



trethowan 

Statement of Evidence & Report to Planning Panel

Amendment C186 to the Port Phillip Planning Scheme

157-163 Montague Street, South Melbourne

Prepared for and under instruction of
Property & Planning Partners Pty Ltd

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CONTENTS

1	Introduction	1
	1.1 Instructions	1
	1.2 Site Inspection	1
	1.3 Sources of Information	1
	1.4 Qualifications, Experience & Area of Expertise	1
	1.5 Summary of Opinion	1
2	Subject Site	3
	2.1 Description	3
	2.2 Site History	4
3	Previous Studies & Planning Scheme Amendments	5
	3.1 Other Heritage Studies	5
	3.2 Amendment C117	5
4	Amendment C186	6
	4.1 Montague Commercial Precinct HO513	6
	4.2 The Subject Site	7
5	Review, Assessment & Recommendations	9
	5.1 Amendment C117 Recommendations	9
	5.2 What was Montague?	9
	5.3 Slums	11
	5.4 What survives of the Montague Slum?	12
	5.5 A Heritage Approach	17
	5.6 Amendment C186	17
	5.7 Amendment C186 and the Subject Site	20
6	Conclusion and Declaration	21
Appendix A	Qualifications & Experience	A-1
Appendix B	Evidence Statement for C117	B-4

1 Introduction

1.1 Instructions

- [01] This statement of evidence has been prepared on the instructions of Property & Planning Partners Pty Ltd, representing the owners of 157-163 Montague Street and submitter to Amendment C186.
- [02] I have been asked to provide my opinion on a review of Port Phillip's (Council) proposed planning scheme Amendment C186. The Amendment proposes a new Heritage Overlay precinct known as HO513 Montague Commercial Precinct. I have been asked to provide independent expert heritage evidence to the Panel in relation to Amendment C186 as it relates to the property at 157-163 Montague Street, South Melbourne, hereafter referred to as the subject site.

1.2 Site Inspection

- [03] The subject site and surrounding Montague area were inspected from the street as part of the initial investigations in response to Amendment C117. A return visit was made on 15 September 2020. Given Covid restrictions, no opportunity has been provided to undertake an internal inspection of the properties.

1.3 Sources of Information

- [04] As part of the preparation of this Statement, the following documents were reviewed:
- Fishermans Bend Heritage Review: Montague Commercial Precinct (RBA Architects and Conservation Consultants, 2019). Referred to as the RBA Report in this document.
 - Fishermans Bend Heritage Study (Biosis, July 2013)
 - South Melbourne Urban Conservation Study Stage 2 (Allom Lovell Sanderson, 1987)
 - Montague. A Community Lost and Found.
www.montaguecommunitylostandfound.com.au
 - Focus on Montague. www.portplaces.com/focus-on-montague/
 - City of Port Philip Heritage Collection
 - C117 panel report and my report to the C117 panel

1.4 Qualifications, Experience & Area of Expertise

- [05] A statement of my qualifications and experience with respect to heritage and urban conservation issues is appended to this report.
- [06] I have provided expert heritage advice to numerous private individuals and municipal councils for sites listed at both the Local and State level, have extensive experience working with the Planning Scheme and an understanding of the Amendment process. I have provided expert witness evidence on similar matters put before Planning Panel and VCAT on numerous occasions in the past and have been retained in such matters by municipal councils, property owners and objectors.

1.5 Summary of Opinion

- [07] The *raison d'être* for the current proposed amendment appears to be simply to retain a collection of nineteenth and early twentieth century shops under the guise that they demonstrate the history of Montague. This is not the case. The collection of buildings cited for heritage controls are a typical small inner suburban nineteenth century local shopping precinct lining a principal artery of the city. This is not to degrade their importance, as the initiative to retain these buildings is well founded. While they were part of the Montague neighbourhood, they do not demonstrate any element of the issues that resulted in the housing investigations, urban renewal and displacement that took place in the residential precinct of Montague; far from it. Furthermore, the area cited for controls omits a series of nineteenth century buildings that were once part of this commercial shopping strip. Such an approach ignores broader issues and will only fracture the heritage value of this section of City Road further.



- [08] Initiatives should be put in place to amend the boundaries of the Montague Commercial Precinct by taking in the more wholistic approach. This comprises extending the precinct to include all properties with a frontage onto City Road between Ferrars Street and Boundary Street and omitting all properties with an address to Montague Street. In addition, the Statement of Significance should be amended to accurately record the precinct's significance as a remnant of the Montague neighbourhood only. Any reference to slums, fine grain development and the like should be omitted. The statement should note that the remaining house is the last survivor of a residential building within the commercial precinct.
- [09] In terms of residential Montague, it is my opinion that this area deserves much further and detailed consideration into how its heritage values can be transferred into statutory controls. This has not yet materialised. In the meantime, any consideration of properties within this area should be set aside until an wholistic evaluation of this area takes place. This situation applies to the buildings on the subject site. These buildings form part of the Montague residential precinct. They were assessed by the Panel into Amendment C117 as not warranting a significant grading. I agree with this assessment and also with the Panel's recommendation that 'the "former Montague slum neighbourhood" be assessed for potential heritage significance as a potential precinct, a series of individual buildings/infrastructure items or serial listing.'

2 Subject Site

2.1 Description

[10] The subject site has been consolidated over the years into one property. It was originally four individual properties. Today it comprises a single storey retail/warehouse building at numbers 157, 159 and 161, and a two-storey shop at number 163. The subject site is located on the north-east side of Montague Street, north of City Road and at the corner of Williams Place, a bluestone laneway that wraps around the side and rear of the subject site.

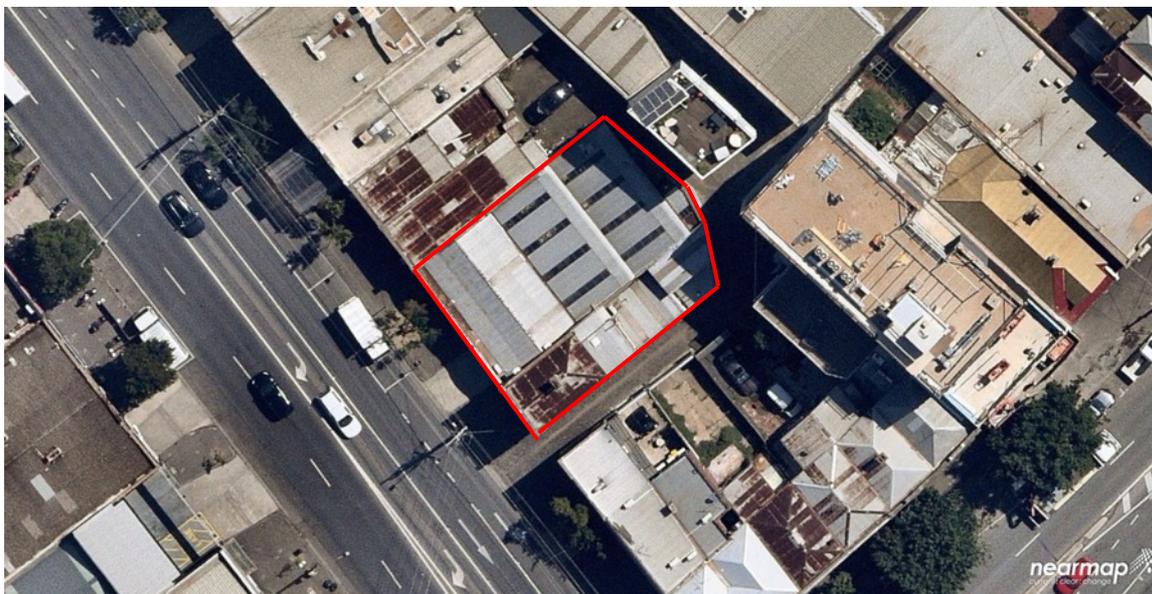


Figure 1: Aerial view of the subject site (indicated). Source: Nearmap, accessed September 2020.



Figure 2: Present day view of the subject site. Source: Trethowan Architecture, 2020.



2.2 Site History

- [11] Buildings were constructed on each of these four properties in c1892 and were numbered 1, 3, 5 and 7 Montague Street.¹ The MMBW plan of 1895 (Figure 3) shows that numbers 3-7 were constructed with verandas to the property boundary, indicating residential use. Whereas number 1 was built hard up to the title boundary. The Sands & McDougall directories from the period 1892 onwards confirm that number 1 (today 163) Montague Street was used as a shop, whereas numbers 3-7 (today 157-161) were individual residences. The street numbering changed in 1903 to the current arrangement.
- [12] There is little change recorded at the sites in the following years, with number 163 remaining as a shop with residence up to 1921. At that time, all four properties at the subject site become occupied by the head office of Zmood & Co.'s (General Drapers, Manufacturers and Importers). This appears to be the time that numbers 157-161 were converted from residential to commercial use.² It is most likely that as part of this conversion, the original houses at 157-161 were rebuilt if not entirely demolished and reconstructed. On this basis the dating of the buildings in the RBA report is correct.

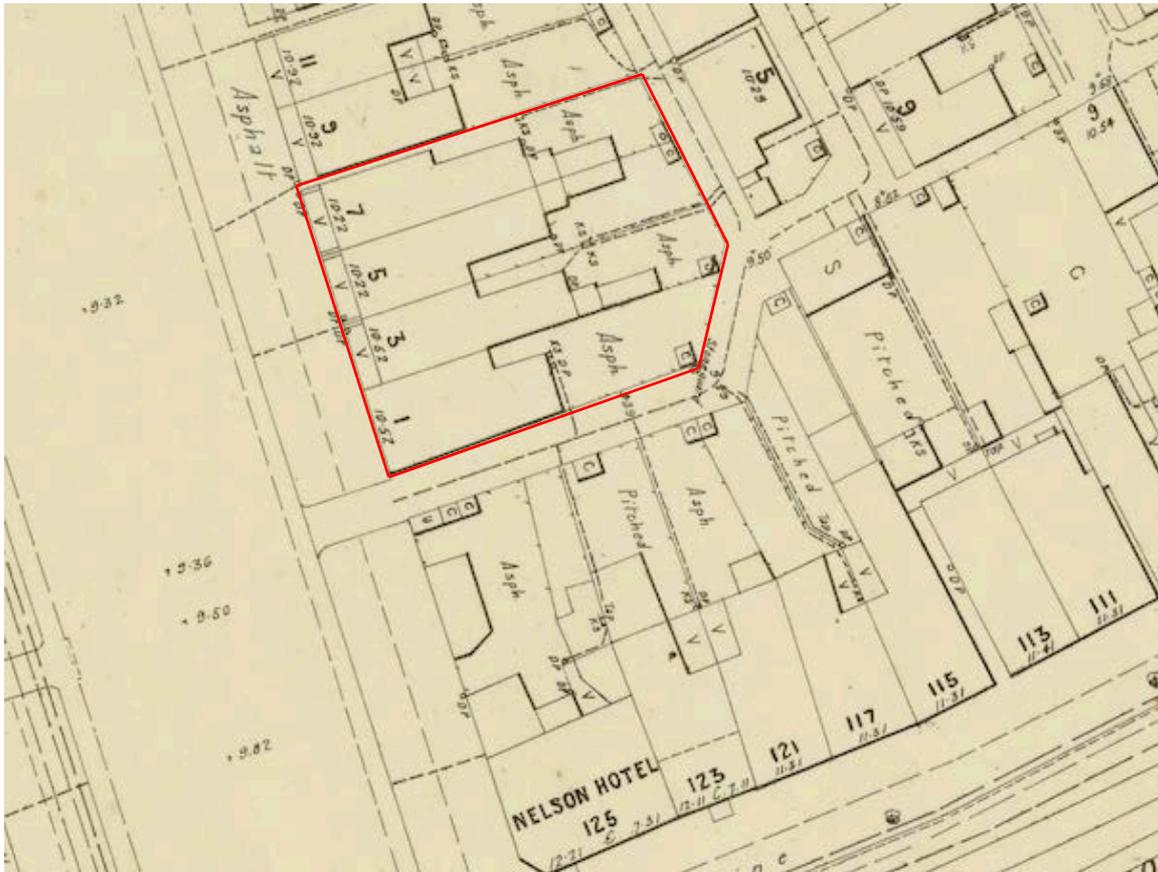


Figure 3: Extract of MMBW detail plan No. 493, dated 1895. The subject properties are indicated in red.
Source: State Library of Victoria.

