

Privacy acknowledgement: I have read and acknowledge how Council will use and disclose my personal information.

*

Name: * DYLAN HEYWOOD

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: 6.1 North Melbourne Heritage Review

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Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Please do not allow for the heritage listing of Flemington Bridge station. It is surely one of Melbourne's least accessible stations and needs a major upgrade – and not just in terms of inaccessibility. It is a station stuck in the mid 20th century and is extremely unpleasant.

Likewise I would like the council to consider taking a different approach to heritage listings. It is clear that a huge amount of time and resources has gone into the 500+ pages considered as part of this meeting, for changes that will make it harder to build more market and affordable housing in Melbourne, as well as make it more difficult to upgrade the accessibility of existing buildings and infrastructure like Flem Bridge.

Regular heritage reviews and engagement of heritage consultants only serves to justify their own existence.

Eventually you run out of actually heritage significant spaces to protect, and you end up heritage listing horrible eyesores like car parks, the Wes Lofts and Co office, and other terrible inefficient land uses. Let's knock them over and build the housing that Melbournians want and need.

Please indicate whether you would like to verbally address No

the Future
Melbourne in
support of your
submission: *

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*

Name: * Nicholas Dow

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * North Melbourne Heritage Review – Melbourne Planning Scheme Amendment C403 (Panel Report and Final Adoption)

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

This heritage report should be set aside pending a fuller examination of the effect it would have on housing density and affordability, and on transport patterns in the municipality.

The report considers only heritage aspects and ignores the knock-on effects on housing density, affordability and transport outcomes and as such it ignores and is contrary to City Of Melbourne policies on density and transport.

North Melbourne has many arterial roads which are hostile to walking and cycling, such as Flemington Road, Victoria St, Racecourse Road. Increasing density will create more demand and more public support for safer roads which favour active transport.

Low density housing increases car dependency which in turn increases road congestion and road danger and discourages walking and cycling.

City of Melbourne's Transport Plan identifies through traffic in the CBD as a problem. Pushing housing development further from the centre by adopting one-sided heritage policies such as this will only make the problem worse.

Some years ago the City of Melbourne partnered with Melbourne University to produce a study which showed that One Million people could be accommodated in Zone 1 in new housing built as infill near to fixed rail lines. This heritage overlay will act to make that infill impossible to achieve.

The left hand of heritage needs to meet the right hand of housing density and walkable/cyclable streets. Adopting this report as it stands will continue the damage of excessive restriction caused by one-sided heritage controls.

Nicholas Dow

for Bike Melbourne

<https://bikemelbourne.org/>

Please indicate No
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would like to
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submission: *

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Name: * Sophia Knight

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * 6.1 North Melbourne Heritage Review – Melbourne Planning Scheme Amendment C403 (Panel Report and Final Adoption)

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

My name is Sophia, and I'm a local resident living in Carlton.

I am also a member of YIMBY Melbourne (the local Yes In My Back Yard movement). I am writing this submission to reject HO1389 being placed upon the Flemington Bridge Railway Station.

The application of an Interim Heritage Overlay to an important piece of public infrastructure will be detrimental to both current and future city of Melbourne residents. Important transit hubs require constant upgrading to be improved, strict heritage controls stifle any future improvements.

The railway station itself represents an important artery for the public to access Melbourne's Northern Suburbs. With Melbourne being set to reach over 6 million residents by 2030 it is imperative we do not hinder the expansion of affordable, efficient, and low-emission forms of transportation which will be the outcome of applying this overlay.

The imposition of strict limitations of making visible changes to the station from the street, would require further costly permits and consultations with heritage consultants and be disastrous for our public infrastructure already

under an enormous amount of stress.

By preventing critical public infrastructure from being seamlessly improved and expanded upon, the Council risks creating enormous congestion issues for future residents. The land we're on today is one of the scarcest resources in Australia, and it is on us to use it as best we can, to enable future generations of our community access the places they want to go.

The imposition of interim overlays, and those like it, on key infrastructure prevents people going where they want. Less restrictions enables more people to contribute to the vibrant community in the City of Melbourne.

A huge problem with this overlay is that it does not sensibly account for social or economic impacts which arise from such changes. Heritage only considers the past, not the future.

Thank you very much for the opportunity to make this submission, and for all the hard work from the councillors.

Please indicate No
whether you
would like to
verbally address
the Future
Melbourne in
support of your
submission: *

Privacy acknowledgement: * ● I have read and acknowledge how Council will use and disclose my personal information.

Name: * Geoff Leach

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * 6.1

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

The last month or so have been investigating local history of Alfred's Cottage 8 Alfred St and John McCabe & Sons who owned it and several other properties, including McCabe Place and Buncle St. Alfred's Cottage had a glassworks at rear and was in the ownership of McCabes and descendants for near 100 years.

Currently contributory. However, it would seem potentially significant than previously evaluated.

There is also a possibility it was built by Thurgood Brothers, a local builder.

Is it too late for consideration of significance?

Of course due process would require owner opportunity for input.

Links to google maps where I have put photos, images and some description

Alfred's Cottage

<https://maps.app.goo.gl/cAkOHQvh4gO8Lsjx9>

John McCabe & Sons Buncle St / McCabe Pl

<https://maps.app.goo.gl/OtGmCaSbpXRmKQjn8>

Regards

Geoff Leach
[REDACTED]

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: * Yes

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical I wish to make my submission in person

attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. *

Privacy acknowledgement: *

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Name: *

Mary Kehoe

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 19 September 2023

Agenda item title: *

Agenda item 6.1 North Melbourne Heritage Review – Planning Scheme Amendment C403

Alternatively you may attach your written submission by uploading your file here:



[hhp_submission_fmc_19.09.23_n_melb_heritage_review.docx.pdf](#)

396.76 KB • PDF

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *

No



HOTHAM HISTORY PROJECT Inc.

C/o North Melbourne Library, 66 Errol St, North Melbourne, Vic. 3051
Ph: 03 9658 9700 Website: hothamhistory.org.au

Estab. 1995
ABN: 89 919 256 977

We respectfully acknowledge the Traditional Owners of the land, the Wurundjeri Woi Wurrung and Bunurong Boon Wurrung peoples of the Eastern Kulin Nation and pay respect to their Elders past, present and emerging.

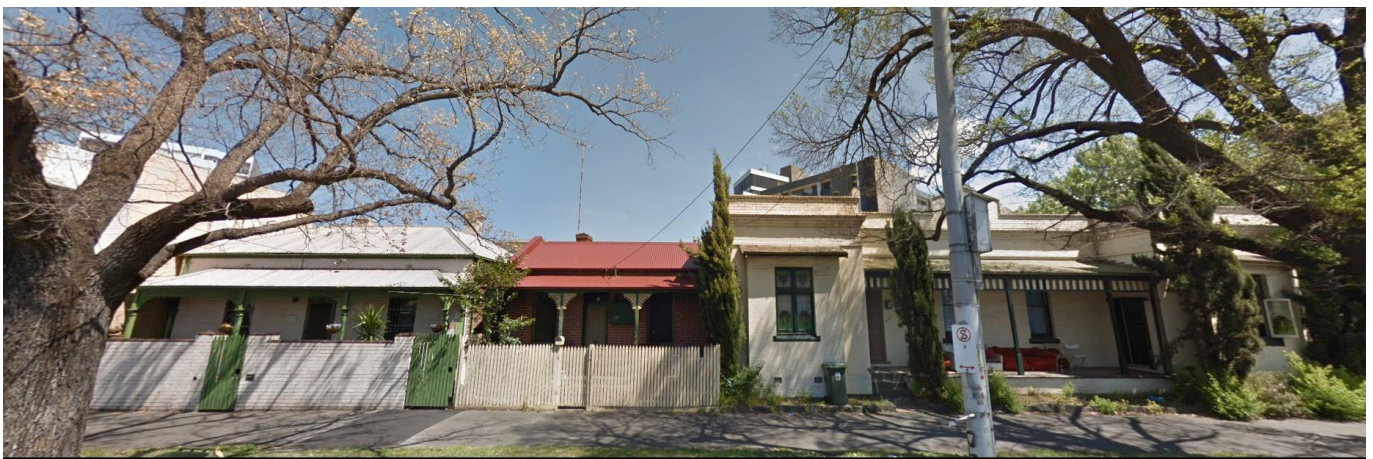
Future Melbourne Committee 19 September 2023

Re: Agenda item 6.1 North Melbourne Heritage Review – Planning Scheme Amendment C403

The Hotham History Project has welcomed this long-needed review of North Melbourne's heritage and supports many of the recommendations of the Panel Report. We support Management's recommendation to the Future Melbourne Committee to adopt Amendment C403 North Melbourne Heritage Review so that it can proceed to the Minister for Planning for adoption in the Melbourne Planning Scheme, but do have a couple of concerns.

While we welcome the recommendation to categorise 8 Jones Lane as Significant, we are concerned that it is entered in the Heritage Places Inventory under 73-77 Leveson Street, a non contributory building which is at the entrance to Jones Lane. We suggest that some members of the public wishing to check if the building is recognised in the Planning Scheme may not find it under this entry. Is it possible to list it under Jones Lane or include a 'See reference' under 'J' in the Inventory?

We understand the arguments behind the Panel's decision to recommend that buildings along Boundary and Flemington Roads be removed from the Heritage Overlay, and Management's acceptance of the recommendation. However, this is a further example of the point we have made in countless submissions over the years of how buildings such as 443-447 Flemington Road become outliers and streetscapes eventually lose **all** their heritage.



443-337 Flemington Road

Although not all our concerns have been allayed, HHP believes that the North Melbourne Heritage Review - Planning Scheme Amendment C403 is very important and deserves to proceed to an amendment so that vulnerable buildings will be protected. We hope the Review will prove to be as robust and rigorous in preserving our heritage as the consultants and Council suggest.

In conclusion, HHP wishes to thank Councillor Leppert, for his support in recognising our heritage, and for instigating this review. We would also like to thank the officers at the City of Melbourne we have dealt with in relation to the North Melbourne Heritage Review and Amendment C403, who have always been approachable, informative and receptive to our concerns.

Lorna Hannan

Chair

19 September 2023

Mary Kehoe

Committee Member

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*

Name: * Katie Roberts

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: 6.1 North Melbourne Heritage Review

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I'm a City of Melbourne resident, and I oppose the expansion of heritage protections in North Melbourne. I don't think the cost/benefit analysis is strong enough to proceed with increased development restrictions, especially with older buildings that cost a lot to maintain, and during a housing shortage where any new planning restriction should be approached very cautiously. There is not a strong economic or social case being made for new restrictions. The new heritage status will certainly restrict (or make more costly) maintenance and upgrading of the buildings.

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: * No

Good Morning,

Please see attached submissions from the National Trust to tonight's Future Melbourne Committee meeting.

