

PLANNING PANELS VICTORIA
Port Phillip Planning Scheme Amendment C161port
Heritage Overlay HO5

Subject Site:
Nos. 5 and 9 Havelock Street
St Kilda

Expert Heritage Evidence

Prepared for

Meydan

By

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January, 2021

Nos. 5 and 9 Havelock Street, St Kilda

1.0 Introduction

1. I have been instructed by Rigby Cooke, on behalf of Meydan, to prepare expert heritage evidence which addresses the proposed change to the grading of No. 5 Havelock Street, St Kilda as a consequence of Amendment C161port and the existing grading of No. 9 Havelock Street, St Kilda. In response to the Amendment, Meydan submitted, *inter alia*, that both places should be removed from the Heritage Overlay i.e. HO5 the St Kilda Hill Precinct, St Kilda. In "Section 3 – Submissions raising objections and requesting changes – submissions all proposed to be included in C161port – Part 2" of Council's Summary of Submissions and Recommended Responses (pp. 70 – 71) Council's response to Meydan is *viz.*:

Strategic importance of site

Noted. Council officers have previously engaged in conversations with Meydan Group about the potential to redevelop the Cosmopolitan Hotel at this site within the existing planning controls and have provided without prejudice comments on noncompliant proposals. In line with previous advice provided to the Meydan Group, a review of the planning controls and potential contribution of this site to the St Kilda Activity Centre (noting the site is located at the edge of the Acland Street retail strip and is within the General Residential Zone) is outside the scope of this amendment and would be more appropriately explored as part of the development of the St Kilda Activity Centre structure plan. It is recommended that Meydan Group be consulted through the structure planning process to explore opportunities for this site.

Regrading of 3 Havelock Street

Agreed that 3 Havelock Street is a car park. Council officers recommend Amendment C161port be amended to include a further correction of the heritage grading of 3 Havelock Street from 'Significant' to 'Non-contributory'.

Removal of 5 and 9 Havelock Street from Heritage Overlay

Amendment C161port has been prepared to make technical corrections and updates, including a series of heritage updates to controls in the Port Phillip Planning Scheme.

The current grading of 5 Havelock Street as a 'Contributory' heritage place has been identified as an anomaly, having regard to an assessment of its intactness and integrity compared to other similar properties within the precinct as outlined in the Port Phillip Heritage Review Update, the strategic document underpinning this change. On that basis, a 'Significant' heritage place grading is considered appropriate and recommended to be applied through the amendment.

9 Havelock Street is not proposed to be affected by this amendment, and the changes requested by the submitter are considered to be outside the scope of this amendment.

It is acknowledged that there is a degree of fragmentation along Havelock Street and officers consider that a review of the significance of these places and contribution to the precinct would be more appropriately considered as part of a strategic review of the Heritage Overlay 5 precinct. This is scheduled for a subsequent year under Council's Heritage Program.

Recommended position / changes:

Amendment C161port be amended to include a further correction to amend the heritage grading of 3 Havelock Street from 'Significant' to 'NonContributory' inside H05.

2. Presently No. 5 Havelock Street is graded as Contributory and is proposed to be graded "Significant". No. 9 Havelock Street is graded Contributory and no change is proposed at this time.
3. The City of Port Phillip commissioned a *Port Phillip Heritage Review Update*, prepared by David Helms Heritage Planning in February 2019, and which recommended the proposed changes.



Figure 1 Location map.

Source: Melways.

1.1 Reference Materials

4. Other than as referenced below, I have read:

Planning Panels Victoria. *Guide to Expert Evidence*.

Port Phillip Heritage Review. Volume 1. C161port – Part 1 Adoption version [of Version 32, July 2020] September, 2020.

Amendment C181port. Exhibited documentation.

Sands and McDougall. *Directories*. 1875 – 1898.

1.2 Constraints

5. Research has been undertaken at the State Library of Victoria but in circumstances where visits and visitors are limited due to the COVID 19 pandemic. This research was principally related to the Sands and McDougall. *Directories*.
6. Access to other sources such as maps was not possible by the date on which evidence is due to be served. Similarly the St Kilda Rate Books could not be accessed. They are not held at the St Kilda Library and the Port Phillip Heritage Centre is closed and as of 14 January there is no date proposed for re-opening. While St Kilda Rate Book information has

been put into the Ancestry Database, searches are by name not address and there is no information regarding rates and dates of entries which would shed light on the date of construction of buildings. While the Rate Books are at the Public Record Office access is severely limited in terms of timed sessions and number of persons allowed to be in the reading room. However, a session has been booked for 18 January. Appropriate repositories at the University of Melbourne remain closed.

7. Last but not least a significant Internet failure limited on-line research.
8. Research will continue at the above repositories and the results will be submitted by way of an addendum to my evidence. It is not expected that any results will change my opinions.

1.3 Site Inspection and Location

9. I have undertaken an inspection of the site from the street on two occasions. I have also undertake a drive-by survey of HO5 the St Kilda Hill Precinct.



Figure 2 No. 5 Havelock Street, St Kilda.

1.2 Qualifications and Expertise

10. I am a director and principal of Anthemion Consultancies and am also an architectural historian, an interior designer and a heritage consultant. I was a graduate architect member of the Royal Australian Institute of Architects, was a Deputy Chair of the Institute's (Victorian Chapter) Heritage Committee and a member of the AIA Awards Jury in the Conservation Section for the years 2000-01. I was at Lovell Chen, architects and heritage consultants for approximately 18 years and most of that time as an associate director. Within that practice and presently my responsibilities include the co-ordination and preparation of conservation management plans, heritage assessments, preparation of expert evidence, development of site interpretation and the restoration of historic interiors.
11. I am also a Past President of Australia ICOMOS (International Council on Monuments and Sites), and presently the Secretary and the Treasurer, of the ICOMOS International

Scientific Committee on Risk Preparedness (ICORP); past Secretary-General of the ICOMOS Scientific Council; inaugural convenor of Blue Shield Australia and past member of the Board, and past Board member of Blue Shield (The Hague) and current Board member and immediate past Secretary of AusHeritage. I completed my term as a member of the Local Government Specialist Committee which is a committee of the Victorian Heritage Council. In the past I was a long-standing councillor of the National Trust of Australia (Victoria).

12. I have been a heritage adviser in Monash and Bayside and am presently a member of the Yarra Heritage Panel. I have provided expert witness statements on similar matters on numerous occasions at Heritage Victoria, VCAT, the Building Appeals Board, Planning Panels Victoria and other similar fora on behalf of councils, objectors and developers. My *Curriculum vitae* is appended.

1.3 Summary of Opinions

13. In my opinion the grading of No. 5 Havelock Street, St Kilda should not be changed from Contributory to Significant. There is no information in the *Port Phillip Heritage Review* Version 32 which would provide a basis for the place to be Significant and no information has been advanced in Amendment C161port.
14. There is nothing in *the Port Phillip Heritage Review* Version 32 Environmental History or the precinct citation which comments on the importance or otherwise of timber dwellings, or indeed even mentions them; there is no mention in the existing precinct citation of the flat area and the working classes, and therefore any attributed importance to them, as compared with the wealthy citizens on the hill; and no augmentations have been proposed in Amendment C161port.
15. Despite the methodological statement in the *Port Phillip Heritage Review Update Final report* that any review of the heritage grading of a place will "have regard to the definitions of Significant, Contributory and Non Contributory in the Port Phillip Local Heritage Policy, Clause 22.04", in my opinion the definitions have not been applied appropriately. It is evident that the subject site accords with the definition of a Contributory heritage place and not a Significant heritage place. It appears that reliance has been placed on the integrity and intactness of the place rather than an appropriate assessment against the actual definition.
16. Council has acknowledged that a review of the significance of places and contribution to the precinct (St Kilda Hill) would be more appropriately considered as part of a strategic review of the Heritage Overlay 5 precinct and I agree that with this. Any consideration of any change of grading to No. 5 Havelock Street should be deferred until such work can be undertaken.