¹ Sands & McDougall Commercial Directories, 1875-1920.

² *The Catholic Press (Sydney)* 20 July 1922, p5. And, *The Daily Advertiser (Wagga Wagga)*, 27 July 1921, p1.

3 Previous Studies & Planning Scheme Amendments

3.1 Other Heritage Studies

- [13] In general, previous heritage studies of South Melbourne and Port Phillip have overlooked somewhat the subject site and the Montague area. In the earliest study, the *South Melbourne Conservation Study* (Yuncken Freeman Architects, 1975), the subject site was outside the study area and not reviewed. In 1987, Allom Lovell Sanderson prepared the *Urban Conservation in South Melbourne* study and the *South Melbourne Urban Conservation Study Stages 1 and 2*. In each of these studies the subject site was outside the study area. However, in the Stage 2 study, the subject site was given gradings – numbers 157-161 Montague Street were given ‘C’ grade, and 163 Montague Street given a ‘B’ grading. These gradings were defined as follows:

Grade B Places: Places that are integral to the cultural significance of the City of South Melbourne as a whole through their architectural integrity or historical associations... [Grade B buildings] form a framework of substantially intact buildings, with sound architectural properties that have a strong bearing on maintaining the historic character of the area.

Grade C Places: Places that contribute to the architectural or historical character and cohesiveness of the City of South Melbourne. C structures are, in the main, severely altered examples of typical building types.

- [14] On this basis the study graded the buildings as *contributory* per current grading standards, but not within any Heritage Overlay area. All properties within the subject site have undergone further alteration since the completion of this study.
- [15] Later, the *Port Phillip Heritage Review* (Andrew Ward, Version 4 2005 and Version 16 2013) the subject site was again outside the study zone and not included in individual building citations. This was followed in 2013 by the *Fishermans Bend Heritage Study* that provided a limited historical assessment for the *Fishermans Bend Urban Renewal Area*, forming part of strategic planning work undertaken by Places Victoria. In regard to the subject site, the *Fishermans Bend Heritage Study* recommended that it be further investigated for potential inclusion in a Heritage Overlay but without providing justification for this assessment beyond the c1900 construction date. Additional heritage assessment was then undertaken by Biosis and the recommendations were included in Amendment C117 as described below.

3.2 Amendment C117

- [16] The subject site was proposed as an extension of *HO442 Albert Park Residential Precinct* through Amendment C117 to the Port Phillip Planning Scheme.
- [17] The amendment and submissions were considered at Planning Panel in August 2016. I provided expert evidence at the hearing as it related to the subject site. At that time, I recommended that the area described as ‘Montague Area’ in the citation for *HO442* could form a separate study area to determine its potential as a heritage overlay precinct. I noted at that time that notwithstanding the potential value of the Montague precinct, the subject site would be unlikely to progress beyond a *contributory* grading due to the lack of architectural merit, intactness and integrity. This would reflect the findings of the other previous heritage study to mention the subject site, the *South Melbourne Urban Conservation Study, Stage 2, 1987*.
- [18] The Panel recommended that the proposed inclusion of 496-510 City Road and 157-163 Montague Street within *HO442 Albert Park Residential Precinct* should not be supported as those sites were found to have no historical connection to the Albert Park Residential Precinct. Furthermore, the Panel recommended that Council remove the significant grading of the subject site because it was not warranted and assess the “former Montague slum neighbourhood” for potential heritage significance as a potential precinct, a series of individual buildings/infrastructure items or serial listing.

4 Amendment C186

- [19] Amendment C186 seeks to give statutory effect to the recommendations of the Fishermans Bend Heritage Review: Montague Commercial Precinct, the RBA report.
- [20] The Heritage Review recommends that the identified Montague Commercial Precinct meets the threshold for local significance, and includes additional properties and a basalt laneway that were not identified in the 2015 study. The expanded precinct includes interwar period buildings.

4.1 Montague Commercial Precinct HO513



Figure 4: Proposed HO513, indicated in red, with the subject site indicated in yellow. Source: Montague Commercial Precinct Statement of Significance.

4.1.1 Statement of Significance

- [21] A revised Statement of Significance was prepared for the precinct as part of the Fishermans Bend Heritage Review: Montague Commercial Precinct (2019); as follows:

What is Significant?

The Montague Commercial Precinct, comprising 496-546 City Road and 151-163 Montague Street, Couth Melbourne is significant. This small precinct comprises a group of late nineteenth century and early twentieth century buildings (encompassing the Victorian, Federation and Interwar periods) situated around the intersection of City Road and Montague Street in South Melbourne. The buildings mostly comprise two storey buildings originally constructed as shops and residences, and single storey shops. There is also a former hotel and a house.

The two storey Victorian and Federation era former shops and residences are similar in form, materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament. Some retain early or original shopfronts (Nos. 496, 498, 514, 518, 524-28, 544-546 City Road). The Interwar period shops are all single storey and masonry. The former Hotel Nelson is a typical corner hotel with a splayed corner entrance and later Interwar alterations with restrained classical detailing. The only house in the precinct at 506 City Road is a single fronted terrace with a hip roof and a projecting gabled bay in the Queen Anne style with some Victorian detailing.

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central on-pitcher drain between the Hotel Nelson and 163 Montague Street and at the rear of 153-161 City Road and 524-28 City Road.

The buildings at 596 & 498 (shops & residences), 506 (house), 512 & 514 (shops & residences), 516 & 518 (shops and residences), 502-522 (former Hotel Nelson), 524-528 (shops & residences), 532 & 534 & 536 & 538 (shops & residences), 544-546 (shops) City Road and 151 (shop), 163 (shop & residence) Montague Street, and the basalt kerb and channel laneways are Significant to the precinct.

The buildings at 540-542 (shop) City Road and 153 & 155 (shops), 157-161 (shops) Montague Street are Contributory to the precinct.

The buildings at 500-502, 508-510 and 530 City Road are Non-Contributory.

How is it significant?

The Montague Commercial Precinct of local historical, aesthetic and representative significance to the City of Port Phillip.

Why is it significant?

The Montague Commercial Precinct is historically significant as a remnant of the former Montague neighbourhood, home to a tight knit working class community since the 1860s/70s, which was designated a slum by authorities and otherwise almost entirely demolished and replaced with industrial and commercial buildings from the early 20th century onwards. It is reflective of the earlier finer subdivision pattern in Montague, which has changed due to the redevelopment of land for industry during the mid-20th century. The precinct also includes a house dating to 1914, one of few surviving in the Montague area. As such, the precinct is associated with a now disappeared aspect of South Melbourne's history. (Criteria A & B)

The precinct is significant as a representative and largely intact example of a typical small local commercial centre surrounding an intersection and on a former tram route. The precinct is defined by two prominent corner buildings, the former Hotel Nelson at 520-522 City Road and the shops and residences at 524-528 City Road. It is also distinctive within the Montague area as a remnant group of late nineteenth and early twentieth century buildings, encompassing the late Victorian, Federation and Interwar periods, in an area that has otherwise been redeveloped. In addition, several early 20th century shopfronts survive. (Criteria D & E)

4.2 The Subject Site

- [22] There are two relevant proposed gradings for the subject site. The two-storey shop & residence at 163 Montague Street is graded *Significant*, while the single-storey shops at 157-161 Montague Street are graded as *Contributory* (Figure 5). Property gradings are defined at Clause 22.04-5 of the Planning Scheme, as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured "green" on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.



Figure 5: Extract of Heritage Policy Map showing the subject site (indicated in blue) and the proposed gradings within the Montague Commercial Precinct. Red indicates *significant* while green indicates *contributory*. Source: Amendment C186port – Exhibited Version.

[23] The two properties forming the subject site are described in the Heritage Review as follows:

163 Montague Street

[24] Built 1890-91

[25] Two-storey Victorian-period building, rendered with decorative elements. The façade features hood mouldings, frieze, brackets, and panelled parapet, and was possibly partly remodelled circa 1920 (parapet) to integrate with the adjacent shops at nos 157-161. Probably urn and scroll ornaments have been removed. The roof is hipped and there is a chimney. At ground floor the arched residential entry survives and the original timber panelled door (refer Figure 6). There is a modern plate glass shop front.

157-161 Montague Street

[26] Built c.1920

[27] Group of 3 single storey shops with curved rendered parapet and pilasters with brackets. The roof is clad in corrugated sheet metal and is comprised of a transverse gable (visible) at the front and sawtooth sections at the rear. The two northern shops have modern plate glass shopfront windows and the southern shop façade has a full width roller door.



Figure 6: Detail view of the 'arched residential entry' at 163 Montague Street. The door is incorrectly described in the citation as original and timber panelled. This is not the case. Source: Trethowan Architecture, 2020.

5 Review, Assessment & Recommendations

5.1 Amendment C117 Recommendations

[28] It appears that aspects of the recommendations set down in the panel report related to C117 have been set aside by the Council. Specifically, the Panel found that the properties on the subject site did not warrant their significant grading and recommended that an assessment be undertaken of the “former Montague slum neighbourhood” for potential heritage significance as a potential precinct, a series of individual buildings/infrastructure items or serial listing. Under C186, the subject site continues to be listed as part significant and part contributory. As far as I can ascertain, based on the documents provided, there has been no collective assessment undertaken of the former Montague slum neighbourhood. The absence of this collective assessment is perplexing as the primary question of whether and how do we recognise the historic importance of Montague as a former residential community (slum neighbourhood) is neither addressed nor properly answered despite Council’s perseverance to introduce a heritage listing for the commercial properties at the junction of Montague Street and City Road.

5.2 What was Montague?

[29] Montague comprises an area within the former City of South Melbourne bounded by City Road, Ferrars Street, the Port Melbourne railway (now light rail) line and Boundary Street. Boundary Street takes its name as the boundary between the former municipalities of South Melbourne and Port Melbourne. The Citation for the Montague Commercial Precinct (Appendix A of the RBA report) includes a summary of the general history of Montague without going into any detail. This history notes that by 1900 the area was ‘almost fully developed’ and that by the 1920s the housing stock was falling into disrepair. The citation history notes that the suburb was a close-knit, self-contained community with its own local shops and services. This is an accurate description of the place, however my review of the Sands & McDougall directories of the 1920s indicates that a post office was located at 157-159 City Road, and a Bank of New South Wales at 269-273 City Road. Both of these addresses are outside the Montague area boundaries. The Port Philip Heritage Review Citation 2371 included in the C186 documents includes a similar general history.

