MELBOURNE PLANNING SCHEME – AMENDMENT C258

PLANNING PANELS VICTORIA

SUBMISSION

EAST MELBOURNE HISTORICAL SOCIETY

and

EAST MELBOURNE GROUP

MELBOURNE PLANNING SCHEME – AMENDMENT C258

INDEPENDENT PANEL HEARING

COMMENCING 6 AUGUST 2018

SUBMISSION

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Members of the East Melbourne Historical Society and the East Melbourne Group have followed the progress of Amendment C258 of the Melbourne Planning Scheme from the beginning. We have made submissions at each opportunity calling for adjustments to the Planning Policy itself, to the Statement of Significance and to the Inventory of Heritage Places. Many of our recommendations have been accepted and we are grateful for that. However we feel that there are still problems with the Inventory and at this point could not support Amendment C258 passing into legislation. The document remains faulty with many errors and omissions which will prevent it from being the useful tool it should be for owners and developers and for those interested in protecting Melbourne's remaining heritage buildings. Our submission therefore is limited to the Inventory and in particular to the section covering East Melbourne and Jolimont.

The brief as we understand it was for the old Inventory to be revised to reflect a simplified grading system. The A-D grading system was to be discontinued and replaced with Significant or Contributory gradings. Specifically A and B would become Significant and C and D would become Contributory, with a few exceptions, and we note in particular that many of our interwar buildings have been upgraded and we support this whole-heartedly.

There are three aspects of the current draft of the Inventory which we see as problematic. Examples with photographs are listed as an attachment to this submission.

1. The first aspect concerns simple numbering mistakes, where the numbers simply do not reflect what is on the ground. In one case, what was described as 'All Garden Avenue' in the old Inventory has now been given separate street numbers, including 10 Garden Avenue which is a vacant block of land with a permit to construct an apartment building. Another example is 38-42 Grey Street which was originally a house with commercial stables alongside. Long ago the stables were demolished and new units built, all with separate street addresses. To conform to current conditions numbers 38 and 40 Grey Street should be deleted from the Inventory. A listing for 86-196 Victoria Parade makes no sense and presumably should read 186-196 Victoria Parade which is the Greek Orthodox Church. Otherwise this property is missing. Either way a correction is necessary.

2. The second aspect concerns a number of buildings which were listed in the first inventory but are missing from the new draft. Some of these missing addresses may be attributable to the new system applied by the City of Melbourne. This has resulted, not in a simple

translation as we were told would happen, but in a number of buildings with separate street addresses being grouped under one address that often bears no relationship to at least one of those buildings. Two such houses are 125A and 125B George Street, graded A and C respectively. We consider these particularly important. They are up a lane and 125A cannot be seen from the street, yet these two houses, according to Winston Burchett the historian on whose work much of the Inventory is based, are possibly the oldest in East Melbourne. Their invisibility makes them highly vulnerable to inappropriate development. A graded and missing also are the pair of houses at 376-378 Victoria Parade. It appears that under the Council's new system these two houses may be included under the address 214-222 Clarendon Street, but who other than one of the Council's planning team would ever think to look under that address. These two addresses are not even visibly neighbours, they form an L-shape around the corner block. To ensure that the Inventory is accessible to all the old street address system must be retained. These are just a small sample of buildings that have dropped off the list. Others have retained their place in the Inventory but have lost their gradings, that is they have no grading, the appropriate box filled only with a dash, such as the two houses at 146 and 148 Hotham Street, both originally graded A.

3. The third aspect of our submission is the most contentious but nevertheless we would like to take the opportunity to make the point. We feel that the new Inventory can never be a satisfactory document while it remains a simple translation of the old. Simply put it is out of date and needs a thorough review. The East Melbourne Historical Society has a detailed knowledge of the heritage of East Melbourne and Jolimont. We are willing to work with the Council on any such review as we have done in the past, especially in 2000 during preparation of Amendment C19 when the buildings graded E and F were removed from the Inventory.