Figure 4 The existing Port Phillip Heritage Policy Map. (Amendment C142port - Gazetted Version). Places marked in red are significant and those marked in green are Contributory. Insofar as Havelock Street, St Kilda, is concerned, this map is the same as Amendment C1616port (Part 1) to the Port Phillip Planning Scheme. Proposed changes to the City of Port Phillip Heritage Policy Map (Incorporated Document) which has been exhibited as part of the Amendment.



Figure 5 Partial Port Phillip Heritage Policy Map showing the proposed changes to gradings (hatched) as a consequence of Amendment C161port.

2.0 My Response to the Proposed Change of Grading

2.1 **Port Phillip Heritage Review. Volume 1. C161port – Part 1 Adoption Version [of Version 32, July 2020] September, 2020.**

17. Insofar as No. 5 Havelock Street is concerned, the proposed changes to Version 32 of the *Port Phillip Heritage Review* include an updated list of the heritage studies undertaken since the original *Port Phillip Heritage Review 2000*. This list includes David Helms Heritage Planning. *Port Phillip Heritage Review Update (2019)*. No changes to the precinct citation are proposed and hence Version 32 of the *Port Phillip Heritage Review* is quoted below.

18. The Description section of the precinct citation states *inter alia*, viz.:

6.9.1 Description

This Area is bounded by Fitzroy Street to the north, Barkly Street to the east, Carlisle Street to the south and Port Phillip Bay to the west. These streets and the shoreline surround the area identified since the 1840's as St. Kilda Hill.

...

The Hill itself is occupied by highly distinguished residential developments representative of the major periods in the history of the Area. Amongst the earliest surviving houses is the architect, Samuel Jackson's "Wattle House" (1840's) in the Cottage Orne [sic. i.e. Orné] tradition of the mid Victorian gentry and "Eden Terrace" (1858) in Dalgety Street.

Other mid Victorian terraces in this remarkable street are at 5-7, 9- 13 and 15-17. "Marion Terrace" (1883), though slightly later and obviously so, is nearby in Burnett Street along with 6-8 (1866), the detached villa at no.7 (pre 1855), no.12, 30 and 34 "St. Leonards". Other Victorian period villas include "Oberwyl" (1856), borrowing stylistically from Regency precedents in the mother country and "Berkeley Court" (1882), both of which uphold the hill's reputation as a location for Melbourne's gentry from the commencement of settlement. So too do the churches. There is Christ Church (1854, 1874, 1881) built from Point King Sorrento sandstone, on Church Square, and the associated hall and parsonage. On top of the hill, in Barkly Street, the Presbyterian Church (1885) in bluestone and freestone is a dominant element whilst the manse, originally "Stanthorpe" of c.1875, is of equivalent architectural status, though unlike the Gothic Revival church, in the Classical tradition. It is a large building placed in spacious grounds with a central pediment supported on Ionic columns and having flanking verandahs terminated by rusticated wing walls. The Sacred Heart Cathedral (1884) complex on Grey Street includes one of the City's finest Italian Renaissance churches. These streets, which speak so eloquently of the past century, are by no means unique on the hill, Grey Street, Acland Street and Princes Street being highly comparable.

As the elevation drops, so too does the great age and aesthetic quality of the building stock. In Clyde Street, there are examples of the ubiquitous single storeyed late Victorian terrace, such as "Wawn Terrace", 34-46 and 53-57. There are similar buildings in Jackson Street. Evidence, though, of the Area's capacity to retain its prestigious position on Melbourne's social scale is given by the Federation period houses and later apartments. The house at no.27 Gurner Street is a remarkable essay in the Arts and Crafts tradition, as are other houses in the same street. On Eildon Road, there are some exemplary inter war apartments and villas including nos.7-9 in the English Domestic Revival mode, no. 11 (Mediterranean), no 28 (Spanish Mission), and no. 39 (French Provincial?) whilst "Biltmore" at no.36 may well be earlier. [Emphasis added.]

6.9.4 Statement of Significance

The St. Kilda Hill area encompasses the Port Phillip Bay shoreline and is further defined by Fitzroy Street, Barkly Street and Carlisle Street. It has historical importance (Criterion A) as a seaside resort for the metropolis and location for marine villas since the commencement of settlement during the 1840's. This importance is demonstrated primarily by the privately owned building stock of houses, hotels and apartments but also by places of entertainment and other recreational facilities. Government and to a lesser extent privately funded infrastructure such as transport facilities, schools and churches also make a crucial contribution to the interpretation of life on St. Kilda Hill at various times in its history. The long history of the place has combined with its role as a resort to impart a diverse architectural character to the area that reflects its

socioeconomic profile and is highly valued by the community (Criterion G). Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C). It also includes unusual street layouts, with Alfred Square and Church Square demonstrating past planning practices. [Emphasis added.]

19. The St Kilda hill is historically primarily noted, *inter alia*, for its early development by Melbourne's wealthy citizens and in this regard might be compared with say Kew or Malvern and insofar as large mansions in expansive grounds are concerned, Toorak. Other than for noting that "As the elevation drops, so too does the great age and aesthetic quality of the building stock", implying simpler and less costly buildings, there is no mention in the citation of timber buildings or modest cottages. It is therefore difficult to understand precisely where these buildings might fit within the corpus of the precinct and therefore what an appropriate grading might be. Moreover given that "Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C)".

20. First, the timber dwellings were not those inhabited by the wealthy, rather they were workers' cottages or perhaps some were inhabited by the lower middle class. In 1883-1884, the Sands and MacDougal *Directory* lists "Landehre bros, wood and coal depot" in Havelock Street which indicates its lower status compared with on the hill. The Environmental History in the *Port Phillip Heritage Review* states, *inter alia*, viz.

The division between rich and poor was equally clear in St. Kilda for whilst the wealthy occupied the higher ground at St. Kilda hill, the poorer residents occupied timber cottages on the lower ground of the Balaclava flats. They included servants to the wealthier residents and workers employed in local businesses.¹

21. There is no mention of Havelock Street in the precinct description and the only mention of timber in the precinct is in relation to prefabricated wooden dwellings which are quite different.

22. Secondly, it is understood that the lower part of the precinct where some timber dwellings remain today was swampy and therefore developed later. While the hill developed from the 1840s, evidently the development of Havelock Street "was finally underway" as shown on the Vardy Plan of 1873². This is the only mention of Havelock Street in the citation. In the St Kilda Council's report for the year 1881, it is stated that "Great improvement has taken place between Melbourne and Punt Roads. Several houses have been, and others are about to be, constructed in this locality, rendering it necessary for the council to expend considerable amounts on sanitary works." ..."Bridges, like roads, were worn out, and the bridges over the main drain of St Kilda required to be renewed. The bridge at Acland Street was replaced, and a new bridge was erected over the drain at Carlisle Street. Four years later, September 30, 1885, the Council's report was singing the song of progress".³ The MMBW Plans show further development in 1896, including that No. 5 Havelock Street had been built.