[30] The Port Philip Heritage Collection includes a number of photographs of residential Montague dating from the 1930s (Figure 7 and Figure 8). Generally, the houses illustrated date from the nineteenth century; they are sited on small allotments, single fronted, constructed in timber and generally single storey. They are indicative of the houses that would have characterised the area and epitomised the 1930s interpretation of Montague as a slum. Interspersed among these houses are shops and hotels, often double storey and sometimes constructed in brick.



Figure 7: Gladstone Street looking west to Boundary Street c1930s. Source: Port Phillip Heritage Collection.



Figure 8: Three views of the north side of Buckhurst Street between Kerr and Montague streets, c1930s. Note the interspersed shops, the buildings' timber construction, and the general lack of setback at the buildings' frontage to the street. Source: Port Phillip Heritage Collection.

- [31] This arrangement is confirmed in the 1895 MMBW survey plan. The residential precinct is characterised by small allotments and small single fronted dwellings squeezed along the principal street frontages. There are also small houses lining sections of side streets. These side streets are generally named thereby providing identifiable addresses for the residents. Matching the 1895 plan with non-residential properties listed in the 1895 Sands and MacDougall directory provides an overview of where shops, hotels and related premises were located within this area (Figure 9). Shops in the residential area can be classified as convenience stores, grocers, bootmakers, bakers

and the like. There was also a sprinkling of hotels within the residential area along with the St Barnabas Anglican Church, the Presbyterian Mission and the State School. More than just houses, Montague was a tight knit community. Material recently displayed in an exhibition at the St Kilda Town Hall and material online are testament to what Montague meant to those who once lived there.

[32] Within Montague, the greatest concentration of retail properties was along City Road. Here there were specialist shops, such as pawnbrokers, hairdressers, an undertaker, a draper, confectioners and newsagent as well as convenience stores and particular premises such as the Police Station. These City Road retail properties were spread along City Road between Boundary Street and Ferrars Street and interspersed with residential properties. Each street intersection was punctuated by a hotel. The surviving nineteenth-century buildings along City Road are in sharp contrast to the buildings in the residential precinct. These survivors are generally two storey, constructed in brick and incorporate a degree of architectural pretention. They are typical of buildings that you would expect to find in any nineteenth century small suburban strip shopping precinct.



Figure 9: Montague area in 1895, outlined in blue, with commercial sites indicated in red (including shops, industries, services such as police and the school, and hospitality venues) and current HO areas in green. The base maps are MMBW detail plans dated 1895, with commercial sites confirmed via Sands & McDougall postal directory. Source: State Library of Victoria.

5.3 Slums

[33] The former Montague ‘slum’ area is best understood as the residential precinct that existed behind the City Road commercial strip and extended to the railway line. It was this area that in the twentieth century became identified as a ‘slum’ and became the subject of government investigations. The Allom Lovell history of South Melbourne included in Volume 1 of their 1987 study deals generally with the slum issue across the whole of South Melbourne. It mentions the renewal project undertaken by the City of South Melbourne located on the corner of Gladstone and Montague Streets. This complex is still standing and is included on the Victorian Heritage Register.

[34] To my knowledge a detail investigation of slums, their renewal and possible survival across the entire Port Philip municipality has not been undertaken. Certainly, it is a critical thematic aspect of

the history and development of inner suburban Melbourne. It deserves some sort of comprehensive appreciation which in turn could result in a reassessment of particular areas of the inner suburbs ranging from surviving slum precincts to the dedicated demolition and renewal programs of the Victorian Housing Commission. There can be little doubt that Montague forms part of this history of community, poor housing standards and renewal and that the suburb's residential precinct (as distinct from the commercial precinct) is the focus of this piece of history.

[35] It appears that little has been done by the City of Port Philip to identify in a comprehensive way the remnants of the Montague slum. Small pockets of the Montague residential precinct have been listed as significant however these appear to have been arbitrarily selected rather than as part of a concerted study of the precinct dealing thematically with slums and renewal. In addition, a small section of the Port Melbourne Heritage Overlay Area HO1 crosses Boundary Street at the Buckhurst Street intersection and takes in a small collection of properties. This overlap designation between Port Melbourne and Montague in the current consideration is somewhat misleading as Montague and Port Melbourne were once regarded as separate suburbs and within separate municipalities.

5.4 What survives of the Montague Slum?

[36] The answer is very little. Most of the houses were constructed in timber and subject to flooding so it might be expected that no cottages like those illustrated in the 1930s photographs survive. This is not, however, the case. There is one survivor in Buckhurst Street on the corner with Wilson Place (Figure 10). The building now forms part of an extensive prestige car service complex. The house's street elevation has been lost but the building's residential form is unmistakable. Buildings constructed in brick stand a better chance of survival than those constructed in timber. A small number of single storey brick cottages survive in Gladstone Street, Montague Street and Boundary Street (Figure 11 to Figure 14) and there are two examples of two storey brick terrace type houses in Buckhurst Street (Figure 15) and Montague Street (Figure 13). In addition, there is the shop and dwelling on the subject site at 163 Montague Street and a further small number of former shops and hotels, some of which were constructed or extended and refurbished in the early part of the twentieth century (Figure 16). The most striking survivors are the side streets and laneways that were once lined with cottages. Unlike areas of Carlton, Richmond and Fitzroy, where the Housing Commission cleared and redeveloped whole areas, the gradual transition from residential to semi industrial/commercial that took place in Montague resulted in the retention many side streets and laneways. These remain today with their distinctive bluestone cobbled paving and stand as a testament to what the area once was (Figure 17 to Figure 20). There is a variety of examples, some demonstrating better than others the lost presence of small houses.



Figure 10: Former house in Buckhurst Street on the corner with Wilson Place. Source: Trethowan Architecture, 2020.



Figure 11: House at 190 Gladstone Street. Source: Trethowan Architecture, 2020.



Figure 12: Four houses remain of the original terrace of seven houses on the corner of Gladstone Street and Boundary Street. Source: Trethowan Architecture, 2020.



Figure 13: The streetscape of Montague Street between Buckhurst and Alfred Streets. Note the remining pair of single storey houses and the neighbouring two storey house. The building on the far left dates from the early twentieth century and comprises a shop and dwelling. The Golden Fleece Hotel on the right dates from the nineteenth century. Like many hotels across Melbourne it was significantly renovate in the early twentieth century. Source: Trethowan Architecture, 2020.



Figure 14: The house at 34 Boundary Street dates form c1900. Source: Trethowan Architecture, 2020.



Figure 15: This unusual nineteenth century substantial house is located at Buckhurst Street. Source: Trethowan Architecture, 2020.



Figure 16: Former shop and dwelling on the corner of Buckhurst Street and Boundary Street. Source: Trethowan Architecture, 2020.



Figure 17: Argyle Place runs north off Thistlethwaite between Montague and Boundary streets. It is unusual because of its 'T' shaped configuration. The 1895 MMBW survey records that there were four cottages at the end of the lane, piggy backing four cottages with a frontage to Thistlethwaite Street. Source: Trethowan Architecture, 2020.



Figure 18: Wilson Place runs north from Buckhurst Street between Montague and Boundary streets. It is unusual because it widens once it passes the houses which once lined Buckhurst Street (one of which survives and is shown on the left of the photograph). The 1895 MMBW plan records that there were nine houses in Wilson Place. Source: Trethowan Architecture, 2020.



Figure 19: George Street extends south from Buckhurst Street to Thistlethwaite Street. The MMBW Plan records that there were 14 houses in George Street. Source: Trethowan Architecture, 2020.



Figure 20: Tates Place connected a back lane behind houses in Buckhurst Street with Thistlethwaite Street. A wire mattress factory was located in Tates Place according to the 1895 MMBW Plan along with three houses. Source: Trethowan Architecture 2020.

5.5 A Heritage Approach

[37] How Montague compares in relation to other surviving working-class communities and residential precincts within the City of Port Philip and its importance in the history of slums and urban renewal needs to be assessed. This in turn could lead to initiatives in relation to which remnants should be retained and how this can be done. The underlying direction however is that Montague can be approached physically as comprising two parts. The **residential precinct** with its community focus and as the subject of twentieth century slum investigation and urban renewal and the **commercial precinct** which stands apart from the residential area and forming, along with City Road, a boundary between residential Montague and other residential areas of South Melbourne. This general approach should be reflected in the designation of heritage controls.

5.6 Amendment C186

[38] The current proposal to introduce a specific Heritage Overlay Area identified as the Montague Commercial Precinct has some merit, however the area's relevance is more as a representative example of a small suburban shopping precinct and less as a remnant for the Montague neighbourhood. The current draft of the Statement of Significance does not articulate this situation. It is inaccurate to describe the commercial precinct as physically demonstrating aspects of what was considered a slum in the twentieth century. The commercial precinct was not treated as or considered to be a slum. Furthermore, it does not have a fine grain subdivision pattern. The commercial precinct subdivision is no different from that of any nineteenth century commercial precinct. The Statement of Significance needs to be redrafted to more accurately convey the importance of the proposed Montague Commercial precinct.

- [39] In terms of the extent of the proposed precinct, I think that the Heritage Overlay Area should correspond with the Montague commercial precinct as it formerly existed, that is, it should comprise all of the properties with a frontage onto City Road between Boundary Street and Ferrars Street (Figure 21 to Figure 24). This would allow the inclusion of Wayside Inn (presently in its own Heritage Overlay Area HO93), the three late nineteenth century properties immediately adjacent to the Wayside Inn (no's 452, 450 and 448 City Road), the intervening two storey Victorian building at 484 City Road and at the Port Melbourne end of City Road the nineteenth century buildings at No 588-590 (a pair) and No 602. A blanket Heritage Overlay over the total street frontage from Boundary Street to Ferrars Street would facilitate a degree of consistency in the design of new buildings within the commercial precinct as well as ensuring that surviving nineteenth century buildings are protected from demolition. The precinct should be limited to City Road as the land area behind was once principally residential and physically contrasted in character with the commercial precinct. It is this area that is primarily of significance was a remnant former Montague residential neighbourhood and became the focus for slum investigation and the consequent renewal. It was this area that was once characterised by a 'fine subdivision pattern' including side and back laneways. On this basis the extent of the proposed precinct requires reconsideration.
- [40] As recommended in the previous panel hearing dealing with this area, an assessment of the former Montague residential precinct should be undertaken to establish its significance and the means whereby this significance is identified and protected. The inclusion of properties that do not have a frontage onto City Road into the proposed Montague commercial precinct is meaningless as these properties' relevance is related to the Montague residential precinct and not the commercial precinct.



Figure 21: View of City Road from Ferrars Street looking west. Adjacent to the Wayside Inn on the corner are three buildings dating from around 1900. The Inn itself dates from the nineteenth century. It has been altered over the years. Source: Trethowan Architecture, 2020.



Figure 22: View of the north side of City Road between Ferrars and Montague Streets. The proposed HO area stops at the pair of cream painted two story former shops and residences shown in the centre of the photograph. The remaining foreground buildings are not included in the HO area. This includes the two storey blue painted Victorian building which in 1895 was occupied by the local newsagent. Source: Trethowan Architecture, 2020.