Best,



Maddi Moore | (she/her)



National Trust of Australia (Victoria)



We acknowledge the Traditional Owners of Country throughout Victoria and recognise their continuing connection to lands, waters and communities. We pay respects to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

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19 September 2023

Future Melbourne Committee
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

6 Parliament Place
East Melbourne
VIC 3002

Email: conservation@nattrust.com.au

Web: www.nationaltrust.org.au

T 03 9656 9818

Re: Agenda Item 6.1 North Melbourne Heritage Review - Melbourne Planning Scheme Amendment C403

Dear Councillors,

The National Trust of Australia (Victoria) is pleased to write in strong support of the recommendations relating to the North Melbourne Heritage Review - Melbourne Planning Scheme Amendment C403 outlined in the report for Agenda Item 6.1.

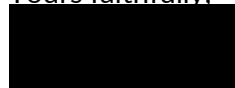
This planning scheme amendment strongly aligns with the mission of the National Trust to 'inspire the community to appreciate, conserve and celebrate its diverse natural, cultural, social and Indigenous heritage' and vision that 'Victoria's past and future heritage is protected, understood and shared, enriching communities and contributing to an inclusive and connected society.'

The National Trust has been pleased to support the implementation of this heritage study, which will provide protection for significant places and the identification, protection, and celebration of social value, in updated statements of significance, which will celebrate their enduring value and connections to the community.

We strongly support the adoption of the Planning Panel's recommendations, as outlined in the Recommendation from Management.

We congratulate Council for its ongoing commitment to recognising, protecting, and celebrating heritage places across the municipality.

Yours faithfully,



Maddi Moore
Advocacy Strategic Manager
National Trust of Australia (Victoria)

Privacy acknowledgement: *

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Name: *

Sarah Creane

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 19 September 2023

Agenda item title: *

6.2 South Yarra Heritage Review

Alternatively you may attach your written submission by uploading your file here:



[fmc_submission_final.docx](#)

17.06 KB · DOCX

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *

Yes

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. *

I wish to make my submission in person

Motstone [REDACTED]

Good evening.

I am an owner at [REDACTED]. I, and the other owners of the property object to its heritage listing.

A submission has been provided by Mr Bryce Raworth, a heritage expert. I would like emphatically endorse its conclusions. Tonight, by highlighting just one example of how GML's assessment that it has "refined detailing" and is of "high architectural merit", I will show you, is incorrect.

Mr Raworth concludes that the inclusion of this property is unjustified and unwarranted, and it is merely an example of a surviving block of flats. Here is a photograph of the building.

Tonight, very briefly, aided by photos, I would like to show you a common-property issue confronting me as an owner and our body corporate committee if heritage controls are imposed.

There are multiple owners of the property (please note our community reflects the diverse community C426 wants to encourage living in the area and we would like to be able to keep it that way!). In such cases the owners often cannot agree or afford some expenses for, and priorities for repair, including decisions affecting common property.

Strata laws and requirements make these decisions difficult enough - proposed heritage controls will make compliance impossible. Despite meticulous care over decades by many of us, and a diligent body corporate committee, we have not been able to keep up with maintenance costs and repairs of common property. Whether by age, design, or late 1950's product selection (sometimes all 3 in terms of windows!), some aspects of this property's integrity cannot be recovered. It has passed being fit for living standards of today. Its decay is accelerating at a faster pace than we have been able to keep up with.

The introduction of onerous heritage controls will be catastrophic. If we are unable to collectively afford to repair/fix, for example windows, try to imagine with these controls the prohibitive costs. Specialist advice and skills of trades will be required, and perhaps particularly turned or fabricated features (eg window frames and mechanisms to install them) will be required. I predict these activities will not be agreed on due to cost, and will not be undertaken.

Windows!

All the window frames need replacing. A quote was obtained for new aluminium frames, being the most long-lasting solution, but this will not comply with heritage controls so we cannot proceed.

As windows are common property, I cannot individually change, and fix or replace the framing structures, or replace the windows with superior glazed windows at my own discretion. The windows in my apartment are a blight. They are a safety risk, a health hazard and currently do not comply with the Residential Tenancies Act.

Here are the insides of some of my windows. Photos

Apart from how they look, and how aesthetically appalling they are, I cannot efficiently heat or cool my home because the windows are un glazed, and there is no seal around any of the frames.

Heritage controls as they pertain to maintenance and replacement items, will further the difficulties of the body corporate and owners to keep common property up to standards and frustrate us from enjoying the very character of SY you are trying to protect. I believe you will be accentuating its demise-by-neglect, paradoxically eroding all that C 426 is aiming to achieve.

GML and Council management have recommended retention of Motstone as significant, due to "intact original form" and "refined detailing." I ask that you seriously think about that assessment given what I have just shown you, with what is a more realistic version of the truth.

I implore you to think beyond the GML curb-side assessment of Motstones's "intact original form" and "refined detailing." These words do not reflect the actual reality of living in an ageing, decaying building. The character of precinct 5 will not be enhanced by placing 'Significant' on this ubiquitous block of flats, described by Mr Raworth as a mere example of one that has survived. Not including this one property will not affect the heritage nature of the surrounding area.

In line with Mr Raworth's expert opinion, I urge you to remove the property from the Amendment.

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Airlie Bank La



Wed. 26/07/2023 17:56



Wed. 26/07/2023 17:58



Wed. 26/07/2023 17:58



Wed. 26/07/2023 17:58



Wed. 26/07/2023 17:55

To Future Melbourne Committee

The committee who are in charge of the owners corporation for 172-182 Walsh Street are disregarding the heritage value of the property all together. They have stated that they can make a lot more money by selling the building to a property developer to redevelop the site.

This has been going on for a long time and I am the only one that I know of who is opposing it. My opinion matters because I am an honest person. They are disregarding me and saying that I don't have a right to vote due to late fees. However this is incorrect in regards to common property as even non-financial members are able to vote.

They admit to negligence in maintaining the property in order to decrease its heritage value. This is in disregard to their duties as an Owners Corporation as they are obligated to act in good faith by law.

I support the proposed heritage controls for the property.

Kind regards,

Mark Sutcliffe

Dear FMC,

There are no services available that I'm aware of this the South Ward of City of Melbourne.

Kind regards,

Mark Sutcliffe

Privacy acknowledgement: * ● I have read and acknowledge how Council will use and disclose my personal information.

Name: * Amanda Johns

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * C426-heritage-South Yarra

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Amendment C426

This submission is made on behalf of the owners corporation (Owners Corporation 4769) of 172-182 Walsh St, South Yarra on behalf of the owners of the apartments.

The owners corporation and the owners object to the inclusion of the property in the heritage overlay (HO6 South Yarra Precinct-Area 5) and for it to be listed as "significant".

Submissions were lodged by various owners during the formal exhibition process (see submissions 4, 19, 20, 21 ,22, 23, 34).

Since then advice has been received from Bryce Raworth Pty Ltd. This advice is that inclusion of the property in the heritage overlay is unwarranted and unjustified.

The expert advice is there is no basis in the Statement of Significance for Area 5 to support an argument that all post-war building stock contributes to the heritage character of the South Yarra precinct. If such buildings are to be included in the overlay they would need to be individually significant. This property, built in 1956-1960, is not such a building. It does not display any unusual, special or exemplary aspects of post-war architecture. It is merely a surviving example of a block of flats.

This advice was not considered by the council officers when preparing the report and recommendations for this meeting. It was received too late for it to be considered. It is therefore requested that it be considered by this committee.

In these circumstances of strong expert opinion from highly regarded and experienced experts, it is submitted that the property should be removed from the Amendment. It is requested that the officer's recommend that this occur.

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: * No

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*

Name: * Malcolm Macnaught

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: South Yarra Heritage Review Amendment C426

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Dear Future Melbourne Committee,

RE: South Yarra Heritage Review Amendment C426

This is a submission in response to the proposed upgrade in significance of the Former Wesleyan Church at 435 Punt Road (in the above Amendment C426). I'm a member of the Owners Corporation of the property at 435 Punt Road, South Yarra, Melbourne.

Our Owners Corporation members have a united view on this matter:

We strongly object to Amendment C426 with respect to any upgrade of the status of our small residential building.

Rationale for Contributory (not higher) status within HO6 South Yarra Precinct:

- The principal building on 435 Punt Road was the first permanent Wesleyan church for the South Yarra/ Prahran parish, constructed in 1864, the land itself granted to the Wesleyan Church by the government in 1853.
- The 1864 church designed by Messrs Crouch and Wilson architects and constructed by Steven Whatmough builders. It is one of eighteen extant T. J. Crouch designed churches in metropolitan Melbourne and is therefore


part of a broader group of Crouch designed churches and not a rare example of their work.

- The church was originally sited within a two-acre reserve granted by the government for the Wesleyans. The reserve contained the church itself, a parsonage, a Sunday school, and teachers' accommodation. In the twentieth century the Wesleyan/Methodist/Uniting Church sold the majority of the original reserve leaving only a small portion on which the church stands, comprising the present 435 Punt Road. The building has therefore lost its spatial context as the key component of an extensive religious complex.
- Modern apartment buildings constructed within the former church reserve, north and south of the church itself, have been built in an extremely unsympathetic manner to the heritage values of the church. Views of the church have been severely restricted by the lack of setbacks with the apartment buildings, resulting in a poor street presence. It is noted that the streetscape is assessed as not significant, however the streetscape context whereby the church is visually dominated by modern apartment buildings north and south, in and of itself detracts from a significant grading when the building is viewed as a component of the wider South Yarra Precinct.
- One of the major reasons for considering the church to be contributory rather than significant within the South Yarra Precinct is the fact that it is a former church which has lost its continuity of use, spatial context, community connection and contemporary social value. The church ceased to function as a place of worship in the late-1980s and was substantially remodelled in the mid-1990s and converted into six apartments. The change of use and nature of the remodelling would challenge the threshold required for achieving individual significance.
- It is noted in the review of the property in the C258 assessment that the remodelling is sympathetic, however the full nature of the alteration works is not immediately obvious from public view. The remodelling work was substantial, including alterations that are not reversible, or practically reversible. The remodelling does not contribute to the significance of the place as it did not occur during the historical period of use. While facilitating the adaptive re-use of the building, the degree to which these works have impacted the fabric and appearance of the church strongly position the building in a contributory context within a precinct, rather than as individually significant.

In its current form, the church has been altered and has lost its original use. It has lost its spatial context within the historic Wesleyan reserve and its streetscape presence has been severely impacted by dominant modern buildings. When viewed as a component of the South Yarra Precinct, there is a more compelling argument for contributory status rather than significant.

Yours sincerely,

Malcolm Macnaught


Member of Owners Corporation for 435 Punt Road, South Yarra.

[Redacted]

[Redacted]

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the Future
Melbourne in
support of your
submission: *

Privacy acknowledgement: *

- I have read and acknowledge how Council will use and disclose my personal information.

Name: * Jade Hall

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * South Yarra Heritage Review Amendment C426

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I write regarding the above Amendment C426. I am a member of the Owners Corporation of land at 435 Punt Road, Melbourne.

Some time ago Green Heritage had made submissions on our behalf to Amendment C396. The report is attached here.

The report is comprehensive and set out the reasons and justification for objection to listing the building as "Significant within H06".

We strongly object to Amendment C426 with respect to any upgrade of the status of our building.