The old Inventory was flawed from the start with some nineteenth century and early twentieth century houses left off for what appears to be no other reason than oversight. In some instances one of a pair or one of a terrace of three has been left off while the other units have been included. This has happened at 14-18 Berry Street and again at 40-42 George Street. Others that have been forgotten are single houses which have inexplicably slipped under the radar such as the cottages at 10 Grey Street and 45 Albert Street

Finally, while many interwar apartment buildings are included in the Inventory many are not, yet are of similar value. This is inconsistent. As mentioned earlier, many of those already listed have been upgraded in the current Inventory underlining the point that these are considered just as valuable to our heritage as the earlier buildings. In this context it is vital that the remaining unprotected buildings be added.

Just this year two interwar apartment buildings have been demolished to make way for development by the Epworth-Freemasons' Hospital. They may not have been outstanding examples of their type but the point is it is very hard to argue for the preservation of a building if it is not on the Inventory. Its absence is inevitably understood to mean that it is not worthy of preservation.

Another such example is Ascot at 1081 Hoddle Street. Its owners have been granted a permit to add seven storeys above it because the Council deemed that the development was not detrimental to the surrounding area. The value of the building itself was not taken into account because it was not listed. None of the interwar buildings in Hoddle Street are listed. Nor those in Albert Street or Wellington Parade, where a cluster of shops designed in 1924 by Nahum Barnet is especially vulnerable to development. A cynic might conclude that development potential is being put ahead of heritage value.

In April 2003 the Melbourne News published by the City of Melbourne announced a 'review of building controls in East Melbourne and Jolimont to ensure they are strong enough to protect the character and heritage of the area.' The then then Lord Mayor, John So, is quoted as saying, 'This area boasts some of the most valuable housing assets in Australia'. The article is illustrated with a photo of Tunbridge Manor, 97 Albert Street, an interwar apartment building designed by I G Anderson in 1935. After fifteen years it is still not listed in the Inventory, nor are many other buildings of equal period and merit. A thorough review of the Inventory cannot be put off any longer.

In conclusion, while we congratulate the City of Melbourne on work already done we believe that the draft Amendment C258 needs further work and we cannot support its passing into legislation at this point.

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Attachment - Flaws with Inventory itemised

POINT 1 – inaccurate street numbers

10 Garden Avenue. Vacant block - delete

Grey Street 36-42. 36-40 1970s units – delete 36-40

Hotham Street 152-156. Also listed as 154-156. 152 is a separate building - amend

Lansdowne Street 14 – should be 12

Lansdowne Street 16-30 – should be 14

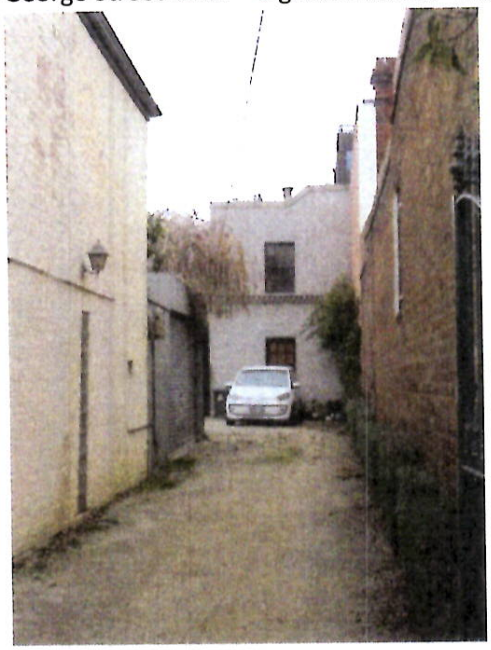
Victoria Parade 86-196. Should read 186-196, Greek Orthodox Church.