Figure 23: View of the pair of shops at 588-590 City Road. The building is well constructed with bluestone walls and rendered mouldings and could be regarded as perhaps the finest of the nineteenth century building lining the Montague section of City Road. The parapet records the construction date of 1879, relatively early in the context of the development of Montague. In 1895 the Sands and MacDougall Directory records that they were occupied by a 'dealer' and an undertaker. Source: Trethowan Architecture, 2020.



Figure 24: View of 602 City Road. In 1895 the building was occupied by a bootmaker. The 'Pack and Send' building in the background is located on the corner of Boundary Street and was the site of the City Road Hotel. Source: Trethowan Architecture, 2020.

5.7 Amendment C186 and the Subject Site

[41] After considering submissions from several parties, the Panel dealing with Amendment C117 found that the subject site at 157-163 Montague Street did not warrant a significant grading. I agree with this finding of the previous panel. I note that no additional information in relation to the property has been provided as part of the Amendment C186 proposal that would justify a change to the previous panel's findings and on this basis it is reasonable that the earlier panel's findings should be upheld. Having revisited this area of the City of Port Philip I am of the view that the buildings on the subject site make no contribution to the Montague commercial precinct. If and when a study is undertaken of the Montague residential precinct it may be that the buildings on the subject site are deemed to contribute to it. However, this depends on the strategy taken to acknowledge the residential precinct and whether it is deemed necessary at all to initiate heritage controls given the degree of redevelopment that continues to take place in this area.

6 Conclusion and Declaration

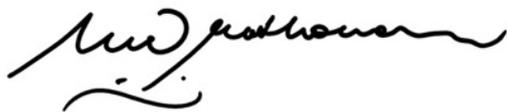
- [42] The application of heritage controls onto a particular area requires both an understanding of the history and development of that area and a detailed survey of its physical appearance. Once both of these elements of information are in place, an analysis can be undertaken which articulates the reasons for an area's particular significance and identifies the surviving built form that best demonstrates that significance. From that point a strategy can be put in place, through heritage controls, to ensure that the important surviving elements that convey the history and development of an area are not lost.
- [43] In the case of Montague, this methodology has not been applied. It must be said that Montague is an unusual case in many ways. It is not a readily understood study area as it does not, for instance, comprise a collection of well-preserved buildings dating from a particular period of Melbourne's development. Quite the contrary. Furthermore, its significance as a setting for the improvement of housing standards in the twentieth century is somewhat elusive in that we are not dealing with a physical issue but a social issue which in turn could highlight other, less talked about, issues such as poverty, bureaucratic bungling and corruption. We are fortunate in the case of Montague that interest bodies including the City of Port Phillip have initiated exhibitions such as those recently held which shed a light on the lifestyle led by the residents of Montague in the twentieth century. These in turn allow us to interpret the surviving bare bones of the suburb in a more meaningful way.
- [44] The disappointment in the current proposed amendment is that its *raison d'être* appears to be simply to retain a collection of nineteenth and early twentieth century shops under the guise that they demonstrate the history of Montague. This is not the case. The collection of buildings cited for heritage controls are a typical small inner suburban nineteenth century local shopping precinct lining a principal artery of the city. This is not to degrade their importance, as the initiative to retain these buildings is well founded. While they were part of the Montague neighbourhood, they do not demonstrate any element of the issues that resulted in the housing investigations, urban renewal and displacement that took place in the residential precinct of Montague; far from it. Furthermore, the area cited for controls omits a series of nineteenth century buildings that were once part of this commercial shopping strip. Such an approach ignores broader issues and will only fracture the heritage value of this section of City Road further.
- [45] Initiatives should be put in place to amend the boundaries of the Montague Commercial Precinct by taking in the more holistic approach. This comprises extending the precinct to include all properties with a frontage onto City Road between Ferrars Street and Boundary Street and omitting all properties with an address to Montague Street. In addition, the Statement of Significance should be amended to accurately record the precinct's significance as a remnant of the Montague neighbourhood only. Any reference to slums, fine grain development and the like should be omitted. The statement should note that the remaining house is the last survivor of a residential building within the commercial precinct.
- [46] In terms of residential Montague, it is my opinion that this area deserves much further and detailed consideration into how its heritage values can be transferred into statutory controls. This has not yet materialised. In the meantime, any consideration of properties within this area should be set aside until a holistic evaluation of this area takes place. This situation applies to the buildings on the subject site. These buildings form part of the Montague residential precinct. They were assessed by the Panel into Amendment C117 as not warranting a significant grading. I agree with this assessment and also with the Panel's recommendation that 'the "former Montague slum neighbourhood" be assessed for potential heritage significance as a potential precinct, a series of individual buildings/infrastructure items or serial listing.'



Declaration

[47] All avenues of assessment and considerations relevant to the proposal have been identified and accommodated in this report. No questions were raised that fall outside my expertise and I conclude my report is complete and accurate to the best of my abilities.

[48] I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Tribunal.



Bruce Trethowan

28 September 2020



Appendix A Qualifications & Experience

BRUCE TRETOWAN B.Arch FRAIA Curriculum Vitae

EDUCATION

Bachelor of Architecture, University of Melbourne, 1975

Advanced Management Programme, University of Melbourne, Graduate School of Business, 1990.

MEMBERSHIP

Fellow, Royal Australian Institute of Architects

REGISTRATION

Registered Architect, Architects Registration Board of Victoria

POSITION

Director	Trethowan Architecture and Interior Design
Director	Robert Peck von Hartel Trethowan, 1980-2001
Councillor	National Trust of Australia (Victoria), 1985-1989
Chairman	Como House Management Advisory Committee, 1985-
Deputy Member	Historic Buildings Council, 1985-1989
Member	Official Establishments Trust, 1996-2005
Vice President	Villa Alba Museum Inc, 1997-2005
Member	Australiana Fund, 1997-
Councillor	Melbourne Girls Grammar School, 2001- 2005
Member	Soirees Musicales Chamber Music Society, 2000-

AWARDS & PRIZES

While studying for a Degree in Architecture at the University of Melbourne, Bruce won the Nell Norris Award for three consecutive years from 1970, and in 1975 won both the First Prize in the Matthew Flinders Measured Drawing Competition and the James Hardie Prize for the best final year student.

Bruce Trethowan was part of the project team that won first prize in a limited competition for the design of No 1 Collins Street, which was also to win both the Cement and Concrete Association Award and the Royal Australian Institute of Architects, Victorian Chapter Merit Award for Commercial Buildings on its completion.

In 1986 Bruce received the inaugural Australian Heritage Award for the restoration of No 1 Collins Street and the Olderfleet Buildings, Melbourne.

In 1990 the practice was awarded an Honourable mention in the Medium Density Housing Competition for Southbank, Melbourne. In 1997 the practice was awarded the RAI Conservation Merit Award for the restoration and refurbishment of the Regent Theatre, Melbourne. In 2002 the works at the former Royal Mint were awarded the MBA Excellence Award in the refurbishment category.

EXPERIENCE

In 1979, following an extensive period of work for the London practice of Michael Haskoll & Associates, combined with travel throughout Europe, particularly to investigate European architecture as the heritage of much of Australia's early development, Bruce joined Yuncken Freeman in Melbourne as an architect. At the same time, he took on a part-time position as Lecturer and Tutor in History at the Department of Architecture at the University of Melbourne.

In 1980, Bruce was a founding Director in the firm Robert Peck & Co. (In November 1988, the practice was renamed as Robert Peck von Hartel Trethowan reflecting the contribution of Bruce's achievements in architectural design and historic conservation). Since that time, he has been involved in a vast number of commercial, residential and institutional building projects. He has at all times maintained and applied the firm's high design standards. These standards have enabled the firm to be recognised not only for its building design ability but also for its skill in the urban context both in the retention and identification of significant buildings and in the overall planning context of new building in environmentally sensitive areas. In this capacity, the firm is often called upon to prepare urban design guidelines for critical building sites in Central Melbourne and the surrounding inner suburbs.

In 2001, Bruce retired from Robert Peck von Hartel Trethowan and established a practice of his own. The office deals in a variety of projects ranging in type from residential to commercial and institutional uses. The practice is known for its experience and expertise in conservation related projects.



Since 1980 Bruce has been involved in the design and documentation of a number of major restoration and refurbishment projects in Melbourne. Details of these projects are set out below. Many of the buildings described below are included on the State's Register of Historic Buildings.

Melbourne Convention Centre and Melbourne Maritime Museum

Charles Grimes Bridges. The project involves the restoration of the series of existing Cargo Sheds along the Yarra River and the renovation and refit of the The firm is acting as Heritage Architect to the Plenary Multiplex Group in relation to the redevelopment of the Southbank precinct between the Spencer Street and Melbourne Maritime Museum including a new museum building, conservation works to the Duke and Orr's Dry Dock and a new glass enclosure for the historic pump house associated with the dry dock's operation.

Project Value \$6 million

Parliament House, Melbourne

Preparation of design proposals for the completion of Melbourne's grandest public building with a series of additions which incorporate members offices and facilities including refreshment room, library and underground carparking.

Project Value: \$80 million.

Former Royal Mint Building, William Street, Melbourne

Refurbishment of the interior of the historic Mint building including the conversion of upper floors to office use and the installation of a passenger lift, new toilets and facilities for the disabled and new services including information technology, electrical and air conditioning

Project Value: \$10 million.

Victoria Golf Club

Master plan for the Victoria Golf Club reviewing the existing facilities of the property and its immediate environment along with strategic objectives and vision statement. Refurbishment and additions to the Clubhouse including new members facilities, Pro Shop and storage and new casual and outdoor dining area.

Project Value \$3.5 million

The Royce Hotel on St Kilda Road, 379 St Kilda Road, Melbourne

Construction of 72 room boutique hotel and restoration of the Historic Kellow Falkiner Showroom. The complex includes the *Dish* restaurant, *The Amberoom* bar and nightclub and a series of function rooms. The works included the restoration of terracotta faience panels to the external elevations and reinstatement of the interior based on its original appearance.

Project Value \$15 million.

Regent Theatre, Collins Street, Melbourne.

Restoration and refurbishment of this historic picture palace as a multi-purpose auditorium incorporating back of house facilities to enable the staging of large stage productions. The former Plaza Cinema was converted to a ballroom. The upper floors were converted for use as entertainment areas and offices.

Project Value \$32 million.

Albermarle, 86-92 Wellington Parade, East Melbourne

Reinstatement to residential use of a former Victorian residence including the construction of extensive new garage carparking, studio apartment and basement cellar. Works include the refurbishment of the interior and the installation of contemporary joinery and fittings along with the restoration and reinstatement of original finishes.

Project Value \$2 million.

Austral Buildings, 115 Collins Street, Melbourne

Restoration and refurbishment into offices and shops of an historically listed building including the retention of a series of artist studios located in the attic.

\$3 million.

86-88 Collins Street, Melbourne

Restoration of a pair of listed Victorian terraces and conversion into shops and offices.

Project value; \$1 million.

Former Carlton Court House, 345-349 Drummond Street, Carlton

Restoration and refurbishment of the former court house for use as a live theatre venue. Over the years the building was becoming run down and required substantial repair and restoration works including tuck pointing of the external brickwork, restoration of the external stonework, internal repainting and new wiring, toilets and kitchen facilities were required to bring the building up to an acceptable standard for leasing.

Project Value \$0.5 million.