Alternatively you may attach your written submission by uploading your file here:



[fmr_wesleyan_church_punt_road_c396_submission_jun21.pdf](#)

3.89 MB · PDF

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No



Green Heritage

Compliance & Research Pty Ltd

ABN 36 402 507 401

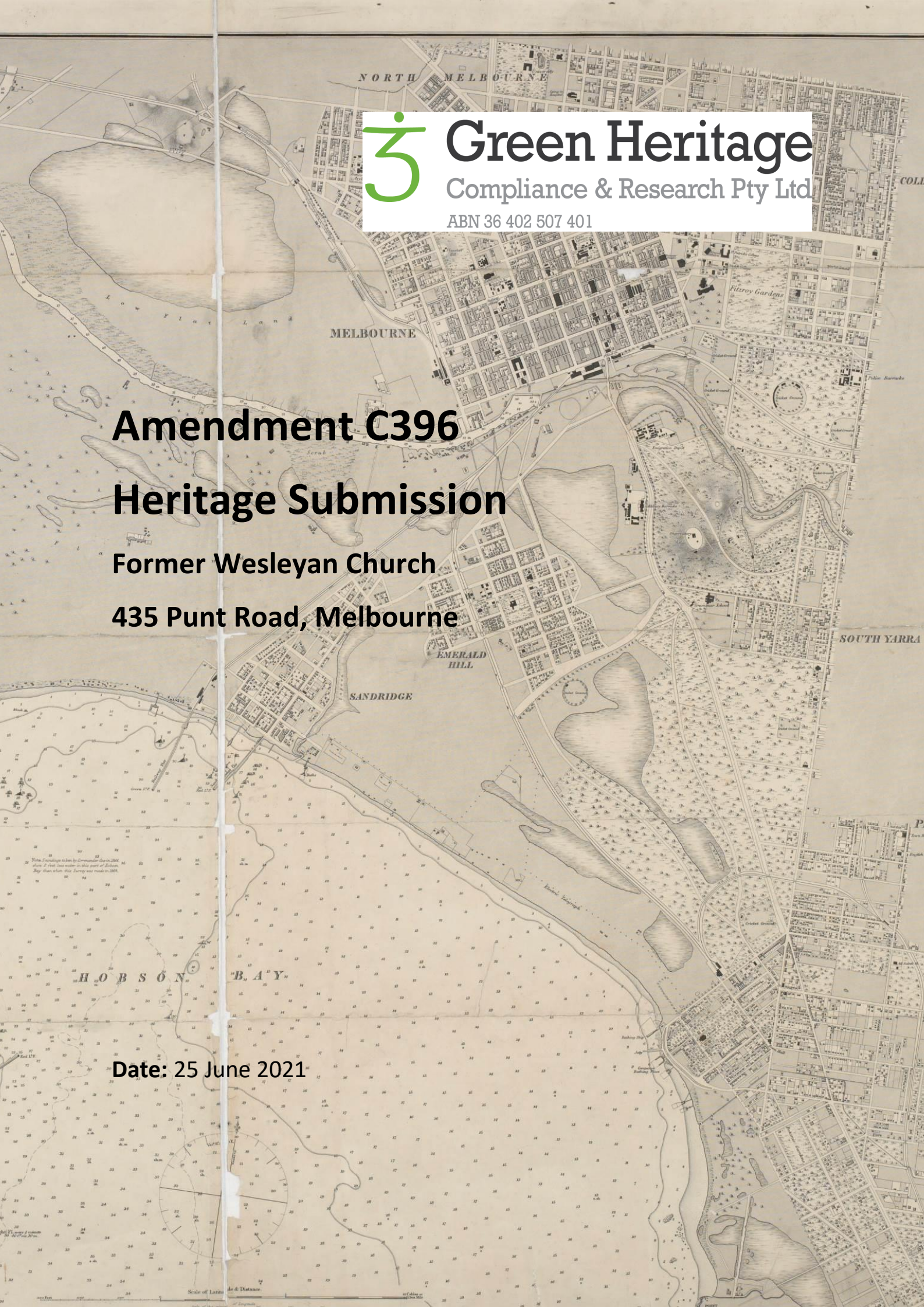
Amendment C396

Heritage Submission

Former Wesleyan Church

435 Punt Road, Melbourne

Date: 25 June 2021



Summary of Advice

Green Heritage was commissioned by the Owners Corporation of 435 Punt Road to prepare a submission in response to the proposed upgrade in significance of the Former Wesleyan Church at 435 Punt Road, from C Grade to *significant*, within amendment C396, in the South Yarra Precinct HO6. The proposed upgrade is presented in the supporting documentation for the amendment, titled *Methodology Report – Amendment C396 Heritage Category Conversion – Lovell Chen* and in the proposed new 2021 Heritage Inventory listing.

Having reviewed the building and the amendment, it is obvious that the building is *contributory* within HO6, however it is not clear that it is individually *significant*. The basis for this understanding is presented below. A second issue is the address, which is listed as 431-439 Punt Road, however the proper address is 435 Punt Road. It is obvious that both addresses are one and the same, but 431-439 Punt Road simply does not exist as an address. There are seven parcels within 435 Punt Road being 1-6/435 Punt Road and the common property as a separate parcel. Given that C396 was intended to correct legacy location errors in C258, it seems unnecessarily confusing that the address continues to be incorrectly listed. The summary of advice provides a rationale for *contributory* status and an overview of inaccuracies in the CoM Heritage Inventory.

Rationale for Contributory status within HO6 South Yarra Precinct

- The principal building on 435 Punt Road was the first permanent Wesleyan church for the South Yarra/Prahran parish, constructed in 1864. It was preceded by a prefabricated corrugated-iron church (tin tabernacle) erected on site in 1855, the land itself granted to the Wesleyan Church by the government in 1853.
- The 1864 church designed by Messrs Crouch and Wilson architects and constructed by Steven Whatmough builders. It is one of eighteen extant T. J. Crouch designed churches in metropolitan Melbourne and is therefore part of a broader group of Crouch designed churches and not a rare example of their work. It is noted that the building style is a novel example of a *perpendicular gothic* church.
- The church was originally sited within a two-acre reserve granted by the government for the Wesleyans. The reserve contained the church itself, a parsonage, a Sunday school, and teachers' accommodation. In the twentieth century the Wesleyan/Methodist/Uniting Church sold the majority of the original reserve leaving only a small portion on which the church stands, comprising the present 435 Punt Road. The building has therefore lost its spatial context as the key component of an extensive religious complex.
- Modern apartment buildings constructed within the former church reserve, north and south of the church itself, have been built in an extremely unsympathetic manner to the heritage values of the church. Views of the church have been severely restricted by the lack of setbacks with the apartment buildings, resulting in a poor street presence. It is noted that the streetscape is assessed as not *significant*, however the streetscape context whereby the church is visually dominated by modern apartment buildings north and south, in and of itself detracts from a *significant* grading when the building is viewed as a component of the wider South Yarra Precinct.
- One of the major reasons for considering the church to be *contributory* rather than *significant* within the South Yarra Precinct is the fact that it is a former church which has lost its continuity of use, spatial context, community connection and contemporary social value. The church ceased to function as a place of worship in the late-1980s and was substantially remodelled in the mid-1990s and converted into six apartments. The change of use and nature of the remodelling would challenge the threshold required for achieving individual significance.

- It is noted in the review of the property in the C258 assessment that the remodelling is sympathetic, however the full nature of the alteration works is not immediately obvious from public view. The remodelling work was substantial, including alterations that are not reversible, or practically reversible. The remodelling does not contribute to the significance of the place as it did not occur during the historical period of use. While facilitating the adaptive re-use of the building, the degree to which these works have impacted the fabric and appearance of the church strongly position the building in a *contributory* context within a precinct, rather than as individually *significant*.
- Had the church survived within its original religious complex context in a mostly unaltered state with continuity of use, it would potentially meet the threshold for inclusion on the Victorian Heritage Register. Had it survived unaltered without change of use but within an evolved complex with new and altered buildings, it would warrant an individual Heritage Overlay. Had it survived in an altered without change of use, but divorced from its parent complex, it would certainly be considered an individually *significant* building within HO6.
- In its current form, the church has been altered and has lost its original use. It has lost its spatial context within the historic Wesleyan reserve and its streetscape presence has been severely impacted by dominant modern buildings. When viewed as a component of the South Yarra Precinct, there is a more compelling argument for *contributory* status rather than *significant*.
- Going forward, a Conservation Management Plan should be developed for the building in order to identify significant and non-significant elements in order to assist future planning applications.

Issues with the Heritage Places Inventory

- The Heritage Places Inventory February 2020 Part A (Amended May 2021) does not list the former Wesleyan church at 435 Punt Road at all. Amendment C396 proposes to include 435 Punt Road as a *significant* building on a *non-significant* streetscape within the South Yarra Precinct.
- The preceding Heritage Places Inventory February 2020 Part B lists 437 Punt Road as a C Grade in a Level 3 streetscape and 451 Punt Road as A Grade in a Level 2 streetscape. Both listings clearly refer to the former Wesleyan church at 435 Punt Road.
- The March 2018 Heritage Inventory lists the former Wesleyan Church as C Grade in a Level 3 streetscape, which reflects the June 2016 Heritage Inventory listing. The November 2017 listing for the property is – *significant*. As already established, the property address is 435 Punt Road, however the 2016 and 2018 listings identify the property as 437 Punt Road, while the 2017 listing has it as 431-439 Punt Road. Confounding the issue is a listing for 451 Punt Road in 2016 and 2018 as an A Grade building on a Level 2 Streetscape. This address is not current, however it is the address Miles Lewis gives the property in his 1991 book on Victorian Churches. In a 1979 planning application the address is given as 453 Punt Road.
- The grading for the church when it was identified as 451 Punt Road refers to the period while it was still in use or immediately after the Uniting Church sold it *i.e.*, late-1980s up to Lewis' 1991 book. Legacy assessment criteria are different to the present day, however it is without doubt that the church warranted a *significant* grading in the former streetscape prior to the construction of the current apartment buildings north and south of the church.
- The grading of the church when it was identified as 437 Punt Road is reflective of the cessation of use as a place of worship and the adaptive re-use of the building as a six-unit apartment complex. The grading dropped from A to C and the streetscape dropped from Level 2 to Level 3, taking into account the construction of the adjacent apartment buildings.

- Within the new CoM grading system, the pre-1995 church building would satisfy a *significant* grading as shown in the 451 Punt Road Grade A listing, whereas the post-1995 apartment conversion would satisfy a *contributory* grading as shown in the 437 Punt Road Grade C listing.
- Without a supporting rationale C396, proposes to list the former Wesleyan church on 435 Punt Road as a *significant* building within the South Yarra Precinct, essentially repeating the pre-apartment conversion significance assessment, which is founded on the description of the building in Lewis' 1991 book.
- The post-apartment conversion significance assessment as C Grade or *contributory* has been discarded.
- If C396 was proposed in 1991, the church would be identified as *significant*, however the thirty years that followed have seen changes that lower its heritage values within the South Yarra Precinct to *contributory*.
- It is understood that the purpose of C258 was to standardise the Heritage Inventory listings and not reassess the merits of individual listings. The purpose of C396 is to rectify errors for certain listings proposed in C258. It is clear that the upgrade of the church is not a standardisation of an existing listing but rather a reassessment based on an outdated significance assessment that was superseded following the adaptive re-use of the building in 1995.
- Without a clear reason to upgrade the status of significance, the existing listing status the former Wesleyan church should be listed as *contributory*.
- Vicplan identifies the property as 435 Punt Road, the Heritage Places Inventory listing should use the correct address.