¹ *Port Phillip Heritage Review*. Version 32. July, 2020. Vol. 1, Ch. 5, p. 32.

² Vardy Plan in the *Port Phillip Heritage Review*. Version 32. July, 2020. Vol. 1, p. 107, 110.

³ Cooper, John Butler. *The History of St Kilda: from its first Settlement to a City and after, 1840 to 1930*. Melbourne, Printers Proprietary Limited, 1931. p. *

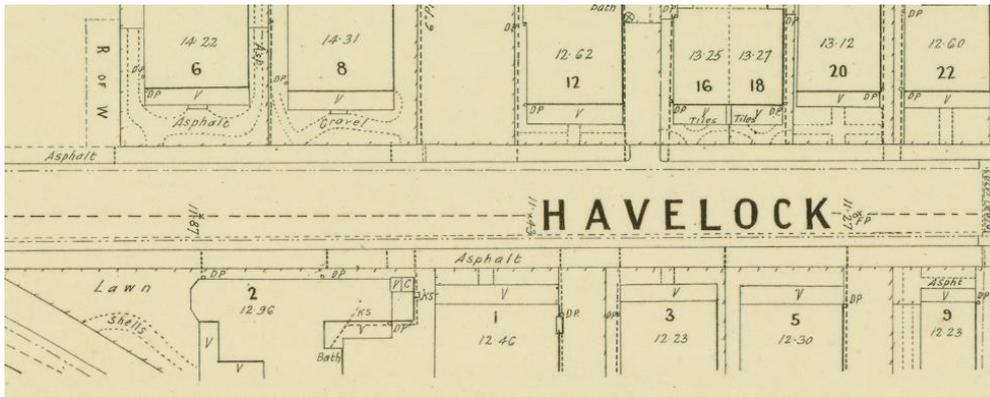


Figure 6 MMBW Detail Plan No. 1369. 1897. Scale 40 feet:1 inch (1:480).

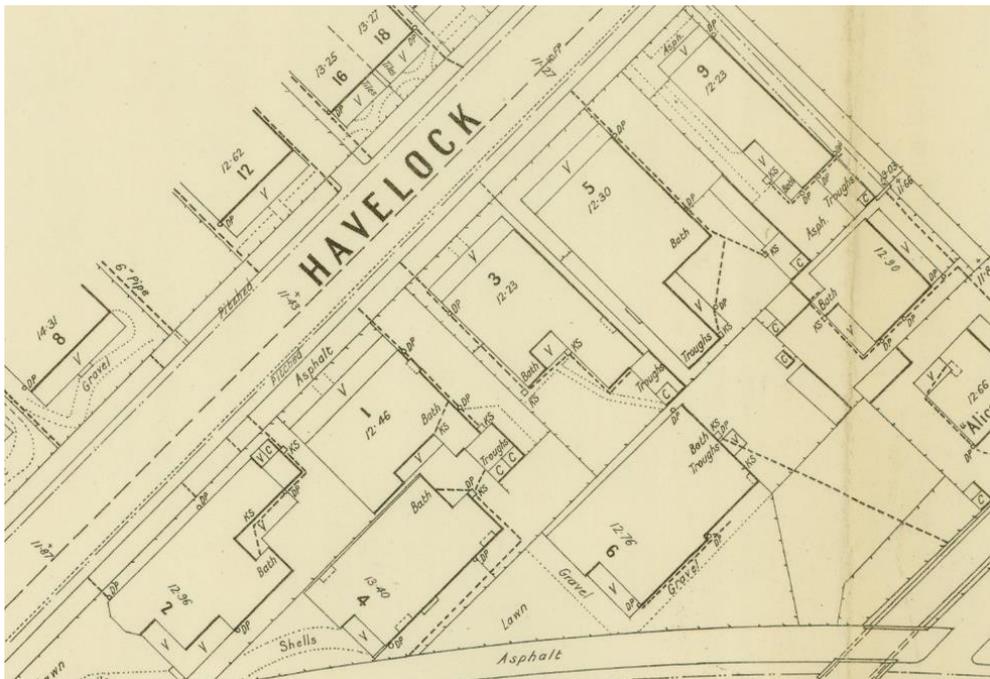


Figure 7 MMBW Detail Plan No. 1375. 1897. Scale 40 feet:1 inch (1:480).

23. Secondly, No. 5 Havelock Street could not be considered to be an important example of a dwelling of its era and type. In fact it is a typical example of a double-fronted timber cottage of which there are numerous examples throughout Melbourne's nineteenth century suburbs which were not affected by the *Melbourne Building Act* (1850) and where timber construction was permitted.⁴
24. Thirdly, in the nineteenth century it was common for prospective house purchasers to buy land and then choose a standard house design which had an established cost. The Sands and MacDougal Directories, and indeed the daily newspapers, have numerous advertisements for building societies and the 1885 Directory contains a multi-page advertisement for the Universal Permanent Building and Investment Society which also contains a set of drawings, prepared by notable Melbourne architect Nathaniel Billing, for dwellings of various prices. No. 5 Havelock Street approximates two of the designs below.

⁴ Part of St Kilda was part of the City of Melbourne, early on.