Former Beaufort Court House, Livingstone Street, Beaufort

Restoration and refurbishment as a venue for the Beaufort Historical Society office and exhibition area. Works include restoration of internal plasterwork and retention of the original internal colour scheme, new wiring and conversion or derelict offices for use as addition study/storage area.

Project value; \$0.2 million.

Trades Hall and Literary Institute, 54 Victoria Street, Carlton South

Restoration works to the building, designs to provide disabled access and additional area for leasing to tenants and conference facilities.

Former Commercial Bank of Australia Banking Chamber 333 Collins Street, Melbourne



Retention and restoration of the former Banking Chamber and vestibule of the Commercial Bank of Australia including the preparation of Conservation Management Plan. These spaces were incorporated into the 333 Collins Street office project.

61 Spring Street and 5, 7 & 9 Collins Street, Melbourne

Relocation and restoration of this series of historic buildings at the intersection of Spring and Collins Street. As part of the works to 61 Spring Street, the interiors was restored and furnished as described in early inventories of the house.

The Oldfleet, Record Chambers and former South Australian Insurance Building

Retention and restoration of the facades of one of Australia's distinctive nineteenth century streetscapes.

CONSERVATION STUDIES
& CONSERVATION
MANAGEMENT PLANS

Melbourne General Cemetery, South Western Section, College Crescent, Parkville

Albermarle, 86-92 Wellington Parade, East Melbourne

Government House, Melbourne

Carlton Court House, Drummond Street, Carlton

Former Warehouse Complex, Sussex Street, Sydney

Beaufort Court House

Avoca Court House

Residence, 5 Towers Road, Toorak

Residence, 31 Mitford Street, St Kilda

Ashby Presbytery, Malone Street, West Geelong

City of St Kilda, Twentieth Century Study

Footscray Fire Station, Ascot Vale Fire Station

The former Commercial Bank of Australia Banking Chamber, 333 Collins Street, Melbourne

Brunswick Town Hall and Municipal Offices

*The Oldfleet, Record Chambers and South Australian Insurance Building,
477 Collins Street, Melbourne*

'Summerhill' Homestead, Craigieburn

61 Spring Street, 5, 7 & 9 Collins Street, Melbourne

APA Building, Elizabeth Street, Melbourne

Williamstown Post Office

Portland Conservation Study

Banks In Victoria 1851-1939

Beechworth Historical Reconstruction

Public Works Department 1851-1900



Appendix B Evidence Statement for C117

Expert Witness Statement - Heritage

for

157-163 Montague Street, South Melbourne

Amendment C117– Proposed heritage overlay & changes to the Port Phillip Planning Scheme

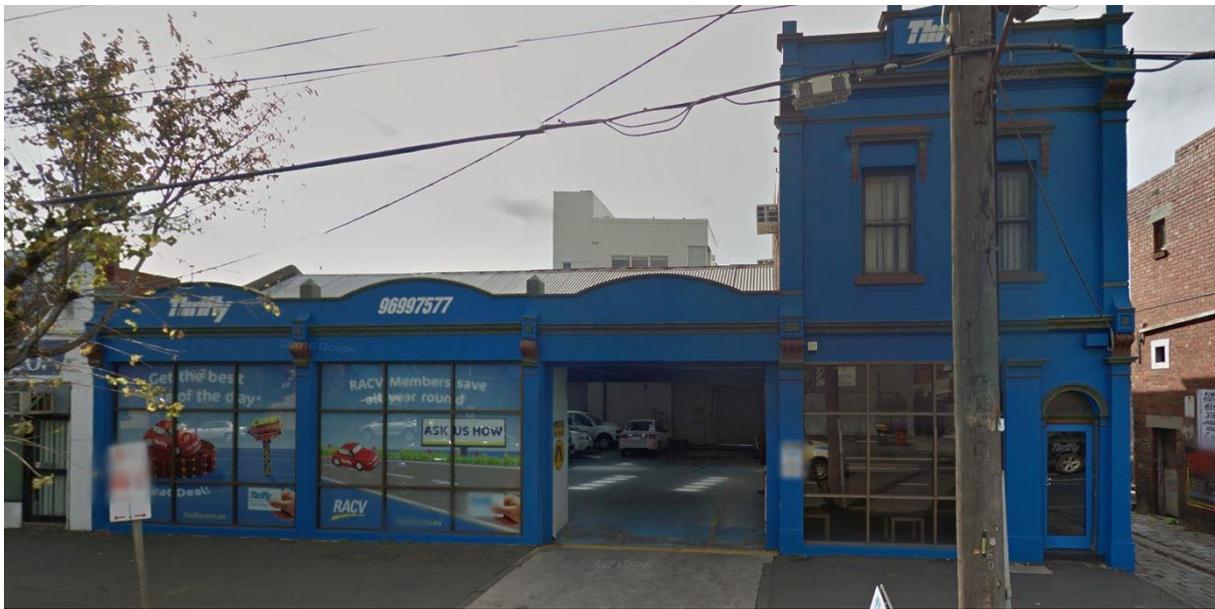


Figure 1: Subject Site.

Prepared for and under instruction of Planning & Property Partners Pty Ltd on behalf of Reg & Marie Field

05 August 2016

Bruce Trethowan B. Arch., FAIA

trethowan
architecture interiors heritage

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CONTENTS

1.	Introduction	1
2.	Amendment C117 supporting and reference documentation	3
2.1	Fishermans Bend Heritage Study (FBHS).	3
2.2	Fishermans Bend Additional Heritage Place Assessments (FBAHPA).	3
2.3	City of Port Phillip Heritage Review Version 18, 2016.	4
2.4	Other Heritage Studies	5
3.	Amendment C117	7
3.1	Purpose and background	7
3.2	The Subject Property	7
3.3	Analysis of supporting documentation	10
3.4	Concluding Statement	11
4.	Declaration	12
5.	Appendices	13
5.1	Appendix A	13

1. Introduction

THE NAME AND ADDRESS OF THE EXPERT

- [01] Bruce Trethowan B. Arch., FAIA
Trethowan Architecture
47 Dove Street, Richmond 3121

THE EXPERT'S QUALIFICATIONS AND EXPERIENCE

- [02] A statement of my qualifications and experience with respect to heritage and urban conservation issues is appended (Appendix A) to this report.

A STATEMENT IDENTIFYING THE EXPERT'S AREA OF EXPERTISE TO MAKE THE REPORT

- [03] I have provided expert witness evidence on similar matters put before a Planning Panel on numerous occasions in the past, and have been retained in such matters by municipal councils, property owners and objectors.

A STATEMENT IDENTIFYING ANY OTHER SIGNIFICANT CONTRIBUTORS TO THE REPORT AND WHERE NECESSARY OUTLINING THEIR EXPERTISE

- [04] The study team for this statement of evidence comprised myself (director, architect & heritage consultant), and Renee Muratore (graduate of architecture and heritage consultant).

ALL INSTRUCTIONS THAT DEFINE THE SCOPE OF THE REPORT

- [05] This statement of evidence has been prepared under the instructions of Planning & Property Partners (lawyers) on behalf of Reg & Marie Field, owners of 157-163 Montague Street, and submitter to Amendment C117 to the Port Phillip Planning Scheme. The Amendment relates to proposed Heritage Overlay changes to the Port Phillip Planning Scheme.
- [06] I have been asked to provide independent expert heritage evidence to the Panel in relation to Amendment C117 as it relates to the property at 157-163 Montague Street, South Melbourne, hereafter referred to as the subject site.

AN UNAMBIGUOUS REFERENCE TO THE REPORT, OR REPORTS THAT THE EXPERT RELIES UPON

- [07] This statement draws upon the information contained within the Amendment C117 documents, primarily:
- *Fishermans Bend Heritage Study* by Biosis, July 2013;
 - *Fishermans Bend Additional Heritage Place Assessments*, by Biosis, July 2015; and
 - *City of Port Phillip Heritage Review Shops*, 159-163 Montague Street, South Melbourne, Citation No 2372;
 - *South Melbourne Urban Conservation Study Stage 2*, Allom Lovell Sanderson 1987.
Various City of Port Phillip meeting agendas (including attachments), dated 22/09/15, 24/05/16 and 28/06/16.

A STATEMENT IDENTIFYING THE ROLE THAT THE EXPERT HAD IN PREPARING OR OVERSEEING THE EXHIBITED REPORT(S)

- [08] I confirm I had no role in the preparation or overseeing of the exhibited report(s).

ANY QUESTIONS FALLING OUTSIDE THE EXPERT'S EXPERTISE

[09] No questions were raised that fall outside my expertise.

ANY KEY ASSUMPTIONS MADE IN PREPARING THE REPORT

[10] In the preparation of this statement, it was assumed that all documents referred to were current and correct in the information they contained at the time of completion of this statement.

WHETHER THE EXHIBITED REPORTS ARE INCOMPLETE OR INACCURATE IN ANY RESPECT.

[11] I believe that the exhibited report, *Fishermans Bend Additional Heritage Place Assessments* is inaccurate in its findings to grade the subject site as *Significant* and include it in the *Albert Park Residential Precinct* (H0442). I also believe the accompanying statement of significance for the site is factually incorrect.

2. Amendment C117 supporting and reference documentation

2.1 Fishermans Bend Heritage Study (FBHS).

2.1.1 Purpose

- [13] The *FBHS* was commissioned by Places Victoria and undertaken by Biosis in 2013. The purpose of the report was to undertake a limited heritage assessment and historical account for the *Fishermans Bend Urban Renewal Area* (FBURA), and form part of the strategic planning work being undertaken by Places Victoria.

2.1.2 Findings

- [14] The key recommendation from the study in respect of the subject site was the identification of *The Shops at 157-163 Montague Street* for further investigation as potential for inclusion on the Victorian Heritage Register (VHR) and / or in a Heritage Overlay as part of the City of Port Phillip Planning Scheme. The study provided no justification as to why the subject site should be included, merely indicating it was constructed in c1900.
- [15] The study also went on to recommend a number of matters for consideration in any future planning and policy framework documents, strategic designs or proposals for new buildings and works. These are summarised as follows:
- *Incorporate existing fabric of heritage listed and contributory character buildings into new developments wherever possible;*
 - *Maintain the scale form, materials, finishes and where possible functions of building elements in new developments;*
 - *Manage impacts to adjacent heritage places through appropriate design and planning; and*
 - *Manage impacts to Aboriginal and historical archaeological resources through appropriate investigations, statutory approvals and conservation measures such as excavation, watching briefs and recording.*

2.2 Fishermans Bend Additional Heritage Place Assessments (FBAHPA).

2.2.1 Purpose

- [16] In 2015 the City of Port Phillip further commissioned Biosis to undertake a heritage assessment of those places previously identified in the *FBHS*. The purpose of the study was to determine whether those places warranted further recognition and protection, and if so, prepare citations for each property. The subject property was investigated as part of this work.

2.2.2 Findings

- [17] The FBAHPA explored the significance of the subject site and determined that collectively these properties were significant as:
- *Rare surviving examples of residential properties in the former Montague slum neighbourhood;*
 - *A representative example of early 20th century domestic architecture in a pared back form; and*
 - *Being of social significance because they provide a tangible link to the former Montague slums.*
- [18] These findings were deemed to satisfy HERCON Criteria A, E, F and G.
- [19] The study went on to recommend that the subject site be included in the Port Phillip Planning Scheme as part of Heritage Overlay H0442 Albert Park Residential Precinct and be given a Significant grading. Based on this recommendation, a statement of significance was produced for the subject site.