Victoria Parade 548-550. 548 refers to new apartments built behind 550 – delete

POINT 2 – in original Inventory but missing from new

George Street 125A - A graded house - missing

George Street 125B – C graded house - missing



Grey Street 84 – D graded flats, match, but separate from, 147-163 Powlett Street - missing

Hotham Street 146 – A graded house, now ungraded

Hotham Street 148 – A Graded house, now ungraded

Hotham Street 189 – C graded house, now restored and extended – missing

Jolimont Street 86 – C graded house converted to office - missing

Palmer Street cnr Charles – C graded fence - missing

Powlett Street 105 – C graded cottage, belongs to Magnolia Court - missing

Powlett Street 107 [109] – D graded house - missing

Powlett Street 120 – Streetscape 1 – streetscape now ungraded

Powlett Street 129-135 – B graded houses in terrace of four – now ungraded

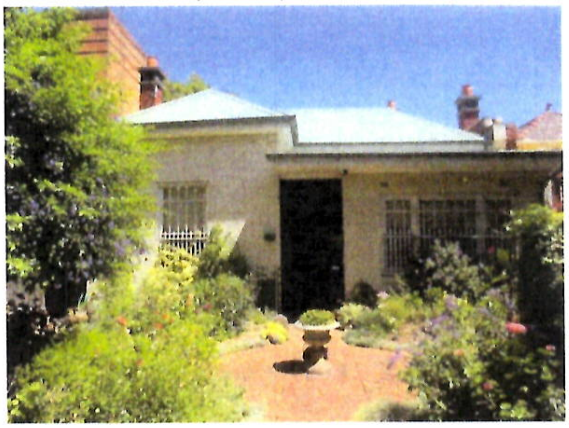
Simpson Street 8-10 – A graded houses - missing

Vale Street 8-10 – C graded houses - missing

Victoria Parade 376-378 – A graded houses - missing

Point 3 – additions necessary for consistency
(a) Victorian and Edwardian

Albert Street 33 (c.1909)– Edw DF house



Builder: F & W Abery
Owner: Louis Wustemann

Albert Street 45 (1870)– Vic SF house

Builder: Robert Spencer
Owner · Richard Buchan

Berry Street 18 (1888)– matches 14 and 16, a terrace of three

Owner and Builder: Edward George Ovey

Burchett Lane 25-27 (1881) – Vic coach house, now single residence

Charles Street 28 (1865) – Vic coach house, now single residence

George Street 40 (1868)– pair to 42

Builder: Wright & Smith
Owner: William McLean

George Street 54 (1860) – Vic DF 2 storey house

Owner and builder: Abraham Kellet

Grey Street 10 (1883) – Vic SF house

Builder: Ralph Besant
Owner: Miss Louisa Stevens

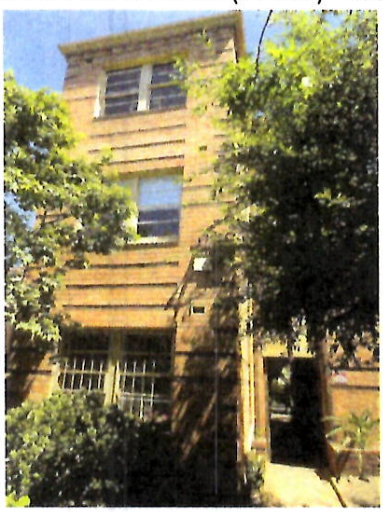
Simpson Street 46 (1860) – Vic DF house

Builder: R Huckson & Co
Owner: Joshua Walker

Wellington Parade – Jolimont Station

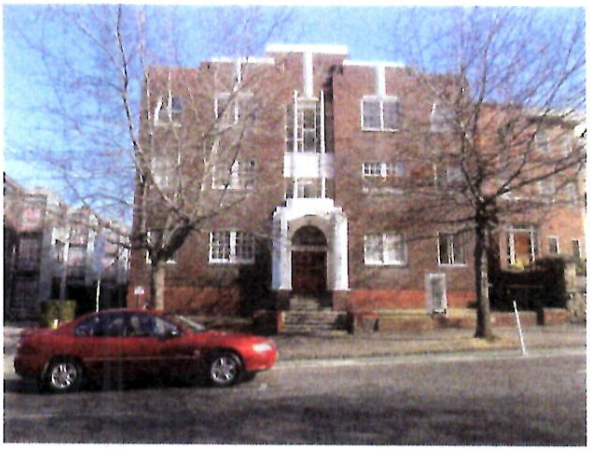
Point 3 cont. – additions necessary for consistency
(b) Interwar