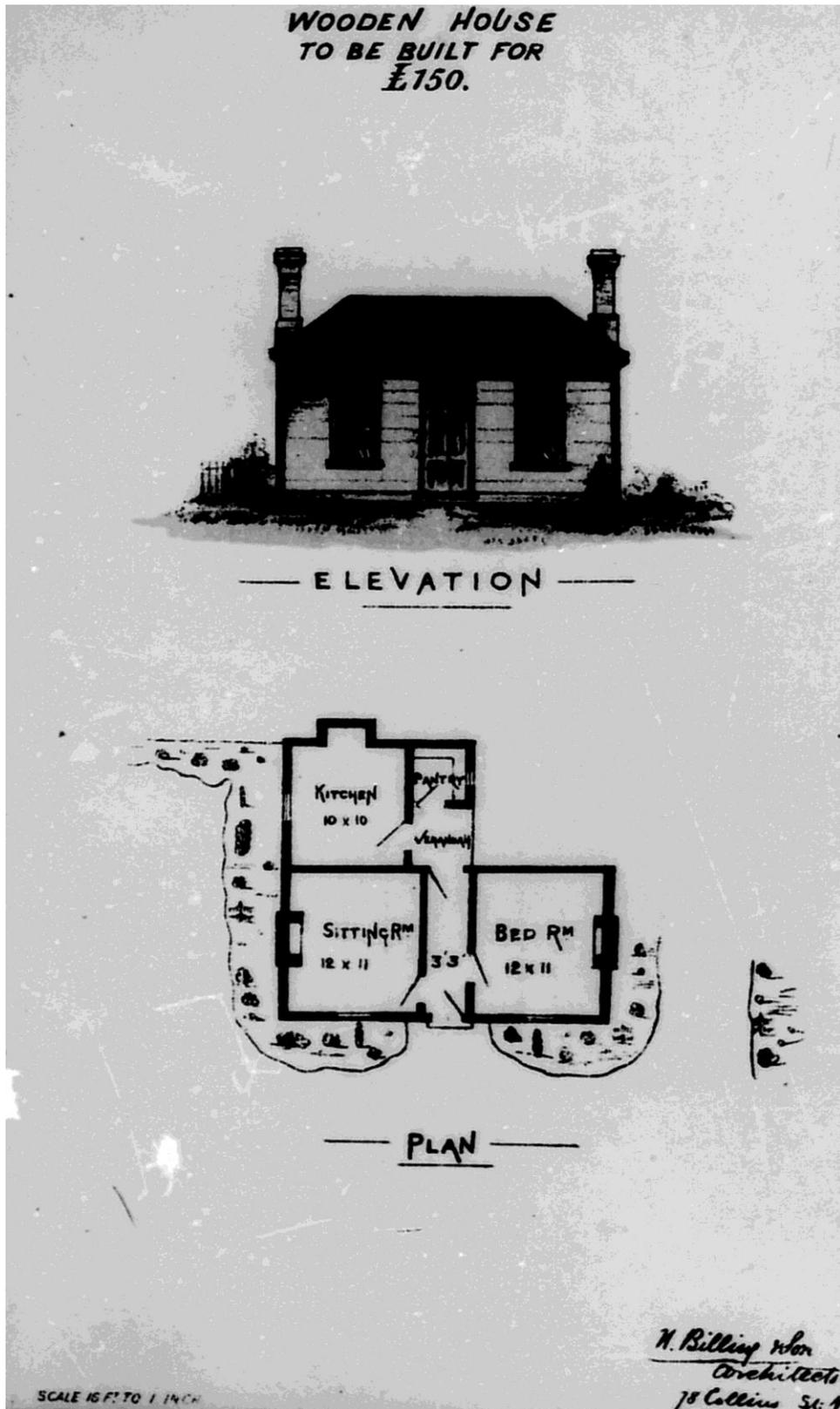


Figure 8 Design by Nathaniel Billing for a timber cottage costing £150.

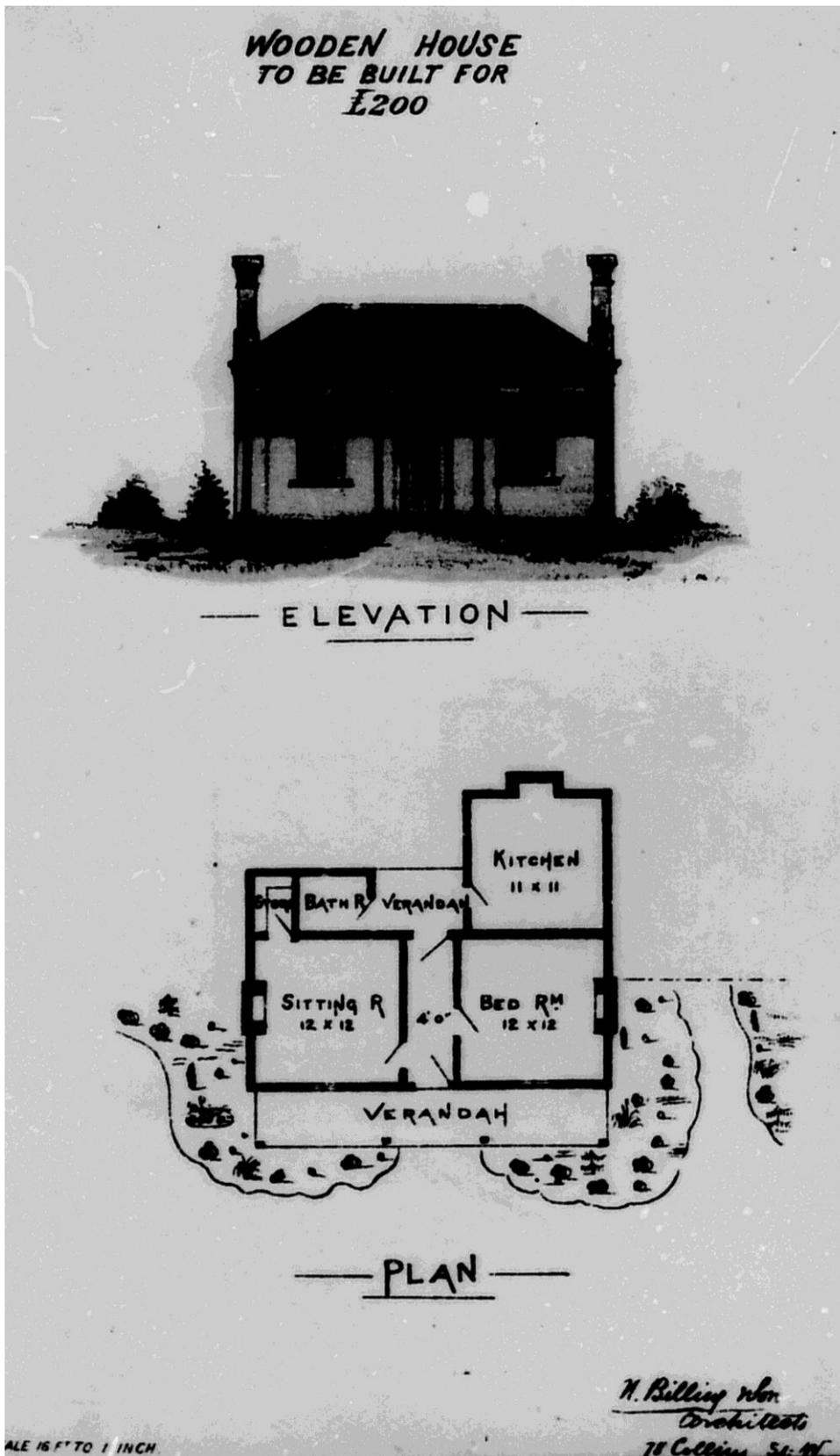


Figure 9 This house costing £200 and containing a bathroom is approximately the same as the plan shown on the MMBW Detail Plan No. 1375.

25. In summary, there is nothing in the Environmental history or the citation for the St Kilda Hill Precinct which sheds any light whatsoever as to any heritage importance of, and therefore an appropriate grading, for the modest timber dwellings which are centred around Neptune, Clyde, Fawkner and Havelock Streets.

2.2 Port Phillip Heritage Review Update Final report.

26. As stated above the proposed change to the grading of No. 5 Havelock Street emanates from the *Port Phillip Heritage Review Update*. Final report, prepared for City of Port Phillip by David Helms Heritage Planning in February 2019. Included in the explanation of the methodology which underpins the *Review* is *viz.*:

Review of places already included in the HO

The review of identified places already included in the HO involved the following tasks:

- A site inspection;
- Review of information in the existing PPHR and PPHPM, HO schedule and maps, and notes on each place provided by the City Strategy Unit;
- Reviewing the heritage grading of the place having regard to the definitions of Significant, Contributory and Non Contributory in the Port Phillip Local Heritage Policy, Clause 22.04; and
- For individually significant places, updating the PPHR citation by preparing a place history and description, where none currently exist, and updating the statement of significance into the current format recommended by the VPP Practice Note.