2.3 City of Port Phillip Heritage Review Version 18, 2016.

2.3.1 Purpose

- [20] Council adopted the Port Phillip Heritage Review in August 2000 as part of Planning Scheme Amendment C5. The review is extensive and builds on a number of previous studies undertaken by the former St Kilda, South Melbourne and Port Melbourne councils.¹ As a document it informs on all: adopted statement of significance; applied levels of significance; the thematic context, history, description, comparative analysis, assessment and recommendations.

2.3.2 Findings

- [21] Version 18 of the Port Philip Heritage Review appears to have been updated to include those proposed Heritage Overlays in readiness for the Gazettal of Amendment C117. This version therefore contains the proposed statement of significance for the subject site as tabled in the FBAHPA, which is reproduced below with those key points underlined:

What is Significant?

The shops at 159-63 Montague Street comprise three single storey and one two storey building with corrugated iron roof, in part opened out into a workshop.

How is it Significant?

The place is of historical, technical, social and aesthetic significance at the local level.

Why is it Significant?

The two shops and residences are of historical significance as rare surviving examples of residential properties in the former Montague slum neighbourhood, which otherwise had been almost entirely demolished and replaced with commercial and industrial buildings in the period 1930-1960. As such they reflect a now disappeared aspect of South Melbourne's history (Criterion A). The place is of aesthetic significance as a representative example of early 20th century domestic architecture at a pared back form demonstrating the economies of design applied to the cheaper parts of Melbourne, and as part of a relatively intact streetscape around the City road and Montague corner which also features the Nelson Hotel and several other early 20th century commercial premises in the existing HO442 (Criterion E and F) The buildings are also of social significance (Criterion G) as providing a tangible link to the former Montague slums, which are still recalled in the local area.

- [22] Version 18 also includes a Statement of Significance for the *Albert Park Residential Precinct* (HO442), however it is noted that this remains unchanged from the previous iteration of the study and has not been updated to reflect the new properties proposed for inclusion within its boundary. The Statement of Significance is as follows (key points underlined);

What is Significant?

The Albert Park Residential Precinct, nominally bounded by Kerferd Road, Beaconsfield Parade, Pickles Street, Nelson Road and Bridport Street, covers the most intact portion of an area that largely developed from the mid 1870s to the early 1890s.

Formerly occupied by low-lying land that was flood prone in parts and elsewhere occupied by a military battery, the area underwent little residential development until military presence with withdrawn and land reclamation commenced in the early 1880s. Today, it remains strongly characterised by late Victorian housing, which demonstrate a broad range of typologies: from the humblest single-fronted timber cottages through to larger villas in brick and timber, to grander double-storey brick terraces and townhouses.

¹ Direct quote from website: www.portphillip.vic.gov.au/heritage.htm

How is It Significant?

The precinct is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is It Significant?

Historically, the precinct is significant as an early, ambitious and notable attempt to encourage residential development beyond the boundaries of the Emerald Hill township of 1852. The gradual expansion to the south, southeast and southwest of the original settlement, over several successive phases, is significantly demonstrated by the building stock itself. The prominent streets closest to Emerald Hill and St Vincent Place (such as Nelson Road, Cardigan Place, Dundas Place and Park Street) remain strongly characterised by 1870s development, while the more intensive development of the 1880s Boom period is more evident in the smaller streets to the south and south-west. The subsequent infill of Edwardian housing, most notably apparent in the precinct's south-eastern corner (between Phillipson Street and Kerferd Road), demonstrates the last significant phase of residential settlement in the precinct, concentrated in its outermost edges.

The predominantly residential character is enhanced by a number of contemporaneous nonresidential buildings, such as churches, schools and shops, which provide evidence of the expansion of community facilities during the precinct's key phase period of development over the last three decades of the nineteenth century.

Aesthetically and architecturally, the precinct is significant for its fine collection of late Victorian dwellings. These demonstrate a range of typical housing types of the 1870s and '80s: modest singlestoreyed cottages in both timber and brick (mostly concentrated in the south-east and south of the precinct) as well as grander villas, double-storeyed terraces and townhouses (mostly concentrated in the east of the precinct). Although these exist both as cohesive strips (eg single rows of terraces or cottages) and as more heterogeneous streetscapes (with a mixture of dwelling types), they are nevertheless unified by their closely comparable dates and by their frequently consistent scale, form, materials and detailing. Considered collectively, the late nineteenth century housing in the Albert Park Residential Precinct represents one of the finest, more extensive and most varied collections of 1870s and 1880s dwellings in the City of Port Phillip.

2.4 Other Heritage Studies

[23] As part of the preparation of this Statement, the following documents were also reviewed:

2013 – Andrew Ward, *Port Phillip Heritage Review (Version 16, 2013)*

- Subject site not included in study area and not listed in individual building citations.

2011 – Andrew Ward, *Port Phillip Heritage Review (Version 15, 2011)*

- Subject site not included in study area and not listed in individual building citations.

2005 – Andrew Ward, *Port Phillip Heritage Review (Version 4, 2005)*

- Subject site is outside the study area.

1987 – Allom Lovell Sanderson *South Melbourne Urban Conservation Study Stage 1*

- Subject site is outside the conservation study area.

1987 – Allom Lovell Sanderson *South Melbourne Urban Conservation Study Stage 2*

- The subject site is listed as outside the conservation areas, but oddly given a grading.

1987 - Allom Lovell Sanderson *Urban Conservation in South Melbourne*

- Builds in the Allom Lovell Sanderson study, above, and indicates the sites are outside the study area and not individually considered.

1975 – Yuncken Freeman Architects Pty Ltd South Melbourne Conservation Study (June 2, 1975)

- Subject site outside the conservation study area and not reviewed.

[24] It is noted that the subject properties do not appear to be included or graded in any of these studies, with the exception of the *South Melbourne Urban Conservation Study, Part 2*, which is discussed below.

2.4.1 South Melbourne Urban Conservation Study, Stage 2 by Allom Lovell Sanderson 1987

[25] This study built on the preliminary survey undertaken in Stage 1 and provided recommendations for Heritage Overlay precincts for the whole City of South Melbourne. The survey provided gradings (A, B, C and no concern) for all properties identified. As a result of the study, all Grade A structures were nominated for inclusion into their relevant Statutory registers, however no Grade B or C structures were nominated for inclusion, and were simply included in a master list of properties contained within Volume 4 of the study.² Grade B properties were subsequently classified under into various typological groups, with definitions of each, common features and what features could be found on such buildings.

[26] Under the South Melbourne Urban Conservation Study, Stage 2 the gradings were defined as follows:

Grade A Places: Places that are of individual cultural significance within the locality, the State of Victoria, or Australia as a whole...

Grade B Places: Places that are integral to the cultural significance of the City of South Melbourne as a whole through their architectural integrity or historical associations... [Grade B buildings] forms a framework of substantially intact buildings, with sound architectural properties that have a strong bearing on maintain the historic character of the area.³

Grade C Places: Places that contribute to the architectural or historical character and cohesiveness of the City of South Melbourne. C Structures are, in the main, severely altered examples of typical building types.

[27] Under this study, the single storey properties at 157-161 Montague Street were noted as 'Former Shop' and given a Grade C and 163 Montague Street was noted as a 'Former Shop', and graded B under the *Shop 3 Classification*. The *Shop 3 Classification* is as follows:

Shop 3: c.1806s – 1890s

This typological group encompasses all mid and late Victorian buildings that have been identified as having originally been used as shops, that are clad in render. The group is a large one, having many examples. The detailing varies over the type, in generally the earlier buildings have less complex ornamentation than the later examples.

[28] It is noted that since the completion of this study, the subject site has undergone further alteration.

² Allom Lovell Sanderson, *South Melbourne Urban Conservation Study Stage 2*, Volume 1, p.3/7.

³ Allom Lovell Sanderson, *South Melbourne Urban Conservation Study Stage 2*, Volume 1, p.2/5.

Pawn Shop in 1915. The aforementioned studies make no further mention of the history of the subject site, and focuses instead on the history of the former Montague Slum.

- [33] Additional research conducted as part of this expert evidence has determined that the four properties were constructed c.1892⁴ and were known as 1, 3, 5 and 7 Montague Street. This is corroborated by the MMBW Detail Plan No.493, dated 1895 which clearly shows the buildings in place. Prior to the construction of the current buildings, the properties appear to have been in use as residences, with a renumbering occurring c.1880.⁵ By 1892, the subject properties are listed for the first time in the Sands & Mc Dougall Directories, with Nos. 1 & 5 listed as 'Vacant' and No. 7 listed as Miss Lippiatt, 'Dressmaker'. By 1893, Maurice Woulfe is listed at No.1 (now 163) and his occupation is listed as 'dy pro'. This changes rapidly and in 1894, No.1 is home to P Burchardt, 'Bootshop'. By 1895, Nos. 3-7 are listed as single residences and No.1 remains as a 'Bootshop' under a different occupant. This pattern continues until the turn of the century, when No.1 is in use as a Newsagent under Alexander Prentice.⁶ In 1903, the street numbering changes and the properties become known as 157, 159, 161 and 163 Montague Street.

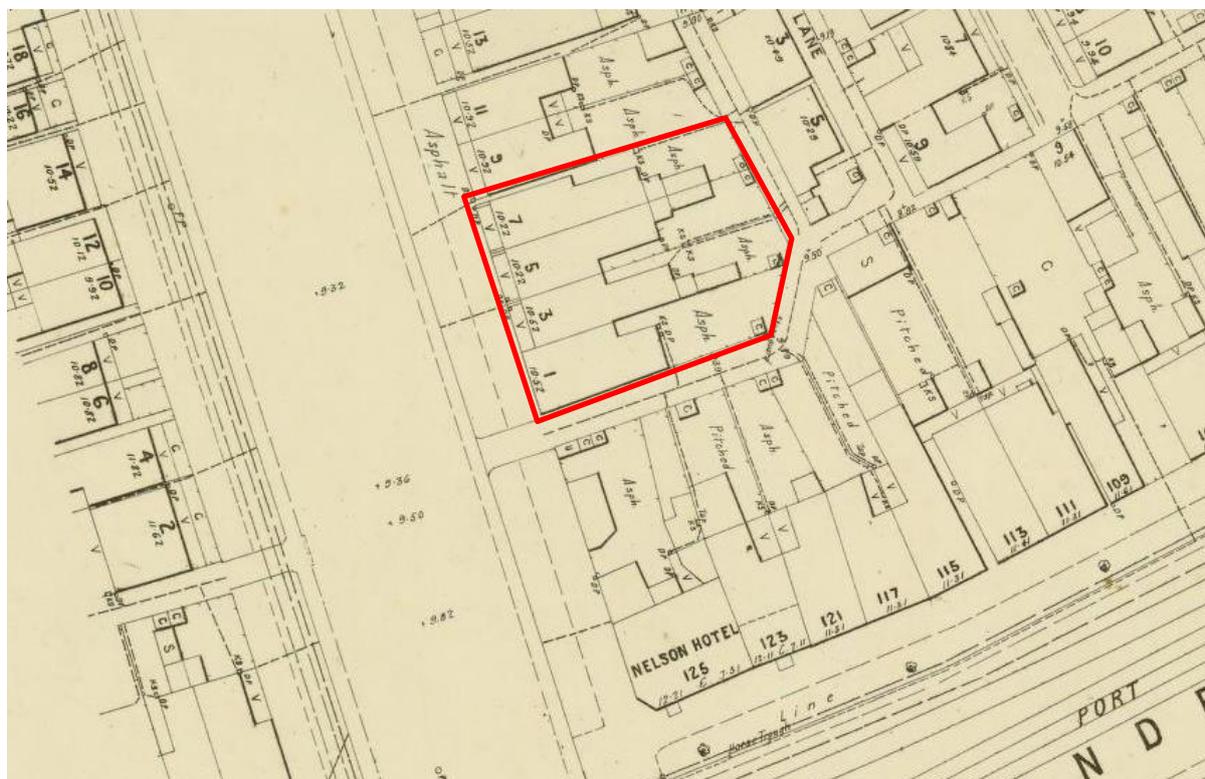


Figure 3: MMBW Detail Plan No.493, dated 1895. Subject site outlined in red. Note the clear distinction between No.1 and Nos.3-7 which feature verandahs in the title boundary of the property, and reflecting a residential use. Source: State Library of Victoria, Maps Collection.