Albert Street 19-29 (c.1939)– flats, Hatton Court



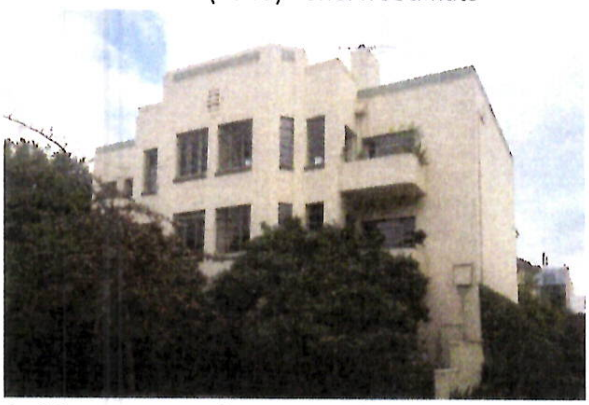
Architect: Leslie Joseph Whitaker Reed
Owner: Misses Hylda and Sophie Grattan

Albert Street 97 (1935) – flats, Tunbridge Manor



Architect: I G Anderson
Builder: H Sutton
Owner: H A Woolf

Albert Street 246 (1940) - Sherwood flats



Architect: Robert B Hamilton and associate Marcus H Norris
Builder:
Owner: George Sherwood

Grey Street 1 (1939) – St Helen's flats

Architect: A E Pretty
Owner and Builder: Stephen William Gwillam

Grey Street 18-30 flats (1938)

Architect: Robert Stanley Bisset
Builder: Whittaker Bros
Owner: Robert Charles Whittaker and Bertram Leslie Whittaker

Hoddle Street 1081 (1940) – Ascot Lodge studio flats

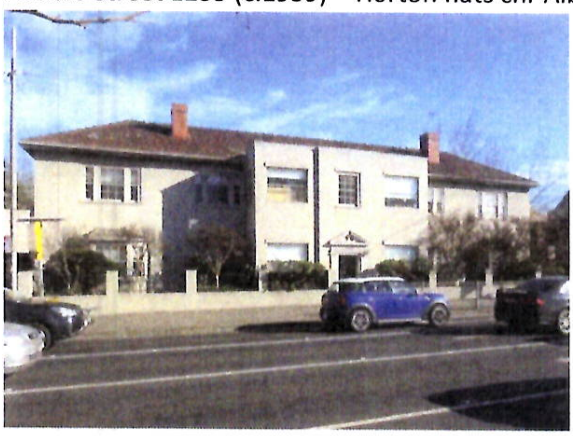
Architect: Stuart William Hall
Builder: G A Hurse
Owner: Commissioners of the Victorian Railways; lessee, John Keith Archer

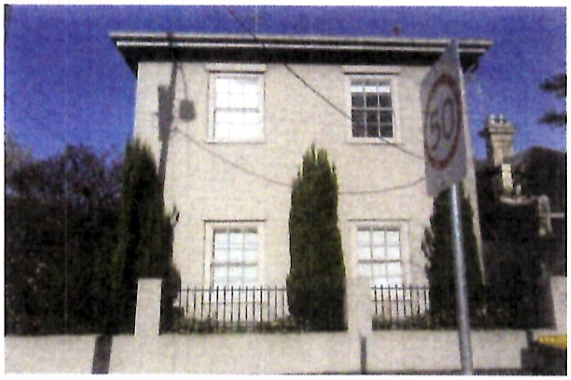
Hoddle Street 1085 (1940) – Millhayes studio flats

Architect: Stuart William Hall
Builder: Graham Phillips
Owner: Commissioners of the Victorian Railways