27. I note that in the methodology contained in the *Port Phillip Heritage Review Update report* information in the existing PPHR was reviewed. As is evident from the discussion above, a review of the precinct citation offers no basis for assistance for any assessment of the timber dwellings nor any basis to regrade No. 5 Havelock Street as Significant. There is no information in the *Port Phillip Heritage Review Update Final report* which gives any indication as to how an assessment was made and which led to the regrading of No. 5 Havelock Street. The only information is contained in Appendix C – List of changes to PPHPM[ap] gradings includes, *inter alia*:

5 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
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28. I note that the same Description has been applied to No. 20 Havelock Street, *viz.*:

20 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
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29. There is no further information provided insofar as No. 5 Havelock Street is concerned and probably not for No. 20 Havelock Street.⁵ The comparable examples alluded to are not mentioned. I undertook a drive-by survey of HO5. I observed some double-fronted timber villas on the north side of Havelock Street opposite and in the vicinity of No. 5 Havelock Street and several single-fronted , timber cottages in Neptune, Fawkner and Clyde Streets. Elsewhere the higher parts of the St Kilda hill are variously occupied by masonry mansions, double and single storey terraces and villas, 20th century dwellings and flats of different decades, and some 21st century dwellings and apartments. There are no timber dwellings, excluding additions and alterations, on the elevated part of the hill precinct, other than for

5 This has not been pursued further in the Update Final report as I am not involved in that site.

No. 7 Burnett Street which dates from the 1850s and which is "rare survivor of the large number of 1850s prefabricated iron and timber cottages".⁶

30. Given the redevelopment which has occurred in the St Kilda Hill Precinct over the 20th century, and the dearth of other information at present until the St Kilda Rate Books are accessed, it is difficult to clarify the number and/or extent of timber construction in the precinct originally. However it is reasonable to assume that there was not much, or none, in the more prestigious parts of the hill and some in the lower areas as confirmed in the Environmental History in the *Port Phillip Heritage Review*.

2.3 Definitions of Heritage Places

31. The relevant definitions contained in Cl. 22.04-5 are *viz.*:

Heritage place is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

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. [Emphasis added.]

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. [Emphasis added.]

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy

32. In my opinion, the definition of a Contributory heritage place i.e. one which is "representative" of significance at a local level, is the appropriate definition applicable to No. 5 Havelock Street, St Kilda.
33. It is not, nor has it been identified as such, an individually important place at the State, regional or local level and there is no information which has been provided in Amendment C161port which supports this. While it is a place within an identified area (precinct), it has not been identified as being part of the significance of the Heritage Overlay. It is a place "which contribute[s] to the significance of the Heritage Overlay area" (precinct).

⁶ "Fenagh Cottage". 7 Burnett Street St Kilda. *Victorian Heritage Register* (VHR) Number H0629. Heritage Overlay Numbers HO69. *Victorian Heritage Database Report*.

2.4 Justification for a Change in Grading

34. The reason put forward by Council for the change of grading to No. 5 Havelock Street, St Kilda is viz.:

The current grading of 5 Havelock Street as a 'Contributory' heritage place has been identified as an anomaly, having regard to an assessment of its intactness and integrity compared to other similar properties within the precinct as outlined in the Port Phillip Heritage Review Update, the strategic document underpinning this change. On that basis, a 'Significant' heritage place grading is considered appropriate and recommended to be applied through the amendment.

35. I note in the *Port Phillip Heritage Review Update. Final report* that

In deciding whether a place is 'Significant' or 'Contributory' the intactness and integrity of the building has been reviewed. The definition in Cl. 22.04 notes that Contributory places 'may have been considerably altered, but have the potential to be conserved'. A review of a selection of 'Contributory' places shows that they typically have been stripped of much of their historic detail (e.g. chimneys removed, windows replaced and/or enlarged, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions. On the other hand, places may have some alterations and still be Significant, particularly where such changes are readily reversible. (p. 12)

36. First, it should be noted that intactness and integrity are not mentioned in the definitions however intactness and integrity have the potential to add to the heritage value of a place but which is significant first for other reasons such as historical, aesthetic, social and the like. None of these reasons have been articulated for No. 5 Havelock Street, St Kilda. Unless a place has some rarity as an exemplar or some other significance, it would be unusual for a place to be highly graded in a Planning Scheme based on integrity and intactness alone.

37. It is acknowledged that No. 5 Havelock Street, St Kilda, is mostly intact, the principal loss being the chimney caps which could be reconstructed. While the definition of Contributory places states that "Contributory places may have been considerably altered, but have the potential to be conserved' it does not state that all of them have been altered nor is there any indication that all unaltered places must be by definition Significant and only altered places can be Contributory. My understanding of this, presumably derived from the old definitions in the Melbourne Planning Scheme, is that alterations where reversible should not be an impediment for a place to have heritage value. Further, this is only part of the definition and in my opinion the whole of the definition needs to be taken into account. As discussed above, the place is a representative example of its building type and style and is demonstrative of an aspect of the significance of the precinct at the local level and should remain Contributory until a formal strategic review of the precinct is undertaken and more information is provided.

3.0 Conclusions

38. In my opinion the grading of No. 5 Havelock Street, St Kilda should not be changed to Significant. There is no information in the *Port Phillip Heritage Review Version 32* which would provide a basis for the place to be Significant and no information has been advanced in Amendment C161port. Despite the methodological statement in the *Port Phillip Heritage Review Update Final report* that any review of the heritage grading of a place will "have regard to the definitions of Significant, Contributory and Non Contributory in the Port Phillip Local Heritage Policy, Clause 22.04", in my opinion the definitions have not been applied appropriately. It is evident that the subject site accords with the definition of a Contributory heritage place and not a Significant heritage place. It appears that reliance has been placed

on the integrity and intactness of the place rather than an appropriate assessment against the actual definition. (See para. 33 above)

39. The change in grading has been referred to as an anomaly but no comparative examples have been referenced to facilitate any objective consideration.
40. In my opinion the methodology which has been used is lacking i.e. there is nothing in the Environmental History or the precinct citation which comments on the importance or otherwise of timber dwellings, or indeed even mentions them; there is no mention in the existing precinct citation of the flat and the working classes, and therefore any attributed importance, as compared with the wealthy citizens on the hill and no augmentations have been proposed in Amendment C161port; no comparative examples have been cited to support the anomaly or otherwise and it is not clear whether the whole precinct was surveyed or just a list of addresses and therefore what the basis for and extent of comparison was made.
41. Further, I note that Council has acknowledged that, viz.:

It is acknowledged that there is a degree of fragmentation along Havelock Street and officers consider that a review of the significance of these places and contribution to the precinct would be more appropriately considered as part of a strategic review of the Heritage Overlay 5 precinct. This is scheduled for a subsequent year under Council's Heritage Program.

42. I agree that a strategic review of HO5 would be a more appropriate basis for any consideration of any change of grading to No. 5 Havelock Street. This should be deferred until the necessary work can be undertaken. The place is presently protected by the Heritage Overlay and by its Contributory grading.

4.0 Declaration

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

APPENDIX A *Curriculum vitae*

Attachment A

Curriculum Vitæ

Robyn Riddett

ROBYN RIDDETT

QUALIFICATIONS:

BA (Hons.), (Melb); Grad. Dip. (Int. Des.) (Distinction) (RMIT); M. Arch. (RMIT), M. Proj. Man. (in progress RMIT), ALAA, M. ICOMOS.