- [34] Little change is recorded to have occurred in the following years and No.163 Montague Street is consistently recorded as a business premises (newsagent, confectioner, laundry) with residence until 1912 when H Rabinov is recorded to occupy the shop as a Pawnbroker has a second individual in residence until the 1920s.⁷
- [35] By 1921, the subject site becomes home to Zmood & Co.'s (General Drapers, Manufacturers and Importers) head office which is noted as occupying 157, 159, 161 and 163 Montague Street. This indicates that residents are no longer in occupation, and is potentially the time when the site became used as one commercial enterprise.⁸ By 1935, No.163 was in use as the Paramount Pram Factory with the remainder of addresses being used for various purposes into the 1940s.⁹

⁴ Sands & McDougall Commercial Directories, 1875-1920.

⁵ Sands & McDougall Commercial Directories, 1875-1920.

⁶ Sands & McDougall Commercial Directories, 1875-1920.

⁷ Sands & McDougall Commercial Directories, 1875-1920.

⁸ *The Catholic Press (Sydney)* 20 July 1922, p.5 and *The Daily Advertiser (Wagga Wagga)*, 27 July 1921, p.1

⁹ *The Age* 30 July 1935, p.6 and *The Record (Emerald Hill)* 17 March 1945, p.3.

3.2.2 Appearance

- [36] The site comprises a single storey, 3 bay commercial premises and a double storey shop with residence above.

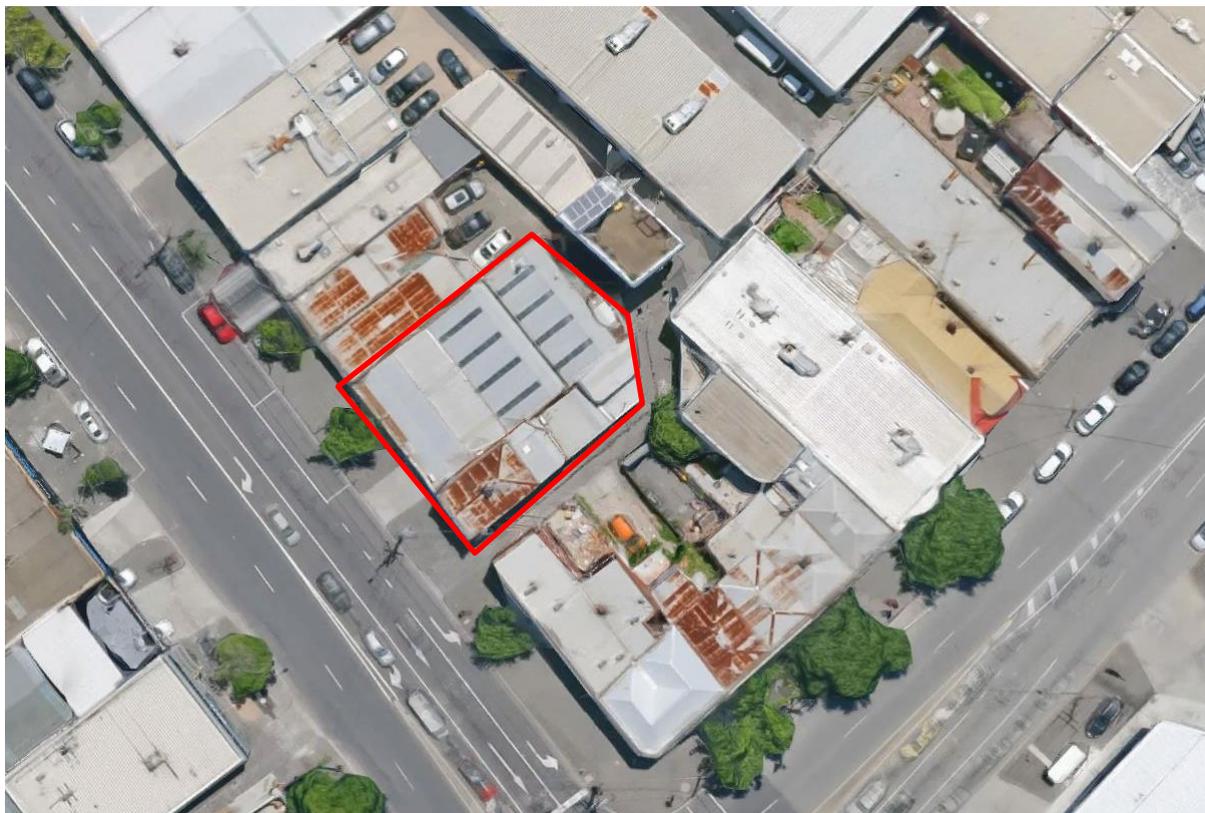


Figure 4: Subject site, indicated in red, as it is today. Note the clearly later roof form of numbers 157, 159 and 161 that indicates the original residential plan layout has been completely erased. Source: Google Earth, accessed August 2016.

- [37] The single storey section (Nos.157, 159 and 161 Montague Street) are rendered brick with a transverse gable roof clad in corrugated steel. The façade comprises three curved pediments that reflect an Interwar appearance and have little decorative detailing, which is limited to a decorative frieze and corbel brackets running across the buildings. Nos.157 and 159 feature modern plate glass shop fronts which extend almost to the pavement, with No.161 featuring a full length roller door providing access to the open warehouse building behind. The buildings appear to retain little original fabric and it is clear that considerable works have been undertaken across the site. There is no trace of the original 19th century residential plan form, including verandah, (see Figure 2, MMBW plan) and the façade now aligns with the street boundary removing any reference to original form. Given the frieze moulding runs across all four properties (including the double storey building) with matching corbel brackets and detailing, it is possible that this façade was completely rebuilt when the buildings transitioned into commercial use under the one company (Zmood & Co.) in the 1920s.
- [38] Today, the buildings bear little to no evidence of their use as 19th century residences and present as heavily altered, commercial premises reflecting their development over time.
- [39] The double storey building at No.163 is a rendered brick building with a corrugated steel roof, concealed from the street. An original chimney is visible. The building retains what appears to be its original upper storey decoration including decorative parapet, corbel brackets, hood mouldings and double hung sash windows. At ground floor level, an oversized modern plate glass shopfront has been installed and a new timber door inserted into what is possibly the original arch-head opening. Considerable alteration has also occurred to the rear of the site; however, the building does remain understandable as a typical 19th century shop/residence built form.
- [40] When looking more broadly at the Montague Street context, a prevailing character of single storey properties interspersed with double storey former shop/dwellings, or larger premises, emerges at street corners or

prominent intersections. Much of this character has been subsumed by later commercial and industrial development, however the low scale streetscape prevails and some remnant buildings survive.

- [41] This potentially indicates that the former Montague Slum area, bounded by City Road, Boundary Road, and the Port Melbourne and St Kilda Railway lines, warrants further study and investigation.

3.2.3 Analysis

- [42] The significance, as identified by the FBAHPA, is stated as;

- *Rare surviving examples of residential properties in the former Montague slum neighbourhood;*
- *A representative example of early 20th century domestic architecture in a pared back form; and*
- *Being of social significance because they provide a tangible link to the former Montague slums.*

- [43] The buildings at 157-161 Montague Street retain little fabric to indicate that they are rare surviving examples of residential properties in the former Montague Slum neighbourhood. The properties transitioned out of residential use in the 1920s, and it appears that this use was never reinstated. Today, they bear little resemblance to their former use and therefore make little contribution to the understanding of the former Montague Slum. In considering No.163 as a rare surviving example of a 19th century two storey shop/residence, this is not the case when the compared with the context of the municipality.

- [44] Architecturally, the buildings are noted representative examples of early 20th century domestic architecture, and as part of the relatively intact streetscape around the City Road and Montague Street corner. This is an incorrect statement, as the buildings were constructed in the late 19th century not the early 20th century. The FBAHPA, incorrectly dates the subject site to c.1900 however documentary evidence uncovered in the preparation of this statement places their construction prior to the turn of the century, c.1892. Therefore, the subject site cannot be said to be early 20th century domestic architecture, and cannot be considered representative examples of the type.

- [45] Further, the subject site cannot be said to be 'relatively intact' as a group, with considerable alteration being undertaken impacting on their integrity. This is particularly evident in the loss of the verandah, former side walls, and relocation of the street façade as demonstrated at Nos. 159-161. The building at No.163 is the only property that retains some integrity but presents as a typical late 19th century shop/residence rather than a representative example as identified above.

- [46] Finally, the FBAHPA purports that the buildings provide a tangible link to the former Montague Slum, but offers no explanation or justification for this statement and it is far from clear how the subject properties may be said to provide such a link.

3.3 Analysis of supporting documentation

- [47] What is missing in all documents forming part of the exhibited material, is why exactly these properties should be included in HO442, *Albert Park Residential Precinct* and a rigorous analysis as to why, if included, they warrant a *Significant* grading. Given this, and given the previous identification of the buildings outside the HO boundary, it begs the question as to whether the properties should be included in this Heritage Overlay at all, much less warranting a *Significant* grading within this precinct.

- [48] As demonstrated by the Statement of Significance, the *Albert Park Residential Precinct* is noted for its fine, late Victorian dwellings and contemporaneous non-residential buildings.

- [49] The subject site does not reflect any of these values. There is little mention of former Slum neighbourhoods in the expanded citation for the Precinct, which places greater emphasis on the residential development of the area in relation to the 1870s development and 1880s Boom period. The subject properties, constructed c.1892, just fit in the stipulated period of significance identified as being from the mid 1870s to the early 1890s. In terms of built form, the precinct is noted for its broad range of late Victorian housing typologies and the precinct is considered collectively as one of the finest, more extensive and most varied collections of 1870s and 1880s dwellings within the City of Port Phillip. These statements bear little to no resemblance to the buildings on the subject site. The

buildings have been substantially altered and retain limited original fabric; they fall outside the key dates established in the citation; and are not considered fine examples of their respective building types.