The Property

The property is 435 Punt Road (referred to in C396 as 431-439 Punt Road)

Lot and Plan Number	(1-6 and CM) /PS341218
Standard Parcel Identifier (SPI)	PS341218
Local Government Area (Council)	MELBOURNE
Heritage Overlay Number	HO6 – South Yarra Precinct



Figure 1: Google Earth Pro 2021 showing the subject site highlighted in red.

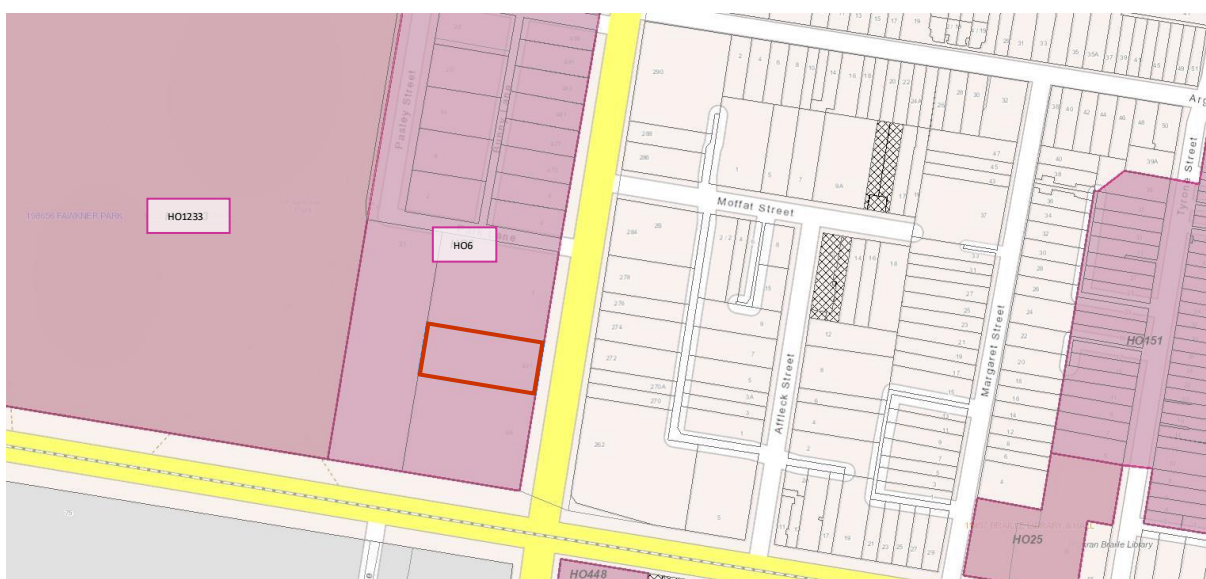


Figure 2: VicPlan 2021 map showing the subject site (In Red) within HO6

Existing Heritage Controls

The subject site is within the South Yarra Precinct Heritage Overlay HO6.

The Heritage Places Inventory February 2020 Part A (Amended May 2021) does not list the former Wesleyan church at 435 Punt Road at all.

The Heritage Places Inventory February 2020 Part B lists 437 Punt Road as a Grade C building in a Level 3 streetscape and 451 Punt Road as a Grade A building in a Level 2 streetscape. Both listings clearly refer to the former Wesleyan church at 435 Punt Road.

Amendment C396 proposes to include 435 Punt Road as a *significant* building on a *non-significant* streetscape within the South Yarra Precinct, however the address is listed as 431-439 Punt Road.

In the Melbourne Heritage Places Inventory March 2018, the Church is not listed specifically but it is assumed that the property listed as 437 Punt Road in the South Yarra precinct is one and the same as the subject site.

437 Punt Road was listed as a C Grade building on a Level 3 streetscape.

The Melbourne building Grades are defined below:

'A' Graded Buildings

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

'B' Graded Buildings

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

'C' Graded Buildings

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

'D' Graded Buildings

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

'E' Graded Buildings

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

The streetscape Levels are defined below:

Level 1 Streetscape

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

Level 2 Streetscape

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

Level 3 Streetscape

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

Proposed Heritage Controls

The Heritage Places Inventory February 2020 Part A (Amended May 2021) contains the new grading system as proposed in C258 and C396. The new definitions are as follows:

‘Significant’ heritage place:

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

‘Contributory’ heritage place:

A ‘contributory’ heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A ‘contributory’ heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. ‘Contributory’ places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.

‘Non-contributory’ (-) place:

A ‘non-contributory’ place does not make a contribution to the cultural significance or historic character of the heritage precinct. The definition used for a ‘significant streetscape’ is as follows:

‘Significant streetscapes’ are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.

The former Wesleyan Church at 435 Punt Road is not included in the Inventory nor is any previous version of the address. Having said that, the intent of C396 is to list the building as *significant* within HO6, located on 431-439 Punt Road but not within a *significant* streetscape.

Please note the Heritage Places Inventory February 2020 Part B contains the previous grading system and lists the church as 437 Punt Road, a Grade C building in a Level 3 streetscape and 451 Punt Road, a Grade A building in a Level 2 streetscape, reflecting the pre and post apartment conversion significance assessments.

HO6

Description

The extent of the South Yarra Precinct is identified as HO6 in the planning scheme maps.

The Royal Botanic Gardens and National Herbarium, Government House and Government House Reserve, Melbourne Observatory, La Trobe's Cottage, Shrine of Remembrance, Sidney Myer Music Bowl, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are largely within or immediately adjoin the precinct.

Significant and contributory development in the precinct dates from the 1850s to the mid-twentieth century, including the post-World War II period.

Residential development includes modest nineteenth century cottages; two-storey terraces in pairs and rows; Victorian and Edwardian free-standing villas and large houses; and interwar and mid-twentieth century development including flat blocks. The precinct is noted for its high-quality buildings, many of which were designed by prominent architects. While nineteenth century development is well represented, the twentieth century is also an important period in the evolution of the precinct.

Houses are single or double storey, although there is some variety in historic two-storey heights; and also flat blocks of two-three storeys, with some taller examples. Two-storey dwellings typically have lower scale rear wings. Some very fine large historic houses are located in the precinct, on generous allotments and in garden settings.

Most buildings are of masonry construction, including face brick and rendered exteriors; weatherboard is uncommon; and the early institutions to St Kilda Road include stone buildings. Of the Victorian and early twentieth century development, decorative and often ornate cast iron work is a feature, with the smaller cottages more simply detailed. Parapets are prominent, and often detailed and ornamented, including with urns and finials; and side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations. Slate roofing is common, and chimneys are prominent. Roofs can be hipped and gabled and can vary in their visibility, being prominent elements of building design, or less visible and concealed by parapets. A high number of original iron palisade fences with stone plinths survive.

Pockets of more modest Victorian development, including cottages are typically found away from the main streets and thoroughfares, including on Mason, Hope, Leopold and Little Park streets, and St Martin's Lane. Larger and grander residences front the principal streets and roads in the precinct, including Domain Road, Toorak Road West, Park Street, Anderson Street and also Pasley Street on the east side of Fawkner Park. A consistent pattern is one of larger residences facing the parks, including Fawkner Park and the Royal Botanic Gardens. Park Street is a particularly wide street, carrying the tramline, with a collection of imposing Victorian and early twentieth century residences, with elevated entrances; and interwar flat blocks.

Interwar development, including flat blocks, display many features of the period. These include face brickwork which is often patterned and finely executed, or rendered surfaces, or combinations of face brick and render; curved window and corner bays; slim and simply detailed awnings or canopies; externally expressed stair bays; art deco detailing to iron work; large windows, often steel-framed; balconies with brick or iron balustrades; and hipped or flat roofs, with plain but sometimes prominent parapets. The earlier blocks have Tudor Revival detailing, including half-timbered gable ends. The later blocks, of the 1940s and post-World War II period are stripped of ornamentation, with plain walls and strongly expressed forms. Many of the flat blocks are built close to the street, with limited setbacks. Marne Street, St Leonards Court, Fairlie Court and Alexandra Avenue are noted for early twentieth century and interwar development, and incorporate a variety of architectural styles in houses and flat blocks. Domain Park Towers, on Domain Road, is a noted early high rise apartment development, designed by Robin Boyd and completed in 1962.

The precinct generally has limited commercial development, albeit with a small concentration on Domain Road turning into Park Street, where the junction is marked by a double-storey commercial corner building on a curved

plan. On Domain Road, the commercial buildings are of mixed character, between one and three storeys, with typically modified ground floor shopfronts and mostly intact upper level facades, including prominent parapets. They include buildings of early twentieth century origin. A small group of former commercial buildings are also located on Millswyn Street, mostly adapted to residential use, including several shops, Morton's Family Hotel and the Wimmera Bakery. 141 Historically, there was limited industrial or manufacturing development in the precinct.

Institutional development is a strong feature, as outlined in the historical overview, with notable institutions in and adjoining the precinct boundary, including to St Kilda Road. Melbourne Girls Grammar School is also prominent in the elevated area of Anderson Street; and Christ Church dominates the intersection of Toorak and Punt roads.

Other significant public and institutional development is associated with the various parks and gardens within or immediately adjoining the precinct, including Government House, the Melbourne Observatory, National Herbarium, Shrine of Remembrance, Sidney Myer Music Bowl and La Trobe's Cottage.

Statement of Significance

South Yarra Precinct (HO6) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

What is significant?

South Yarra Precinct is predominantly residential, where significant and contributory development dates from the 1850s through to the mid-twentieth century, including the post-World War II period. While nineteenth century development is well represented, the twentieth century is also an important period. The precinct is renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public parks and gardens, and public institutions, including the Royal Botanic Gardens and National Herbarium; Government House and Government House Reserve; Melbourne Observatory; Shrine of Remembrance and Sidney Myer Music Bowl. Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are also largely within or immediately adjoining the precinct. The precinct is generally bounded by Alexandra Avenue to the north; Punt Road to the east; Commercial Road to the south; and St Kilda Road to the west. A separate precinct area is located to the south of Commercial Road.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth and early twentieth century building characteristics including:
 - Use of face brick, rendered masonry and bluestone building materials, the latter typical of the early institutional buildings.
 - Hipped and gable ended roof forms with often visible and prominent chimneys, slate or tile cladding; prominent parapets, with urns and finials; side or party walls extending from the fronts of terraces; verandahs with decorative and often ornate cast iron work and tiled verandah floors, and timber verandahs and friezes in the Edwardian dwellings; iron palisade fences on stone plinths.
- Typical interwar building characteristics including for flat blocks:
 - Use of face brickwork, often patterned, or rendered surfaces, or combinations of face brick and render building materials.
 - Hipped or flat roof forms, with plain but sometimes prominent parapets, and plainly detailed chimneys; curved window and corner bays; externally expressed stair bays; art deco iron work; large windows, including steel-framed; and balconies with brick or iron balustrades.
- Later development, of the 1940s and after, is generally stripped of ornamentation, with plain walls and limited detailing.