Hoddle Street 1123-1133 or 9 Hotham Street (1938)– Brecon Lodge flats cnr Hotham

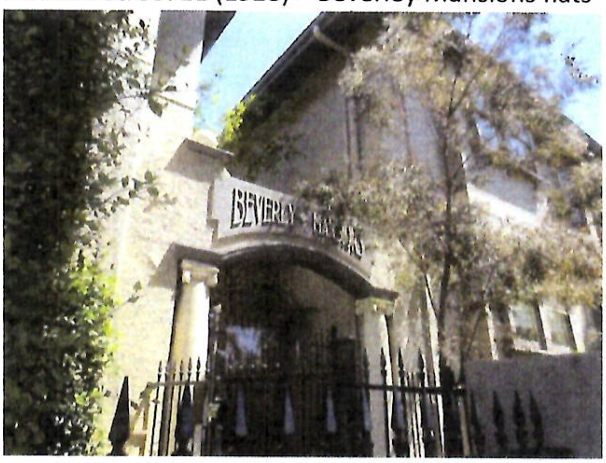
Hoddle Street 1235 (c.1939) – Horton flats cnr Albert





Architect: Robert B Hamilton & Associates, W Alan Devereux, Marcus H Norris
Builder: C W Ward
Owner: W Womersley

Hotham Street 21 (1928) – Beverley Mansions flats

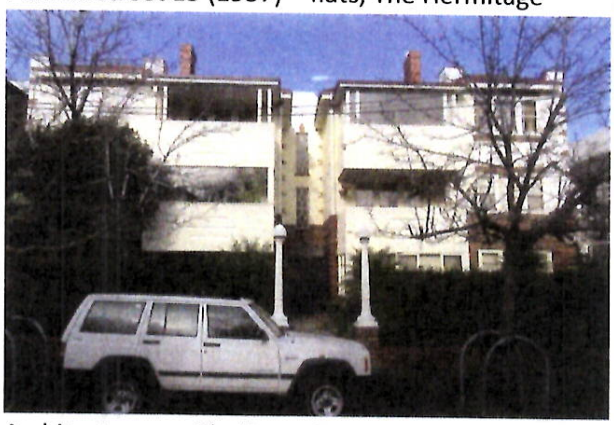


Builder: Clarence Henry Thompson
Owner: Nora Mary Agnes Thompson and Ethel Culliver

Jolimont Terrace 36-38 – flats

Architect: Gordon J & Bruce Sutherland
Builder: Dickson & Yorston Pty Ltd
Owner: A E Goodman

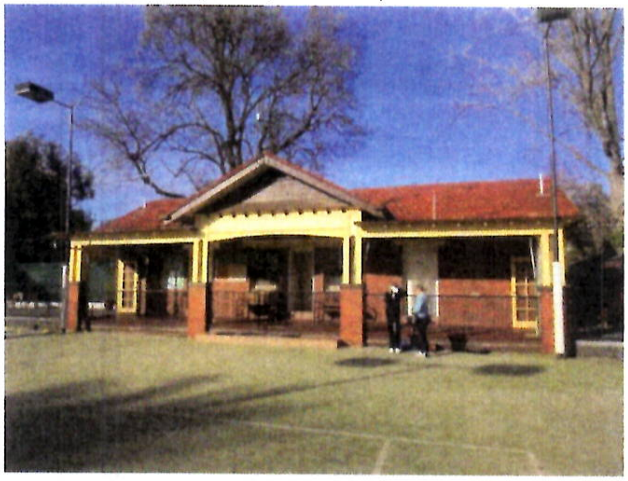
Palmer Street 15 (1937) – flats, The Hermitage



Architect: Ole Henry Jorgensen
Builder: The General Construction Co Ltd
Owner: Mr Nicholas and Mrs Margot O'Donohue

Powlett Reserve – substation

Powlett Reserve (1924) – tennis pavilion



Simpson Street 66 (1939) – flats

Architect: Robert Stanley Bisset
Builder: Whittaker Bros
Owner: Robert Charles Whittaker and Bertram Leslie Whittaker

Victoria Parade 552-554 (1935) – flats

Architect: A C King
Builder: J Scrimgeour
Owner: Miss G Nokes

Wellington Parade 12 (1939) – studio flats, now offices

Wellington Parade 134-142 (1924) – shops

Architect: Nahum Barnet
Builder:
Owner Walter Joseph Williams