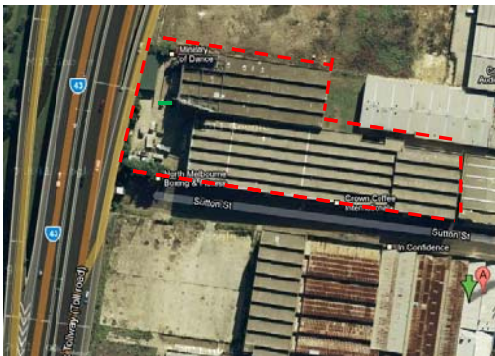
West end of complex, with entry 1934



Rear wing of complex



West end looking east to other wool store opposite



Statement of Significance

Place Grading: **B2**

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.

The contributory elements within this property include, external fabric from the creation or major development date (s), (1934-1940).

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).

Contributory elements

The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date(s), (1934-1940), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.

Victorian Producers Co-operative Company Ltd No 5 Wool Store –

85-105 Sutton Street, North Melbourne (HO1118)



Statement of Significance

Place Grading: C2

What is significant?

This six-level red brick sawtooth profile building of 1956 includes:

- Modernist design character devoid of any of the stylistic ornament of most previous wool stores in the City;
- a vast floor space with the requisite sawtooth roof on the top floor;
- roof clad with deep profile corrugated fibre cement sheet;
- continuous aluminium framed horizontal glazing strips encircle the building, divided by cavity brick clad spandrels;
- window glazing with heat absorbing glass;
- a concrete encased steel frame expressed on the exterior of the building;
- metal clad sliding timber doors regularly spaced along the ground floor, broken only where they meet a vertical glazed curtain wall extending the height of the building at its south end;
- an interior of broad expanses of suspended concrete floor slabs, punctuated only by the drop elevator enclosures for the bails;
- originally a large goods lift was located next to the reinforced concrete escape stair at the south end of the building's west elevation.
- [The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1956\)](#)

How is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store significant historically and aesthetically to North Melbourne and the City of Melbourne.

Why is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store significant

Historically, as a major built symbol of the importance of primary production and in particular, wool growing and marketing, to Australia, particularly in the post Second War period, and the strength of growers in successfully organising this market. The building is one of the few surviving structures built for a company that received wide national press coverage because of its representation of growers from many parts of Australia, its evolution being part of a national primary producer cooperative movement: the Victorian Producers Co-operative Company became one of the biggest. Also by its scale as indicative of the special role played by North Melbourne and Kensington in industrial expansion for the City of Melbourne and the State and the traditional link with primary industry (Criterion A); and

Aesthetically, as an austere but totally functional example of the Modernist approach to a building type that has simple and lingering requirements from the Victorian-era onwards as indicted by its layout, open floor space, and sawtooth top level (Criterion E).



Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1956\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory](#)

elements have been assessed typically from the public domain.

Mulcahy's Hotel

700-708 Victoria Street, North Melbourne (HO305)



Statement of Significance

Place Grading: A2

What is significant?

This two-storey, stuccoed brick parapeted corner hotel has:

- corner towers, lending a neo-baroque character to the overall Greek revival detailing and form;

- Ornament and general form derived from the Greek Revival, as seen in a central Ionic colonnaded verandah and symmetrical fenestration, pedimented parapets, saltire-cross in the window glazing and panels on the façade, string-moulds containing fluted friezes,
- a matching parapet entablature to the protruding verandah;
- acroteria distributed about the dentilated cornice;
- glazed green ceramic tile dado with its checker frieze and tripartite dribbles of particular importance
- ornamental window metal work; and
- a high standard design in the cement rendered detailing.
- [The contributory elements within this property include external fabric from the creation or major development date \(1928-9\).](#)

The hotel is generally externally original and takes full advantage of the unique full-block site to achieve visual prominence for the corner tower.

How is it significant?

Mulcahy's Hotel is significant historically and aesthetically to North Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Mulcahy's Hotel is significant:

Historically, traditionally a hotel site over a long period and adjoining Mulcahy's notable inter-war maisonettes which are visually and historically related (Criterion A).

Aesthetically because, of the Baroque flavoured Greek Revival hotels designed by Sydney Smith, Ogg and Serpell, Mulcahy's Hotel is the most externally original, well sited and skilfully designed within a State-wide context (Criterion E).

Contributory elements

[The contributory elements within this property include, but are not restricted to, external fabric from the creation or major development date\(s\), \(1928-1929\), and any new material added in sympathy to the original fabric it replaced. This place and the identification of contributory elements have been assessed typically from the public domain.](#)

MELBOURNE PLANNING SCHEME

Incorporated Plan

Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)

1. Application

This Incorporated Plan applies to Heritage Overlay HO1092, the Moonee Ponds Creek and Infrastructure Precinct.

The Incorporated Plan lists planning permit exemptions for Melbourne Water to allow Melbourne Water to carry out maintenance activities and fulfil their obligations under the *Water Act 1989*.

2. Definitions

'Maintenance activities' & 'minor capital works' include activities such as:

Weeding, spraying, pruning, planting/revegetation, community planting events, erosion control, placement of rock, maintaining existing infrastructure and fixtures (e.g. re-lining waterways with like for like materials), litter removal, de-silting and fish barrier removal.

These activities along waterways are undertaken to create habitat, preserve drainage functions and improve values, including heritage values. These are routine works activities and not 'new development' projects.

'Statutory obligations under the *Water Act 1989*',

Melbourne Water is the designated caretaker of river health for the Port Phillip and Westernport region, and has responsibility for waterway management, regional drainage and floodplain management and the management of the environmental water reserves. Melbourne Water therefore has responsibility for ensuring that the rivers, wetlands and estuaries within the Port Phillip and Westernport region are protected and improved on behalf of the community.

'Temporary Signage' refers to signage erected along the waterway to manage public risk and inform the public of Melbourne Water's activities.

3. No planning Permit Required

This section provides specific exemptions for Melbourne Water, to the requirements for a planning permit required by Clause 43.01 - Heritage Overlay within the Melbourne Planning Scheme.

- *No planning permit is required by (or on behalf of) Melbourne Water to carry out maintenance activities, including minor capital works essential to Melbourne Water's statutory obligations under the Water Act 1989.*
- *No planning permit is required for temporary signage erected by (or on behalf of) a Melbourne Water.*

NOTE: Melbourne Water does not object to applying for a permit for major capital works likely to result in either a change in the form and/or the materials (e.g. bluestone pitcher lining) of the Moonee Ponds Creek.

NOTE: This Incorporated Plan does not provide exemptions for the requirement for a planning permit if required by any other provision of the Melbourne Planning Scheme.