- Substantial villas and large houses are typically located on principal streets and roads, or address the parks and gardens.
- High proportion of buildings designed by prominent architects.
- Typically low scale character, of one and two-storeys, with some variety in historic two-storey heights; and flat blocks of two-three storeys, with some taller examples.
- Significant nineteenth century institutional development on St Kilda Road.
- Significant nineteenth century scientific and vice-regal development associated with the Royal Botanic Gardens and Government House Reserve.
- Public places of social significance in the Kings Domain including the Shrine of Remembrance and Sidney Myer Music Bowl.
- Nineteenth and early twentieth century planning and subdivision as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Layout and planning of some streets in the centre and east of the precinct reflects the boundaries of the large 1840s estates.
 - Later and ongoing reduction of the early landholdings seen in varied subdivision patterns and allotment sizes.
 - General pattern of large allotments in the east and west of the precinct, and more finely grained allotments in the centre.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including St Kilda, Toorak, Domain and Punt roads; Alexandra Avenue; and Park and Anderson streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestigious status.
- Views into and out from the parks and gardens to the bordering residential areas.
- Importance of gardens and front setbacks to dwellings, particularly the larger residences; and street tree plantings to streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.

How is it significant?

South Yarra Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

South Yarra Precinct is of **historical significance**. Development commenced in the precinct in the 1840s, when large 'cultivation' allotments were sold north of the future Toorak Road, and substantial estates were established. The elevated land, including the high point of Punt Hill, attracted wealthy graziers and city merchants and professionals, including members of the legal profession. The subsequent re-subdivision and ongoing reduction in the size of the early estates is a precinct characteristic, with diverse subdivision patterns and small and large allotments resulting. In the later nineteenth century, modest dwellings were generally constructed on the small allotments; while in the interwar and later periods, flat blocks were built on the large allotments, in some instances on the sites of demolished early mansions. South Yarra also became a focus for this new form of residential development in Melbourne, the popularity of which continued into the post-war period. Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions. The Melbourne Observatory and National Herbarium are significant nineteenth century scientific developments; while Government House reflects the status of the viceregal presence in nineteenth century Melbourne. The Shrine of Remembrance and Sidney Myer Music Bowl are significant twentieth century developments. The establishment of public parks and gardens in and adjoining the precinct was also highly influential in the precinct's development. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park. Several of these were included in the

ring of parks reserved in the 1840s by the Superintendent of the Port Phillip District, Charles La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. Important historic roads in the precinct include St Kilda and Punt roads. St Kilda Road was envisioned by Robert Hoddle as a major route out of Melbourne, its status confirmed in the Roads Act of 1853. In a relatively brief period in the 1850s and 1860s, several significant public institutions were also established along the road.

South Yarra Precinct is of **social significance**. It is highly regarded for its extensive parks and gardens and significant public buildings and institutions. The Royal Botanic Gardens are the premier public gardens in the state, and much valued by the Victorian community. The Shrine of Remembrance is also a significant public memorial, and the pre-eminent war memorial in the State. Since 1934, it has been a focus for public commemoration and events, including annually on Anzac Day and Remembrance Day; and also a place for private reflection. The Sidney Myer Music Bowl has been a popular venue for concerts and performances since it opened in 1958.

The **aesthetic/architectural significance** of the South Yarra Precinct derives from Victorian development through to development of the mid-twentieth century and post-World War II period. Residential development includes modest nineteenth century cottages, two-storey terraces in pairs and rows, substantial free-standing villas and large houses, and interwar and later flat blocks of which the precinct has many distinguished examples. The larger houses typically front principal streets and roads, or address the various parks. The precinct is also noted for high quality and architect designed buildings. The large estates of the 1840s, which were subsequently re-subdivided, influenced the planning of later streets including the regular arrangement of north-south streets in the centre and east of the precinct. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. An abundance of public parks and gardens, including the Royal Botanic Gardens and Fawkner Park, further enhance the aesthetic significance. These variously retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains. The Shrine of Remembrance has its own highly formal axial landscape; and the extensive grounds of Melbourne Grammar School and Wesley College also contribute to the landscape character of the precinct. There are views into and out from the parks and gardens to the bordering residential areas. Gardens are also a characteristic of larger residences. The precinct additionally has street tree plantings, with St Kilda Road standing out in this context, where mature plantings and wide grassed medians emphasise its historic grand boulevard status

Heritage Planning Scheme Amendment C258

The City of Melbourne prepared and exhibited Amendment C258 to the Melbourne Planning Scheme to modernise and update heritage practice in the City. Amendment C258 proposes to:

- revise the local heritage planning policies Clauses 22.04 (Heritage Places within the Capital City Zone) and 22.05 (Heritage Places Outside the Capital City Zone) in the Melbourne Planning Scheme,
- introduce a new incorporated document ‘Melbourne Planning Scheme Amendment C258: Heritage Precinct Statements of Significance 2017’ which comprises the statements of significance currently included within clause 22.04 (Heritage Places within the Capital City Zone) and introduces new statements of significance for the six existing large heritage precincts outside the Capital City Zone of Carlton, East Melbourne and Jolimont, North Melbourne and West Melbourne, Parkville, South Yarra and Kensington,
- replace the ‘A to D’ letter grading system with the ‘Significant/Contributory/Non-Contributory’ grading system,
- replace the existing incorporated document: ‘Heritage Places Inventory June 2016’ which grades heritage places using the A to D heritage grading system with a new incorporated document ‘Melbourne Planning Scheme, Heritage Places Inventory 2017’ which grades all heritage places within a heritage overlay using the Significant/Contributory/Non Contributory grading system,
- apply the Heritage Overlay, and incorporate statements of significance, to new places in West Melbourne assessed to be of heritage significance in the West Melbourne Heritage Review 2016.

The land affected by Amendment C258 is all land within the Melbourne municipal area affected by a Heritage Overlay and land in West Melbourne.

Table 1: Council Evidence comments for churches within HO6

Property Name	Address	GRADE	Status	Recommended listing
St Thomas Aquinas Church	39-45 Bromby Street South Yarra VIC 3141	D	Unchanged	Contributory
South Yarra Presbyterian Church	603-627 Punt Road South Yarra VIC 3141	B	Unchanged	Significant
Christ Church	683-701 Punt Road South Yarra VIC 3141	A	Unchanged	Significant
	431-439 Punt Road South Yarra VIC 3141	Not Graded	Upgraded	Significant

Council Evidence ‘Anita Brady – Lovell Chen (Attachment 4)’

“Substantially externally intact bluestone former Wesleyan Church, constructed in 1864-65, to a design by architects Crouch & Wilson. Has been sympathetically adapted to residential use but retains its original presentation to Punt Road. Includes open-work parapet, large window to central bay (nave) with tracery incorporating quatrefoils and pointed arches, and side bays with narrow windows, defined by flanking towers/turrets with spires removed. Has a simple gothic character.”

Heritage Planning Scheme Amendment C396

Amendment C396 proposes to convert the heritage gradings of around 350 properties to a contemporary heritage category system.

Most properties in the Heritage Overlay have already been converted through a previous project, Amendment C258 Heritage Policies Review and West Melbourne Heritage. The gradings for approximately 7,000 heritage properties were converted to the new system with around 350 remaining. The remaining properties are currently graded A, B, C or D and are proposed to be converted through Amendment C396 to Significant, Contributory or Non-contributory.

This means that all properties will be categorised using the Significant, Contributory, Non-contributory system which is needed in order to comply with the Department of Environment, Land, Water and Planning requirements.

Amendment C396 proposes to:

- Convert the heritage gradings of around 350 properties in the suburbs of Carlton, Carlton North, East Melbourne, Kensington, Melbourne, North Melbourne, Parkville and South Yarra. (The types of properties affected are shown in the graphic below.)
- Make corrections and changes to the way places are listed or mapped in the planning scheme.
- Make changes to the heritage categories for 53 Hawke Street, 55 Hawke Street and 65-67 Peel Street, West Melbourne to correct errors identified in the Amendment C258 Panel hearing.
- Introduce Statements of Significance for fifteen previously D-graded buildings in individual Heritage Overlays, one existing Heritage Overlay HO868 and for 65-67 Peel Street, West Melbourne.

Around 350 properties were removed from Amendment C258 Heritage Policies Review and West Melbourne Heritage by Council when it adopted the amendment. These properties are being converted through Amendment C396. They are:

- C-graded properties in City North precinct Heritage Overlays.
- D-graded properties in individual Heritage Overlays.
- Properties that were not identified or were listed incorrectly in the Amendment C258 Heritage Places Inventory.

Former Wesleyan Church

Victorian Heritage Database Listing: National Trust

Significance Level: File only

Statement of Significance

A church which is a rare example of the Perpendicular style, designed by Crouch & Wilson and built in 1864 of bluestone with cement dressing. The main facade includes twin turrets, the spires of which have been removed, a four-light window and open-work parapet.

Background History

Brief History of Gothic Architecture

The Gothic architecture style began to emerge in Europe in the late 12th century, replacing Romanesque also known as Norman style architecture (Lang, 1966 p.244). Gothic architecture, with its origins from France, evolved for around 400 years with it gradually declining in the early 16th century. The various phases of Gothic architecture were divided into categories: the Norman, Early English, Decorated, and Perpendicular styles (Rickman, 1817). The final phase of Gothic architecture from the mid-14th century, brought the arrival of the “Perpendicular Gothic” style. This period is characterised by strong vertical lines, ribbed vaulting, hammerbeam roofs and large pointed arches. Windows also become a lot larger with elaborate tracery made up of combinations of straight lines, circles, and the arcs of circles (Cram, Hastings & Bragdon 1915, p. 161). The mid-18th century brought about a movement known as the ‘Gothic Revival’ which flourished throughout the 19th century. Gothic revival often including elements including soaring spires, intricate stained-glass windows or fine stone or wood carvings, became the chosen style in church architecture in the 19th century up until the Second World War when modernism began to takeover (Anson 1960 p. 356).

Miles Lewis Commentary on Later Gothic Architecture (Lewis 1991)

The later periods of gothic are, in English terms, the *Decorated* of the fourteenth century, and the *Perpendicular* of the fifteenth. The decorated gothic is richer than the Early English. The vaulting is more elaborate, which is scarcely a matter of consequence in Victoria, as so few churches have masonry vaulting. The planning is broader, the clerestory tends to be larger at the expense of the triforium below, the windows openings tend to be wider, for the display of stained glass, and the broach spire begins to give way to the type with a parapet at the base, and pinnacles at each corner of the square. The spire may have lucarne windows or vents let into the sloping face. Ornamentally carved knobs, or *crockets*, may be placed at strategic points, or distributed in rows along main lines in the structure. But the most distinctive feature is the window tracery...

In the Perpendicular period rectangular forms begin to assert themselves. The pointed arch is very much flattened, and often finds itself framed by a rectangular panel, or (on the exterior) beneath a rectangular label-mould or hood mould. The windows become extremely large, and are often divided up in a rectilinear fashion, with horizontal transoms and vertical mullions. Walls are often decorated with panelling, which may be treated in the same manner as window tracery.