- [50] The subject buildings appear to have gone from being mentioned in one earlier Heritage Study, to *Significant* graded buildings within an established HO area. Part of any analysis of a *Significant* graded building must consider not only its importance under the HERCON criteria but must also consider the intactness and integrity of the heritage place and a robust comparative analysis should also be included. As directed by the Practice Note *Applying the Heritage Overlay* (2012) comparison should be drawn from similar places within the study area, including those previously included in the Heritage Overlay to establish a threshold for significance. This has not been done.
- [51] In terms of intactness and integrity, the properties have undergone substantial alteration and do not readily contribute to the identified characteristics of the *Albert Park Residential Precinct* (HO442) and no longer assist in the understanding of the former Montague Slum area. On this basis, the level of integrity that remains does not warrant a *Significant* grading being applied to the site.
- [52] The comparative analysis in the Biosis report is extremely brief. It only identifies the subject properties, plus those at 496-498 and 506 City Road as being the largest relatively intact group of former Montague neighbourhood commercial and residential properties. It offers no comparable areas or discussion of comparable areas, and does not attempt to respond to other *Significant* buildings included in the *Albert Park Residential Precinct* as comparative examples.

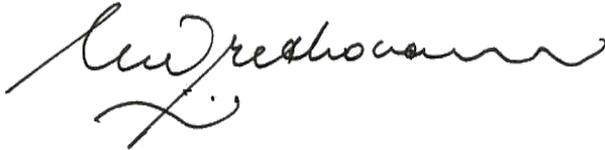
3.4 Concluding Statement

- [53] The omission of the subject properties from HO442 and Heritage Overlay controls will have no effect on the stated significance of the *Albert Park Residential Precinct* (HO442).
- [54] The FBAHPA report by Biosis is inaccurate in its findings to grade the subject site as *Significant* due to its lack of architectural merit, integrity and intactness. Further it is inaccurate in its findings to include the site in the *Albert Park Residential Precinct* (HO442), as it bears little relationship with the established significance of the Precinct. I also believe the accompanying statement of significance for the site is factually incorrect, as discussed above.
- [55] It seems clear that Montague Street, and the area identified as the 'Montague Area' by the Citation, could form a study area that considers it as a potential heritage overlay. What is evident in the proposed amendment is the subject site has been essentially tacked on to the edge of another precinct that has little relationship to the key characteristics identified on the subject site. Having said that and in reflecting on the discussions above, there may be scope for further study into the context of the Montague Street neighbourhood, but in such case the subject site would be unlikely to progress beyond a *Contributory* grading, if at all, due to their lack of architectural merit, intactness and integrity. This would reflect the findings of the only other study that mentions the subject site, the *South Melbourne Urban Conservation Study, Stage 2, 1987*. Any future study would however require further in depth analysis of the subject site and its history within the context of the Montague Area.

4. Declaration

DECLARATION

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

A handwritten signature in black ink, appearing to read 'Bruce Trethowan', with a stylized flourish underneath.

Bruce Trethowan B.Arch FAIA
05 August 2016

5. Appendices

5.1 Appendix A

BRUCE TRETOWAN B.Arch FAIA Curriculum Vitae

EDUCATION

Bachelor of Architecture, University of Melbourne, 1975

Advanced Management Programme, University of Melbourne, Graduate School of Business, 1990.

MEMBERSHIP

Fellow, Australian Institute of Architects

REGISTRATION

Registered Architect, Architects Registration Board of Victoria

POSITION

Director	Trethowan Architecture and Interior Design
Director	Robert Peck von Hartel Trethowan, 1980-2001
Councillor	National Trust of Australia (Victoria), 1985-1989
Chairman	Como House Management Advisory Committee, 1985-
Deputy Member	Historic Buildings Council, 1985-1989
Member	Official Establishments Trust, 1996-2005
Vice President	Villa Alba Museum Inc, 1997-2005
Member	Australiana Fund, 1997-
Councillor	Melbourne Girls Grammar School, 2001- 2005
Member	Soirees Musicales Chamber Music Society, 2000-

AWARDS & PRIZES

While studying for a Degree in Architecture at the University of Melbourne, Bruce won the Nell Norris Award for three consecutive years from 1970, and in 1975 won both the First Prize in the Matthew Flinders Measured Drawing Competition and the James Hardie Prize for the best final year student.

Bruce Trethowan was part of the project team that won first prize in a limited competition for the design of No 1 Collins Street, which was also to win both the Cement and Concrete Association Award and the Royal Australian Institute of Architects, Victorian Chapter Merit Award for Commercial Buildings on its completion.

In 1986 Bruce received the inaugural Australian Heritage Award for the restoration of No 1 Collins Street and the Olderfleet Buildings, Melbourne.

In 1990 the practice was awarded an Honourable mention in the Medium Density Housing Competition for Southbank, Melbourne. In 1997 the practice was awarded the RAIA Conservation Merit Award for the restoration and refurbishment of the Regent Theatre, Melbourne. In 2002 the works at the former Royal Mint were awarded the MBA Excellence Award in the refurbishment category.

EXPERIENCE

In 1979, following an extensive period of work for the London practice of Michael Haskoll & Associates, combined with travel throughout Europe, particularly to investigate European architecture as the heritage of much of Australia's early development, Bruce joined Yuncken Freeman in Melbourne as an architect. At the same time, he took on a part-time position as Lecturer and Tutor in History at the Department of Architecture at the University of Melbourne.

In 1980, Bruce was a founding Director in the firm Robert Peck & Co. (In November 1988, the practice was renamed as Robert Peck von Hartel Trethowan reflecting the contribution of Bruce's achievements in architectural design and historic conservation). Since that time, he has been involved in a vast number of commercial, residential and institutional building projects. He has at all times maintained and applied the firm's high design standards. These standards have enabled the firm to be recognised not only for its building design ability but also for its skill in the urban context both in the retention and identification of significant buildings and in the overall planning context of new building in environmentally sensitive areas. In this capacity, the firm is often called upon to prepare urban design guidelines for critical building sites in Central Melbourne and the surrounding inner suburbs.

In 2001, Bruce retired from Robert Peck von Hartel Trethowan and established a practice of his own. The office deals in a variety of projects ranging in type from residential to commercial and institutional uses. The practice is known for its experience and expertise in conservation related projects.

Since 1980 Bruce has been involved in the design and documentation of a number of major restoration and refurbishment projects in Melbourne. Details of these projects are set out below. Many of the buildings described below are included on the State's Register of Historic Buildings.

Melbourne Convention Centre and Melbourne Maritime Museum

Charles Grimes Bridges. The project involves the restoration of the series of existing Cargo Sheds along the Yarra River and the renovation and refit of the sheds. The firm is acting as Heritage Architect to the Plenary Multiplex Group in relation to the redevelopment of the Southbank precinct between the Spencer Street and Melbourne Maritime Museum including a new museum building, conservation works to the Duke and Orr's Dry Dock and a new glass enclosure for the historic pump house associated with the dry dock's operation.

Project Value \$6 million

Parliament House, Melbourne

Preparation of design proposals for the completion of Melbourne's grandest public building with a series of additions which incorporate member's offices and facilities including refreshment room, library and underground carparking.

Project Value: \$80 million.

Former Royal Mint Building, William Street, Melbourne

Refurbishment of the interior of the historic Mint building including the conversion of upper floors to office use and the installation of a passenger lift, new toilets and facilities for the disabled and new services including information technology, electrical and air conditioning

Project Value: \$10 million.

Victoria Golf Club

Master plan for the Victoria Golf Club reviewing the existing facilities of the property and its immediate environment along with strategic objectives and vision statement. Refurbishment and additions to the Clubhouse including new member's facilities, Pro Shop and storage and new casual and outdoor dining area.

Project Value \$3.5 million

The Royce Hotel on St Kilda Road, 379 St Kilda Road, Melbourne

Construction of 72 room boutique hotel and restoration of the Historic Kellow Falkiner Showroom. The complex includes the *Dish* restaurant, *The Amberoom* bar and nightclub and a series of function rooms. The works included the restoration of terracotta faience panels to the external elevations and reinstatement of the interior based on its original appearance.

Project Value \$15 million.

Regent Theatre, Collins Street, Melbourne.

Restoration and refurbishment of this historic picture palace as a multi-purpose auditorium incorporating back of house facilities to enable the staging of large stage productions. The former Plaza Cinema was converted to a ballroom. The upper floors were converted for use as entertainment areas and offices.

Project Value \$32 million.

Albermarle, 86-92 Wellington Parade, East Melbourne

Reinstatement to residential use of a former Victorian residence including the construction of extensive new garage carparking, studio apartment and basement cellar. Works include the refurbishment of the interior and the installation of contemporary joinery and fittings along with the restoration and reinstatement of original finishes.

Project Value \$2 million.

Austral Buildings, 115 Collins Street, Melbourne

Restoration and refurbishment into offices and shops of an historically listed building including the retention of a series of artist studios located in the attic.

\$3 million.

86-88 Collins Street, Melbourne

Restoration of a pair of listed Victorian terraces and conversion into shops and offices.

Project value; \$1 million.

Former Carlton Court House, 345-349 Drummond Street, Carlton

Restoration and refurbishment of the former court house for use as a live theatre venue. Over the years the building was becoming run down and required substantial repair and restoration works including tuck pointing of the external brickwork, restoration of the external stonework, internal repainting and new wiring, toilets and kitchen facilities were required to bring the building up to an acceptable standard for leasing.

Project Value \$0.5 million.

Former Beaufort Court House, Livingstone Street, Beaufort

Restoration and refurbishment as a venue for the Beaufort Historical Society office and exhibition area. Works include restoration of internal plasterwork and retention of the original internal colour scheme, new wiring and conversion or derelict offices for use as addition study/storage area.

Project value; \$0.2 million.

Trades Hall and Literary Institute, 54 Victoria Street, Carlton South

Restoration works to the building, designs to provide disabled access and additional area for leasing to tenants and conference facilities.

Former Commercial Bank of Australia Banking Chamber 333 Collins Street, Melbourne

Retention and restoration of the former Banking Chamber and vestibule of the Commercial Bank of Australia including the preparation of Conservation Management Plan. These spaces were incorporated into the 333 Collins Street office project.

61 Spring Street and 5, 7 & 9 Collins Street, Melbourne

Relocation and restoration of this series of historic buildings at the intersection of Spring and Collins Street. As part of the works to 61 Spring Street, the interiors was restored and furnished as described in early inventories of the house.

The Olderfleet, Record Chambers and former South Australian Insurance Building

Retention and restoration of the facades of one of Australia's distinctive nineteenth century streetscapes.

CONSERVATION STUDIES
& CONSERVATION
MANAGEMENT PLANS

Melbourne General Cemetery, South Western Section, College Crescent, Parkville

Albermarle, 86-92 Wellington Parade, East Melbourne

Government House, Melbourne

Carlton Court House, Drummond Street, Carlton

Former Warehouse Complex, Sussex Street, Sydney

Beaufort Court House

Avoca Court House

Residence, 5 Towers Road, Toorak

Residence, 31 Mitford Street, St Kilda

Ashby Presbytery, Malone Street, West Geelong

City of St Kilda, Twentieth Century Study

Footscray Fire Station, Ascot Vale Fire Station

The former Commercial Bank of Australia Banking Chamber, 333 Collins Street, Melbourne

Brunswick Town Hall and Municipal Offices

*The Olderfleet, Record Chambers and South Australian Insurance Building,
477 Collins Street, Melbourne*

'Summerhill' Homestead, Craigieburn

61 Spring Street, 5, 7 & 9 Collins Street, Melbourne

APA Building, Elizabeth Street, Melbourne

Williamstown Post Office

Portland Conservation Study

Banks In Victoria 1851-1939

Beechworth Historical Reconstruction

Public Works Department 1851-1900