EXPERIENCE:

Lovell Chen (formerly Allom Lovell & Associates) Architects and Heritage Consultants - 1988- to May 2007 (Associate Director)
University of Melbourne, Department of Architecture and Building:
Tutor in History of European Architecture for Prof. Miles Lewis - 1990.
Sessional lecturer Deakin University in Risk Preparedness and Cultural Heritage – 2002-

CURRENT POSITION:

Director, Anthemion Consultancies (Heritage, Conservation, History, Museums)

RESPONSIBILITIES:

Project Co-ordination and Management
Development of Conservation and Management Policy
Heritage Assessments
Advocacy
Restoration, Investigation and Design of Decorative Finishes and Interiors
Client Liaison
Heritage Panel – City of Yarra

MAJOR PROJECTS INVOLVEMENT (AT LOVELL CHEN)

CONSERVATION ANALYSES AND CONSERVATION MANAGEMENT PLANNING, HERITAGE ASSESSMENTS, URBAN CONSERVATION

Flemington Racecourse	Hotel Windsor, Melbourne (Updated 2007)
Janet Clark Hall, University of Melbourne	Canberra: Nomination to the National Heritage List
Myer, Melbourne	St Aidan's Orphanage, Bendigo
Inner Circle Railway Linear Park	Government House, Yarralumla (Update 2007)
Richmond Park and Caretaker's Cottage, Richmond	Herald & Weekly Times Building
Victorian College of the Arts	Richmond Maltings & Nylex Sign
Grainger Museum, (Melb. University)	Burnley Horticultural Campus, (Melb. University)
Essendon Airport	Umina, Lansell Rd, Toorak
Hepburn Springs	Lincoln Mills, Coburg
The Rialto	Dookie Agricultural Campus
Eta Factory, Braybrook	Genazzano and Grange Hill, Kew
Melbourne Customs House	Melbourne GPO (Updated 2006)
Lowther Hall, Essendon	Denton's Hat Mill
Rosaville (Melb. University)	Benvenuta (Melb. University)
St Kilda Library	Black Rock House
Edinburgh Gardens, Fitzroy	Kinnears, Footscray
Mercy Hospital	Bendigo Abbatoirs
St Mary of the Angels, Geelong	Jolimont Square, East Melbourne
Rivoli Theatre, Camberwell	Stamford Park, Rowville

Scots Church Car Park	Vaughan Springs
Veterinary Precinct, University of Melbourne	Royal Victorian Institute for the Blind
Preston Tram Workshops	Mutual Stores and Empire Building
Royal Australasian College of Surgeons	Lowther Hall, Essendon
Bee Hive Building, Bendigo	Mount Buffalo Chalet
Sale Swing Bridge	Ballarat Railway Station
Fitzroy Gardens, Melbourne	The Domain, Melbourne
420 Spencer St, Melbourne	St Francis Church, Melbourne
Werribee Railway Station	St Johns Church, Toorak
Little Sisters of the Poor Home for the Aged, Northcote	Anselm, Caulfield
Carlton Gardens	
Adelaide Gaol	Bendigo Mining Exchange
Lyndhurst Hall, Pascoe Vale	Princes Bridge, Melbourne
Rupertswood, Sunbury	Richmond Maltings
3 Treasury Place, Melbourne	Alexandra Fountain, Bendigo
Beechworth Heritage Precinct	Cranlana, Toorak
St Kilda Synagogue	Sandridge Rail Bridge
Assembly Hall, Melbourne	East Melbourne Synagogue
Mayfield, Moorabbin	Charter House, Melbourne
Henderson Fountain, North Melbourne	Lithgow Small Arms Factory
Clunes Uniting Church and Manse	Alfred Hospital
Gill Memorial Home, Melbourne	Bendigo Ordnance Factory
Royal Exhibition Building, Melbourne	Melbourne Telephone Exchange
Lyceum Club, Melbourne	Albury Training Depot
Bishopscourt, East Melbourne	Holy Trinity, Williamstown
Split Point Lighthouse, Airey's Inlet	Heidelberg Repatriation Hospital
Ballarat Tram Feasibility Study	Bontharambo, Wangaratta
Alma Park, St Kilda	Powlett Street Drill Hall
Parliament House, Melbourne	Villa Alba, Kew
Victory Park, Castlemaine	Coolart, Somers
Fitzroy, Collingwood and Richmond	Aradale, Ararat
Town Halls Contents Survey	Lake Wartook Reservoir
Historic Water Features in South-West Victoria	Fitzroy Town Hall
Perth Town Hall	
Pre-1851 Buildings in Victoria Survey	Pentridge Prison, Coburg
	Former Tramways Building, Melbourne
Victoria Street Drill Hall, Melbourne	St Marys Monastery, Ballarat
St Kilda Botanic Gardens	Charsfield, Melbourne
Sidney Myer Music Bowl	Victorian Arts Centre
Ballarat Town Hall	City of Melbourne Building Society Building
	Williamstown Rifle Range Pavilion
Central Government Precinct, Perth	Rubicon Hydro Electric Scheme, Victoria
Jacksons Hill (Caloola), Sunbury	Mayday Hills Lunatic Asylum, Beechworth
	Willsmere, Kew
Ardoch Village, St Kilda	
	Convent of the Good Shepherd, Abbotsford
Convent of the Good Shepherd, South Melbourne	National Gallery of Victoria
Ballarat Brewery	Mosspennock, East Melbourne
Grace Park House, Hawthorn	
Emily MacPherson College	

1881 Building, Melbourne University	WWII Sites and Events in East Gippsland
Victorian Railways Administration Building, Melbourne	Explosives Factory, Maribyrnong
Royal Society, Melbourne	Royal Arcade, Melbourne
Stonnington - Buildings and Garden Studies	Wattle Park, Burwood
Storey Hall (RMIT), Melbourne	Cameron House, Armadale
Victoria Barracks, Melbourne	Glenara, Bulla
RAAF Williams (Point Cook and Laverton)	Colonial Sugar Refinery, Yarraville
Australian Defence Industries: Ammunition Factory at Footscray, Ordnance Factory at Maribyrnong, Ammunition and Bomb Filling Factory, St Marys' NSW.	Old Observatory Site and Director's Residence, Royal Botanic Gardens, Melbourne
Chateau Yering, Yering	Windsor Hotel , Melbourne
Holeproof Factory, Deepdene	Laurel Lodge, Dandenong
Government House, Canberra	Collingwood Town Hall
Hawthorn and Malvern Tram Depots	Army Drill Halls Study (Victoria)
Port Phillip Bay Fortifications	Regent Theatre (Melbourne)
380 Collins Street Melbourne (Gothic Bank, Former Stock Exchange and Former Safe Deposit Building)	Princess Theatre (Melbourne)

URBAN CONSERVATION, DESIGN AND PLANNING

Municipal Heritage Reviews:

Bayside, Yarra, Moreland, Banyule, Darebin, Port Melbourne, Fitzroy, Whitehorse, Melbourne, Swan Hill, Bass Coast Shire, Greater Shepparton

Heritage Advisor: Monash, Bayside (with Lovell Chen)

Wilsons Promontory National Park

Urban Land Authority Estates Design Guidelines

Fitzroy Heritage Development Guidelines

Ballarat Urban Design Framework

Glenrowan Masterplan

Port Albert Masterplan

High Street, Echuca

Footscray Park and Maribyrnong Aquatic Centre

Maribyrnong Open Space Study

City of Moreland Advisory Panel (Heritage)