Perpendicular Gothic

The most basic version of Perpendicular architecture is that in which only the shape of the openings is indicative. Not only is the pointed arch flattened down in this style, as has been indicated, but often it is four-centred. That is, where the earlier gothic arch was formed by the intersection of segments of two circles equal in radius, the four-centred arch begins at the edge with a segment of very small radius, then merges tangentially into one of much larger radius running to the apex. These two are then of course matched symmetrically on the opposite side.

Miles Lewis History of Methodism in Victoria (Lewis 1991)

Methodism was introduced in Port Phillip District by the Wesleyan Methodists in 1838, but like Presbyterianism it was soon represented by several divisions. The first division of Methodism emerge in England soon after John Wesley's death in 1791 in opposition to the domination of the Wesleyan Methodist Society by the preachers who belonged to the 'Legal Hundred' constituted by Wesley's Deed of Settlement in 1784. Alexander Kilham, a radical Methodist preacher who wanted Methodism to accept a denominational status separate from the Church of England, organised on democratic lines, formed the Methodist New Connexion in 1797. This body established a mission in Victoria in the 1860's but it failed to expand in the colony. Its few churches were absorbed by the Wesleyan Methodist Church in 1882.

Other divisions of Methodism came to Victoria in the mid-nineteenth century. The first of these was the Primitive Methodist Connexion formed in Staffordshire in 1811 by Hugh Bourne and William Clowes. Bourne believed that Wesleyan Methodism had departed from Wesley's style of evangelism. He promoted the Camp Meeting, introduced from American revivalism, and was expelled by the Wesleyan Conference in 1808 for his irregular evangelistic activity. William Clowes was expelled by the Conference for similar reasons. These two and their followers united in 1811 to form their own connexion and the following year they adopted the name of 'Primitive Methodists'. They were the most numerous in the midlands and north of England, especially among miners. Primitive Methodists immigrants to Victoria formed a class in January 1849 and began holding open-air services on Flagstaff Hill. They sent to England for a minister, who arrived in January 1850; the previous month they had laid the foundation stone for a church in La Trobe Street. More prosperous in Victoria and Tasmania than in other colonies, the Primitive Methodists grew to be in the second largest group of Methodists in Victoria in the later nineteenth century, having 125 church buildings in 1901.

Almost as large were the Bible Christians. This group was founded by William O'Bryan, a farmer who organised evangelistic work and built chapels privately in Cornwall. He was expelled by the Wesleyan Conference, then readmitted, but he began his irregular missionary work in 1815 and in October that year he formed a society of Methodists who called themselves 'Bible Christians'. The movement, which allowed women preachers, grew over the next few years and in June 1819 the first conference of the Bible Christian Connexion was held. The Bible Christians' strength was in Cornwall and Devon, and this division of Methodism was brought to South Australia by Cornish miners. From there it was introduced to Victoria, where it expanded to become separate district by 1860. The first Victorian conference of the Bible Christians was held in the Gore Street Church in 1887. By 1901 there were 107 Bible Christian Churches in Victoria.

Another division of Methodism was the Wesleyan Methodists Association introduced to Victoria in 1850 by Joseph Townsend. This body was formed by Methodist secessionists in the large industrial cities of northern England in 1836, in protest against the clericalism of Wesleyan Methodism under Jabez Bunting. It maintained lay rights against ministerial authority. The association joined with the Armenian Methodists in 1857 to form the United Methodist Free Church, whose polity was closer to Congregationalism than Wesleyan Methodism. This division of Methodism was strongest in Victoria of all the Australian colonies, but it was much weaker than the other Methodists bodies, having 44 churches in 1901.

These divisions of Methodism united to form the Methodist Church of Australasia in 1902. The four divisions in Victoria had 1,000 churches between them in 1901, but a number of these were evidently closed or disposed of, as Methodist Churches numbered 829 in 1902. Some of these, such as Wesley Church, Lonsdale Street, and churches in some suburbs and larger towns, were substantial and impressive structures, but many were small and unpretentious buildings. Methodism, like Presbyterianism, had no great architectural tradition when it was introduced to Australia. John Wesley laid it down that 'preaching-houses' should be 'plain and decent' and no more expensive than necessary. Preaching was as central to Methodism as to Presbyterianism but Methodism had a richer tradition of worship. Wesley encouraged the use of an abridged form of the Anglican service of Morning Prayer and the singing of hymns. The Wesley brothers enriched Protestant hymnody with many of their own compositions. But Wesley disapproved of organs and other musical instruments in worship. Even so, in 1842 the Wesleyans introduced one of the first pipe organs in Melbourne. While changes were taking place in England colonial conditions facilitated the process.

The other Methodist groups began with very humble chapels but around the mid-century they began to replace these with more substantial buildings and their chapels were more ambitious architecturally. Internally they were reminiscent of the Dissenting meeting house with a high central pulpit and galleries around three sides. Eventually they

succumbed to the trends that were obliterating the differences between the denominations in worship and in architectural styles.

Building History

Miles Lewis 451 Punt Road, South Yarra (Lewis 1991)

Wesleyan

1864

Crouch and Wilson

Later Gothic Perpendicular

A church which is a rare example of the Perpendicular style, designed by Couch and Wilson and built in 1864 of bluestone and cement dressings. The main façade includes twin turrets, spires which have been removed, a four-light window and an openwork parapet.

New Wesleyan Church Prahran

The Herald Wednesday 17 August 1864, p. 2

NEW WESLEYAN CHURCH, PRAHRAN.

Yesterday, the foundation stone of a Wesleyan Church, recently commenced on the site of the old iron building on its road, Prahran, was laid by his Excellency Charles Darling. The accommodation furnished by the building at present used for purposes of public worship has for a long time been quite inadequate; but it is expected the new church, which will seat something like 600 persons, will fully meet the requirements of the congregation. Its dimensions will be 75 by 45 feet in the clear, and the walls will be 22 feet high. Bluestone will be the material principally used in its construction, but the windows and buttresses will be relieved with brick dressings. The style is that known as the "perpendicular," a place appearance which otherwise assume, two turrets, 56 feet high, will be placed upon the roof. The windows will be of leaded glass, this part of the building being supplied by Mr. Urie. The weathering was made, specially for

Glew, of Brunswick. Messrs Crouch and Wilson are the architects, and the cost of the work is Mr. S. Whatnough, who has undertaken to work for a sum slightly under £1800. By the time the Governor arrived at the ground a considerable number of persons including a large portion of the congregation, had assembled. Amongst the clergy present were Rev. D. J. Draper, chairman of the Melbourne district; the Rev. F. Neale, one of the trustees; and the Revs. J. Harcourt, and J. Moss. After the usual religious observances Mr. Crouch read a scroll, describing the building, and naming the various municipal officials connected with it, which were afterwards placed under the stone. He then presented to His Excellency, on behalf of the trustees, a silver trowel, bearing the inscription:—"Presented to His Excellency Sir Charles Darling, K.C.B., Governor and Commander-in-Chief of Victoria, on the occasion of his laying the foundation stone of the Wesleyan Church, in the Punt Road, Prahran, Victoria, 16th August, 1864."

The stone having been lowered to its place was declared well and truly laid by his Excellency, who proceeded to utter the gratification which it had afforded him in complying with the wishes of the trustees in laying the foundation stone of another of the structures with which the Wesleyan body adorned the city and other large towns in the colony. He traced the progress of the denomination in Victoria from 1841, when it numbered only 850 members, to the present time when it included in its ranks upwards of 45,000, and possessed 342 places of worship. He also alluded to the fact that whilst the great denominations, as shown by their returns, could furnish accommodation for 16, 27, and 35 per cent of their worshipers respectively, the Wesleyans had more than their places of worship for 1000 more than their number. After referring to several other circumstances of a similar character, he concluded his remarks by expressing a hope that the divine blessing would be upon the building, and upon the services which were conducted in it. The Rev. Dr. Draper thanked His Excellency for his

which were conducted in it. The Rev. Draper thanked His Excellency for his wishes, and spoke at considerable length of Wesleyan matters generally, explaining the circumstances under which the building had been commenced. It had been remarked, that a fresh building was not necessary, but to this he could not assent, as the church at present employed was too small to accommodate the rapidly increasing congregation, while from the large numbers which were constantly being made to the population of the neighbourhood, it was reasonable to expect that a still greater extension would be made to its numbers. The ceremony was then concluded with singing, prayer, and three cheers being given. The assemblage dispersed. In the evening a highly successful tea meeting was held in the town hall, at which numerous addresses were delivered by the clergy and others.

Extract from Victorian Wesleyan Methodist Grammar School

The Leader Saturday 7 January 1865, p. 11

A tea meeting, to celebrate the opening of the new Wesleyan church, Punt road, Prahran, the foundation stone of which was laid by his Excellency the Governor on the 18th August last, was held, last night, in the building adjoining. The first services were held on Sunday last, when sermons were preached by the Revs. D. J. Draper, James Taylor, and Joseph Dare. The church has been handsomely fitted up, under the direction of Messrs Crouch and Wilson, the architects, and several handsome stained glass windows, supplied by Messrs Ferguson and Urie, add to the pleasing aspect of the interior. Although holding 600 persons comfortably, the building on Sunday, was well filled, and the attendance at the *soiree* last night was also very large. The addresses given on the occasion were delivered by the Revs. D. J. Draper, Neale, Dare, and others, the two former being the officiating ministers.

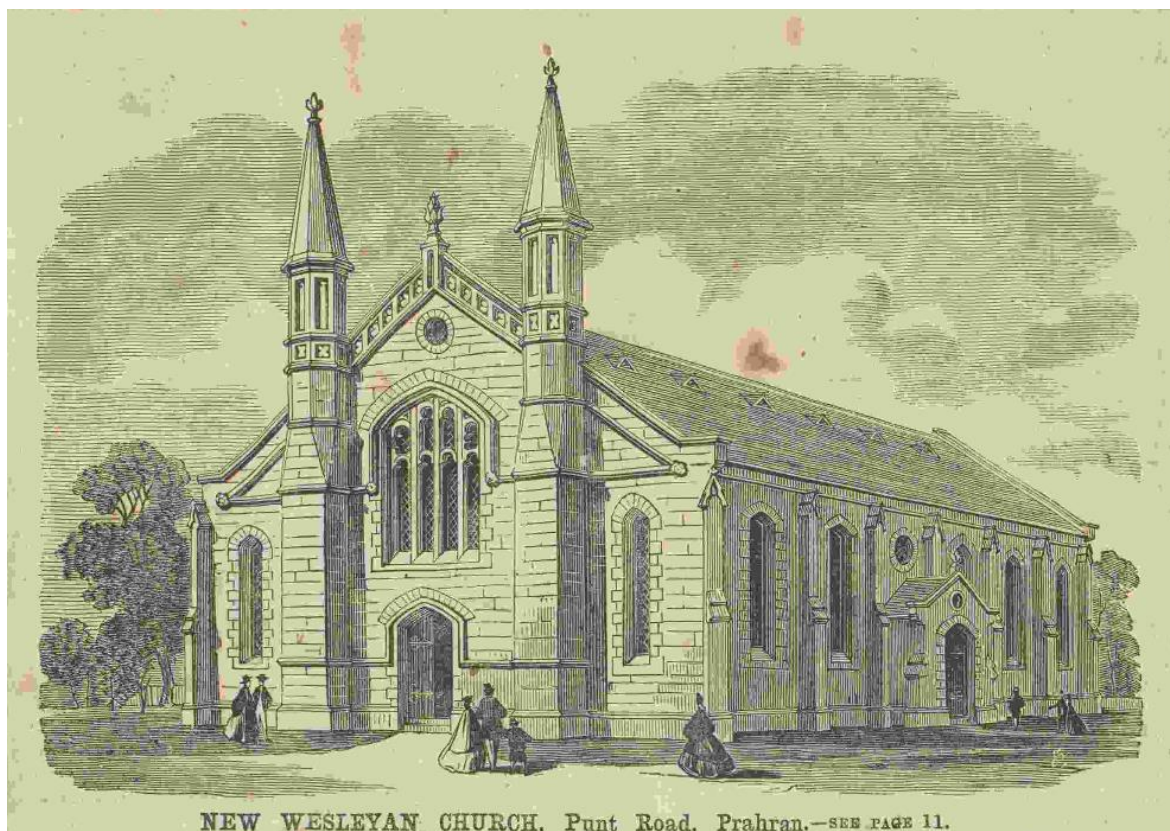


Figure 3: Wood engraving of the Wesleyan Methodist Church in Punt Road, corner Commercial Road, soon after construction, c.1864. Source: Stonington Library