Review of Local Government Guidelines, Victoria

Ballarat Hospital and Railway Precincts

EXPERT WITNESS AND HEARINGS

(Heritage Victoria, Australian Heritage Commission, VCAT, Panel Hearings, Building Appeals Board)

285 Punt Road, Richmond	624-8 Queensberry St, North Melbourne
237-243 New St, Brighton	398 Glenferrie Rd, Kooyong
11-19 Bank Place, Melbourne	287 Station St, North Carlton
4 James St, Richmond	61 Lygon St, Brunswick
424 Bridge Rd, Richmond	Preston Tram Depot, Preston
72 Orr St, Shepparton	380 Russell St, Melbourne
40 Glenard Drv, Eaglemont	72 Westgarth St, Fitzroy
245 Scotchmer St, North Fitzroy	864 Swanston St, Carlton
717 Toorak Rd, Toorak	21 Salisbury St, Balwyn
284 Smith St, Collingwood	28-32 Pinoak Cres, Newmarket
152 Park Drive, Parkville	375 Canning St, Carlton
185-189 Hotham St, East Melbourne	South Community Stables, Flemington Racecourse
Stockade Ave, Coburg (Pentridge)	Westmeadows Tavern, Westmeadows
Kal Kallo Park, Kal Kallo	Bayside Panel Hearing Amendment C37-38
St Anne's Church, Westmeadows	3-5 Day St, Daylesford
Kinnears, Ballarat Rd, Footscray	1452 Dandenong Rd, Oakleigh
284 Smith St, Collingwood	36 Moore St, Footscray
152 Park Drv, Parkville	Moutafis Statue, Warrawee Park, Oakleigh
Woodlands Hotel 84-92 Sydney Rd, Coburg	681 Orrong Rd, Toorak
47 Richmond Terrace, Richmond	38 Park St, South Yarra
137-9 Palmerston St, Carlton	Bradmill Site, Footscray
109-111 Addison St, Elwood	Wingrove Cottage, Eltham
4-6 Ferguson St, Williamstown	715 Toorak Rd, Toorak
71-75 Leicester St, Fitzroy	15 Alta Street, Canterbury
Armytage Stables, Geelong	St Vincents Hospital (Druids Bld)
257 Station St, Carlton	Glen Park, Selby
15 Mona Place, South Yarra	609 Lygon St, Carlton
308 Albert St, East Melbourne	26 Queens Parade, North Fitzroy
Bendigo Abattoirs	Melbourne Omnibus Stables and Gas Regulator Buildings
St Kilda Synagogue	Victorian Arts Centre
Royal Hotel, Clifton Hill	70 Queens Rd, Melbourne
Royal Botanic Gardens	30 Claude St, Northcote
146 Nott St, Port Melbourne	14 Uvadale Grove, Kew
342 Napier St, Fitzroy	42 David St, Brunswick
Little Sisters of the Poor Home for the Aged, Northcote	White Swan Hotel, Swan Hill
Tolarnos Hotel, St Kilda	Samdy Site, Port Melbourne
Fox Hay, Port Melbourne	Waverley Park
George/Gore St, Fitzroy	11 Stevedore St, Williamstown
382 Barkly St, Elwood	33 Howe Cresc. Sth Melbourne
Convent, Beaconsfield Pde, Sth Melb	6 Stirling Street, Kew
Larundel, Plenty Road, Bundoora	33 Docker Street, Richmond
The Edward Wilson Trust Cottage, 320 Elgar Road, Box Hill	32 Lesney Street, Richmond
Pran Central, 325 Chapel St, Prahran	10 Power Avenue, Toorak
32 Grosvenor St, Brighton	

40 Normanby St, Brighton
 Bishops court, East Melbourne
 744 Canterbury Rd, Surrey Hills
 10 Carlisle St, St Kilda
 Bayside Panel (L15)
 Berwick Primary School
 20A&B Logan Street, Canterbury
 East Doncaster Primary School
 456-460 Mitcham Road, Mitcham
 94 Hodgkinson Street, Clifton Hill
 (House of the Gentle Bunyip)
 2 Lyell Street, South Melbourne
 226 Napier Street, Fitzroy
 2 Monkstadt St, East St Kilda
 Caloola (Jacksons Hill), Sunbury
 Old Observatory Site, Melbourne
 Victoria Brewery, East Melbourne

Sunshine-Harvester Massey-Ferguson
 Site, Sunshine
 Bell Street State School, Fitzroy
 Yorkshire Brewery, Collingwood
 Government House, Canberra
 Holeproof Factory, Deepdene
 Collingwood Town Hall
 Darebin Conservation Study
 (Northland, Howe Leather and former
 Salvation Army Barracks)
 Hawthorn and Malvern Tram Depots

80-110 Trenerry Cres, Abbotsford
 9 Dunn St, Richmond
 1 Hannaslea St, Box Hill
 102-128 Bay St, Port Melbourne
 28 Grosvenor St, Brighton
 Harkaway Primary School
 23 Foster Street, St Kilda
 The Mansion, 83 Queens Road
 9 Green Street, Richmond
 1 Sussex Street, Pascoe Vale
 (McDonalds)
 62 The Esplanade, Brighton
 36 Napier Street, Fitzroy
 Williamstown Rifle Range Pavilion
 Rubicon Hydro -Electric Scheme
 Victorian Arts Centre
 Mayday Hills Lunatic Asylum,
 Beechworth
 Ardoch Village, St Kilda

Royal Arcade, Melbourne
 Wattle Park, Burwood
 Storey Hall (RMIT)
 Laurel Lodge, Dandenong
 ADI Footscray and Maribyrnong
 Copelen Street Babies Home, South
 Yarra

Australian Defence Industries:
 Ammunition Factory at Footscray,
 Ordnance Factory at Maribyrnong,

SITE INTERPRETATION

Melbourne GPO
 Kelly Siege Site, Glenrowan
 Victoria Brewery Museum
 H V McKay Sunshine-Harvester Site,
 Sunshine
 Dight's Mill, Collingwood
 Jones Bond Store, South Melbourne

Kinnears, Footscray
 Docklands
 Willsmere, Kew
 Yarraville Railway Station
 Interlocking Gates - Video
 Windsor Hotel
 Australian Defence Industries:
 Former Ammunition Factory at
 Footscray, Ordnance Factory at
 Maribyrnong - Video

INVESTIGATION, ANALYSIS AND RESTORATION OF DECORATIVE FINISHES AND INTERIOR SCHEMES

Royal Australasian College of Surgeons
 Former Tramways Building, Melbourne
 Storey Hall (RMIT), Melbourne
 Royal Exhibition Building, Melbourne
 Melbourne University Graduate School
 ANZ Gothic Bank, Former Stock
 Exchange and Safe Deposit Building
 Lirrewa House, Caulfield

Princes Bridge, Melbourne
 Court of Appeal, Melbourne
 Richmond Town Hall
 Ardoch Village, St Kilda
 Melbourne Town Hall
 State Library of Victoria (Queen's,
 Palmer and Monash Halls)
 Wardlow, Parkville