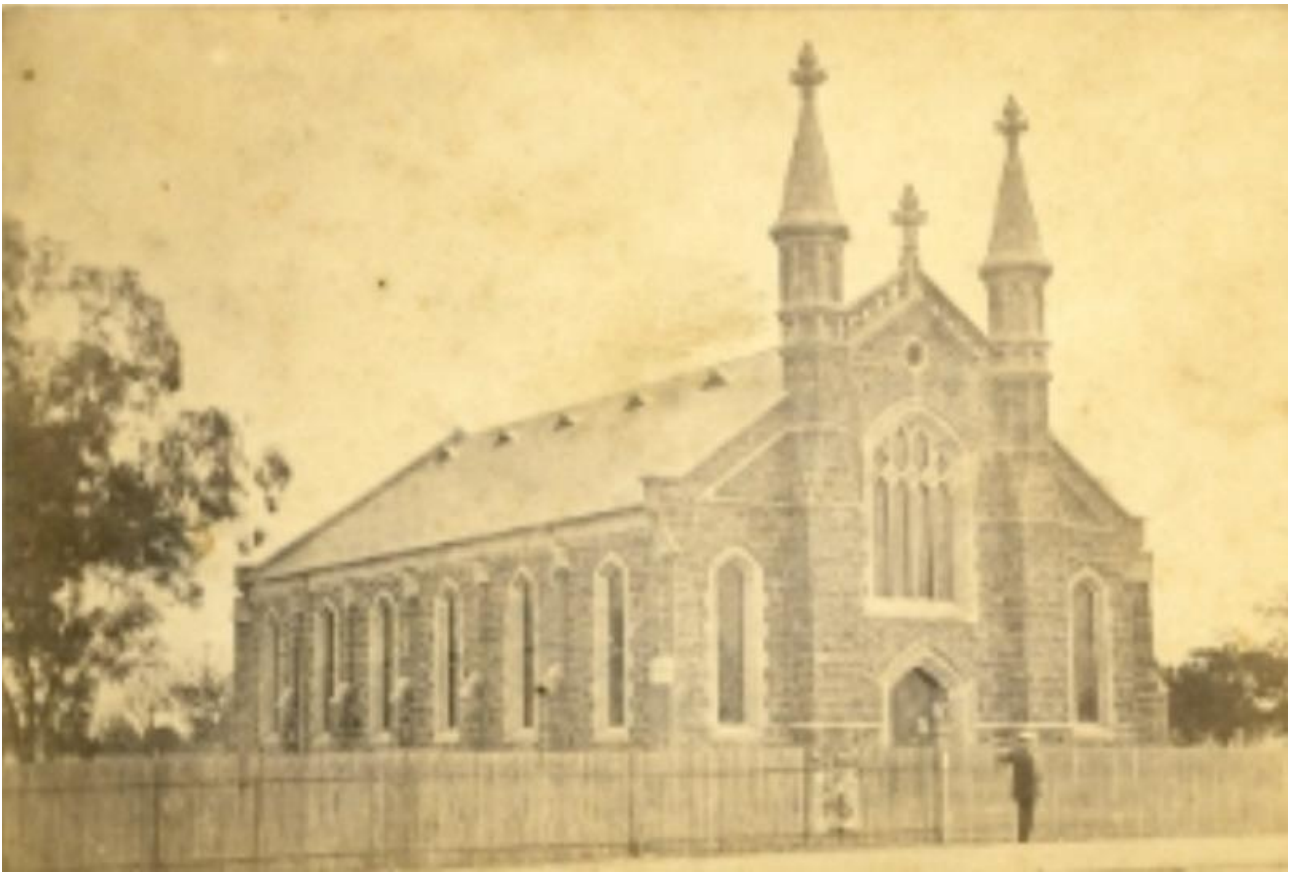


Figure 4: Cornell F., Wesleyan Church, Prahran, c. 1870. Source: Stonnington Library



Figure 5: Wesleyan Church, South Yarra, c. 1890. Source: Stonnington Library

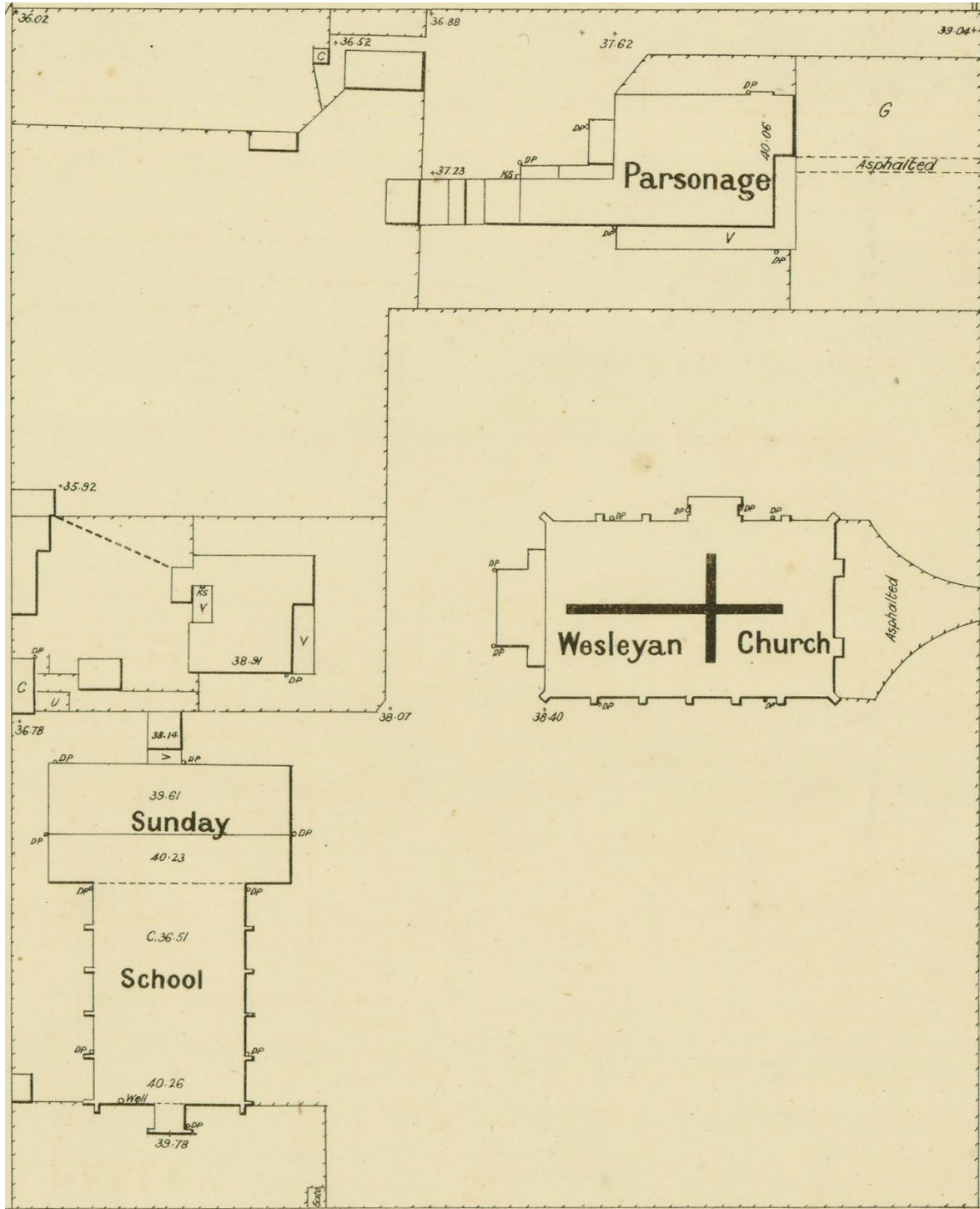


Figure 6: MMBW Plans No. 904 & 905, City of Melbourne, 1895. Source: SLV

Record of Alterations

Historic Alterations

The church underwent interior alterations in the late nineteenth century. A vestry was added to the rear of the church.