Pearce House, Hawthorn
Royal Arcade, Melbourne
Collingwood Town Hall

Laurel Lodge, Dandenong
Princess Theatre, Melbourne

INTERIOR DESIGN AND BUILDING REFURBISHMENT PROJECTS

Myer Mural Hall, Melbourne	Royal Australasian College of Surgeons
St Kilda Library Cullymont, Canterbury	Melbourne City Synagogue State Library LaTrobe Reading Room
Flinders Street Station Talma Building,, Melbourne Clarke House, Hawthorn Sidwell House, Hawthorn Melbourne Cricket Club	Royal Mint, Melbourne Century Building, Melbourne Government House, Perth Parkin House, Fitzroy Former Tramways Building, Melbourne
Stonnington, Malvern Melbourne Town Hall Public Areas Admiralty House, Kirribilli Dennerstein House, Fitzroy Kostka Hall (Xavier College), Brighton The Australian Club, Melbourne (President's Room) Laurel Lodge, Dandenong	Regent Theatre, Melbourne Government House, Canberra RAAF Williams Officers' Mess Lirrewa House, Caulfield Athenaeum Theatre, Melbourne Princess Theatre, Melbourne

Professional Affiliations, Memberships etc.

Australia ICOMOS. President 1996-97
Australia ICOMOS. Executive Committee, 1993-98
Australia ICOMOS. Member
Australian Heritage Commission. Reference Group on National Heritage Listing. Member. 1996-98
Australian National Committee of the Blue Shield: Inaugural Convenor and Australia ICOMOS pillar member
Association for Preservation Technology (US)
Cook's Cottage Management Committee - with the City of Melbourne
Historic Environment Editorial Committee, 1996-2002
ICOM (International Council on Museums)
ICORP - ICOMOS International Scientific Committee on Risk Preparedness. Secretary-General 1999-2009, Treasurer 2010-
ICOMOS (international Council on Monuments and Sites) Scientific Council – Secretary-General 2006-2010.
La Trobe Society Inc. – *Latrobeana* Technical Editor
Museums Australia Inc.
National Cultural Heritage Forum – Inaugural Member, 1996 - 97
National Trust of Australia (Victoria)
Past Councillor (15 years), Past Chairman of many committees
Australian Institute of Architects. Heritage Committee – including term as Deputy Chair
Victorian Planning and Environmental Law Association
Royal Society of Victoria Inc.
Society Art Deco Inc.
SAHANZ (Society of Architectural Historians of Australia and New Zealand)
Victorian Society (UK) – Life member

Publications

- 'Three Sides of a Square: The Influence of the London Squares on the Development of Jolimont Square'. *La Trobeana*, 2003
- 'Risk Preparedness: Beware! Prepare!' Paper presented at ICOMOS 13th Triennial General Assembly, Madrid, Dec. 2002 and publ. In Conference Proceedings.
- 'Critique: Cultural Landscapes and the Burra Charter', in *Landscape Australia*, Vol. 23, No. 4, Nov.-Jan., 2001.
- 'Melbourne's Monuments: Conservation Issues and Approaches', in *Monuments and the Millenium: Proceedings of a Joint Conference Organised by English Heritage and the United Kingdom Institute for Conservation*. London, James & James, 2001.
- 'A Fine Tradition of Exhibitions', Fookes, Ronnie, Hobbs, Sue and Riddett, Robyn. *Antipodes: Antiques and Fine Art*. Vol. 2, No. 2, July, 1998.
- '*Carpe Diem* and the Exhibition of Enterprise!' The Australian Antique & Fine Art Dealers Fair. [*Catalogue for 1995.*] James A Johnson, Melbourne, 1995.
- 'Melbourne's Royal Exhibition Building: an Historic Interior Restored'. *The Australian Antique Collector*. 50th ed. July-December, 1995.
- Historic Environment*
- "Creating a Window on the Past: Interpreting Industrial History". Vol. 11, no. 4, 1995.
- 'Monuments and Meanings'. Editor: Vol. 12, no. 2, 1996.
- Trust News*
- 'Restoration is Affordable!' (June, 1995)
- 'Ardoch Village - A Successful Blend of Heritage Conservation and 'New Residential Development'. (June, 1995)
- 'Exterior Colour Schemes: The Victorian Home' (Apr. 1994)
- 'Colour Schemes for Painted Victorian Interiors' (June 1994)
- Editor: Restoration News (Aug. 1994-)
- 'How we Lived ... Two Centuries of Domestic Interiors (Aug. 1993)
- 'Restoration Needed at Villa Alba'. (Aug. 1987).
- 'In Defence of Heritage: Capturing the Living History of Australia's Wartime Industry'. Benson, John et al., eds. *Screening the Past: The Sixth Australian History and Film Conference Papers*. Media Centre, La Trobe University, Bundoora, 1993.
- 'Investigation of Building Interiors'. Sagazio, C (ed). *The National Trust Research Manual: Investigating Buildings, Gardens and Cultural Landscapes*. Allen & Unwin, Melbourne, 1992 .
- Down, G and Riddett, R. *The Old Melbourne Gaol*. National Trust of Australia (Victoria), Melbourne, 1991.
- Walking Melbourne*
- Chairman of Editorial Committee for the National Trust of Australia (Victoria), Melbourne, 1988-91.

Papers: Conferences, Seminars, etc.

Three Sides of a Square: The Influence of the London Squares on the Development of Jolimont Square. La Trobe Society, 20 Aug., 2003.

'Beware! Prepare! Stay Alert!' ICOMOS 13th General Assembly, Madrid, December, 2003.

'A Building Worthy of the City' - Sir George Verdon, William Wardell and Melbourne's Gothic Bank'. *Wardell Centenary Symposium*, organised by Deakin University and held at the State Library of Victoria, November, 1999.

Sessional Lecturer (Heritage Risk Preparedness), Cultural Heritage Program, Deakin University, 2000 – present.

'Conservation of Public Monuments in Melbourne, Australia'. *Public Monuments and the Millennium.* Joint Conference organised by the Stone and Metals Sections of UKIC and English Heritage, with the support of the Public Monuments and Sculpture Association and held at the Victoria and Albert Museum, London 20-22 May, 1998.

'Victorian by Nature - Victorian by Design'. Keynote address. *Architectural Decoration 1900.* Conference organised by the Institute of Advanced Architectural Studies, Department of Archaeology, Centre for Conservation, University of York and held at the University of York, 18 and 23 May, 1998.

'Looking Through the Leadlight: An Interior View'. *The Middle Class Dream: Interwar House & Suburb Seminar.* Symposium organised by the National Trust of Australia (NSW) and held at Parliament House, Sydney 26-27 March, 1998.

Looking Forward with Hindsight. Environment Institute of Australia. 10th Anniversary Conference. Melbourne 1997. Professional Institutes and the Environment Panel Member.

Guest Lecturer: University of Melbourne Summer School, Dept. of Architecture and Planning, 1997.

'Sir Walter Scott and the Renewal of Scottish Pride: a Melbourne Example'. *SAHANZ Conference*, Auckland, October, 1996.

'William Morris: the Lingering Interior'. *William Morris: Romantic to Revolutionary, 1834-1896*: Symposium organised by the University of Melbourne Fine Arts Department and held at the University of Melbourne Museum of Art, 14 September, 1996.

'Victorian, Edwardian and Inter-War Colour Schemes'. The Home Show and National Trust Traditional Home Show, 1994-96.