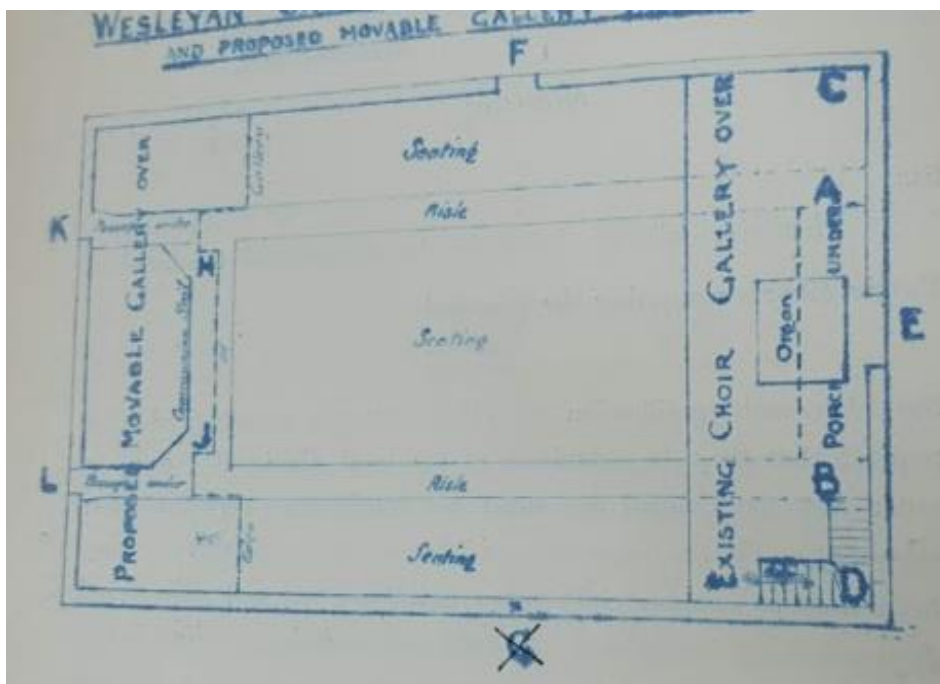


Figure 7: 1899 Plan showing interior renovation

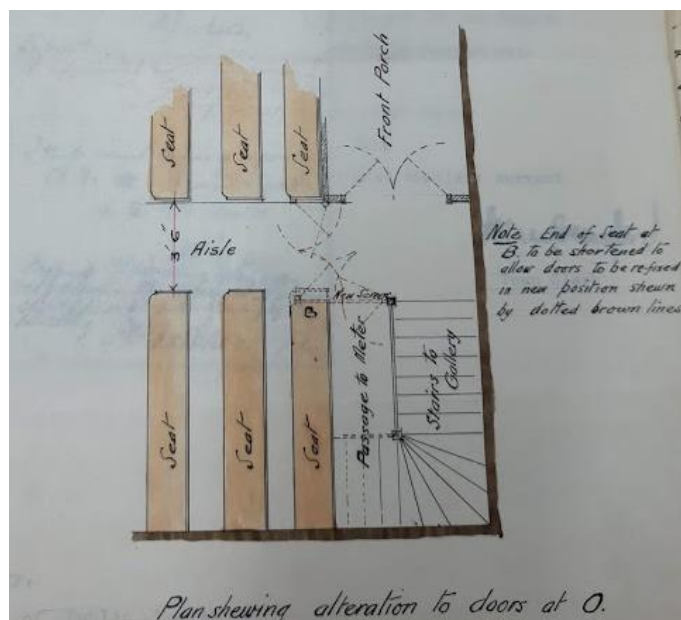
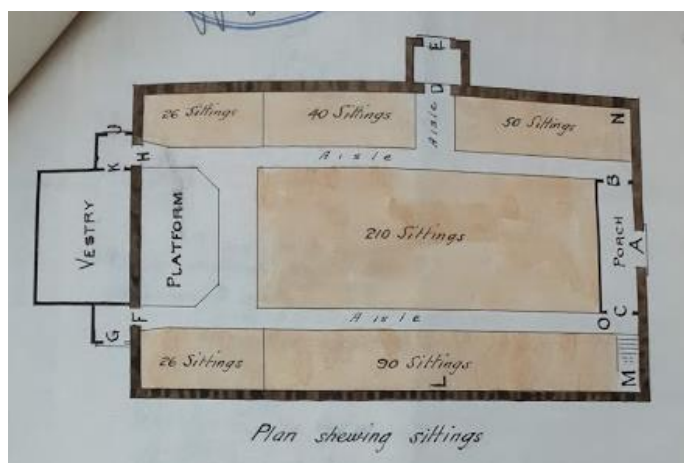


Figure 8: 1900 plan showing interior of church and vestry extension

The vestry was renovated and extended in 1953.

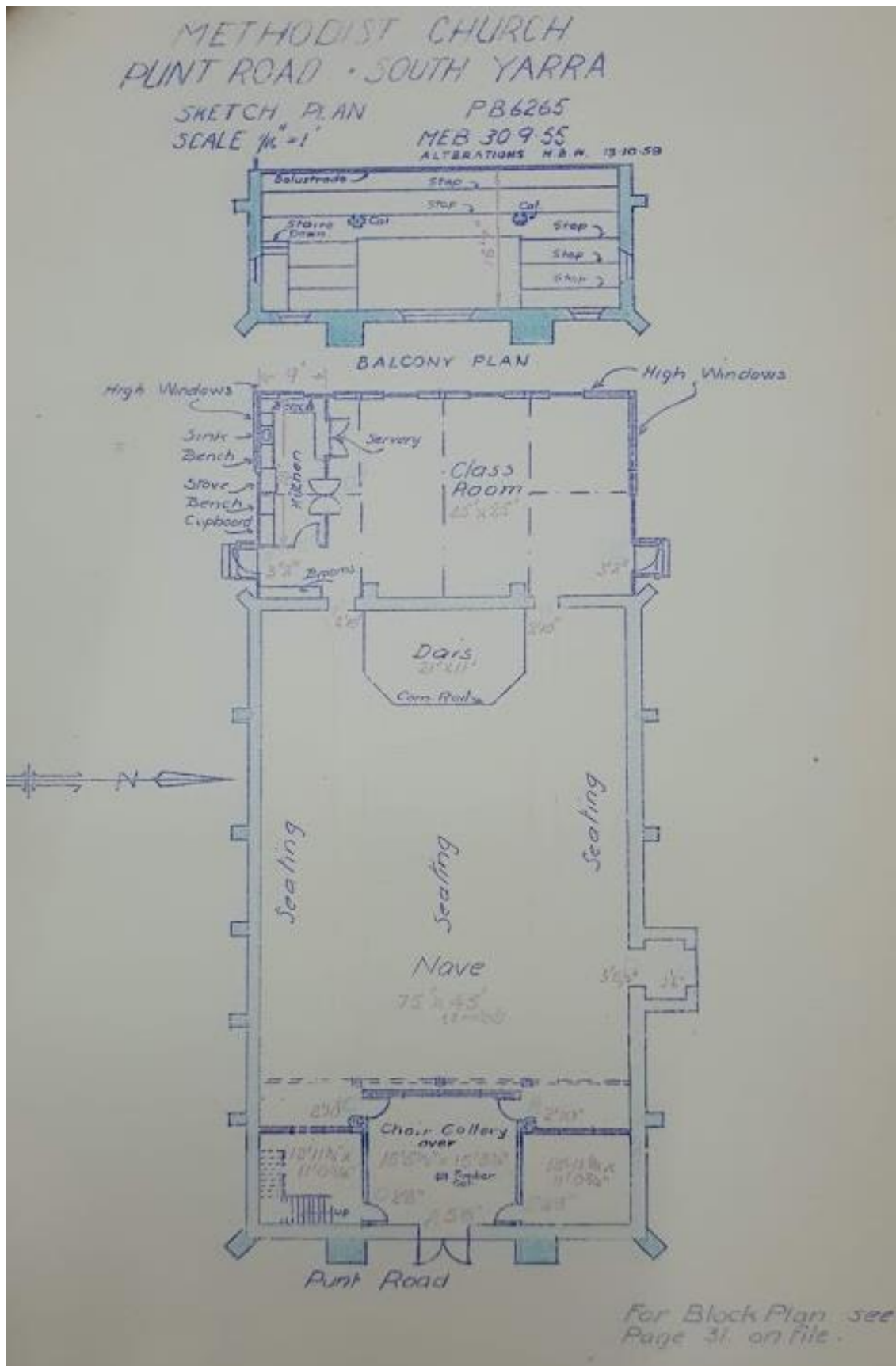


Figure 9: 1953 plan showing interior of Methodist Church and vestry extension

Building amenities and interior were upgraded in 1979.

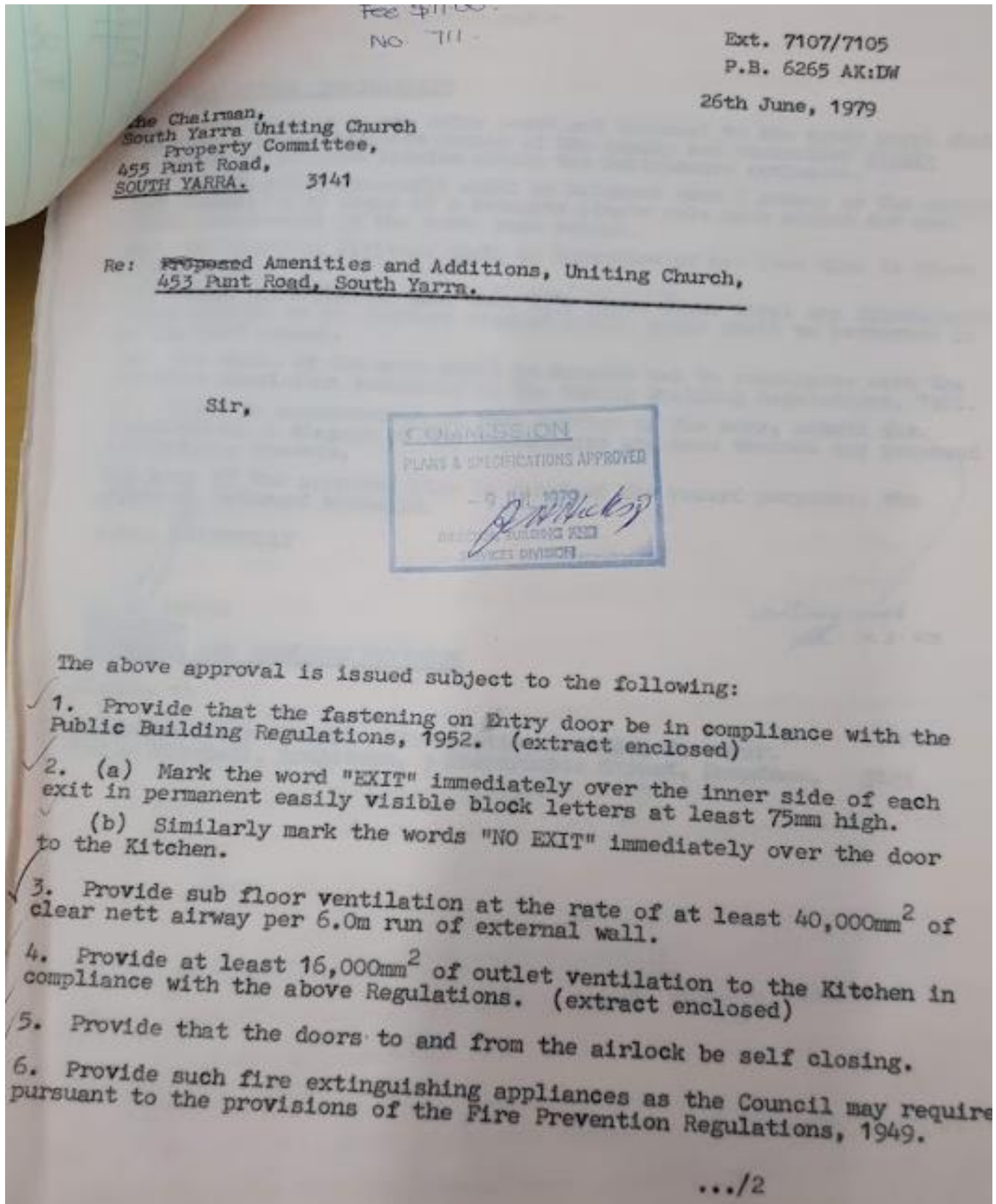


Figure 10: 1979 Letter documenting planned alteration for the church

Exterior Alternations

The following drawings are from the supporting documentation for a planning application for a proposed change of use from place of worship to six residential apartments in 1995.

East Elevation

There were minor changes to the east elevation. The existing entryway was modified to incorporate glass panels and windows were reinforced.

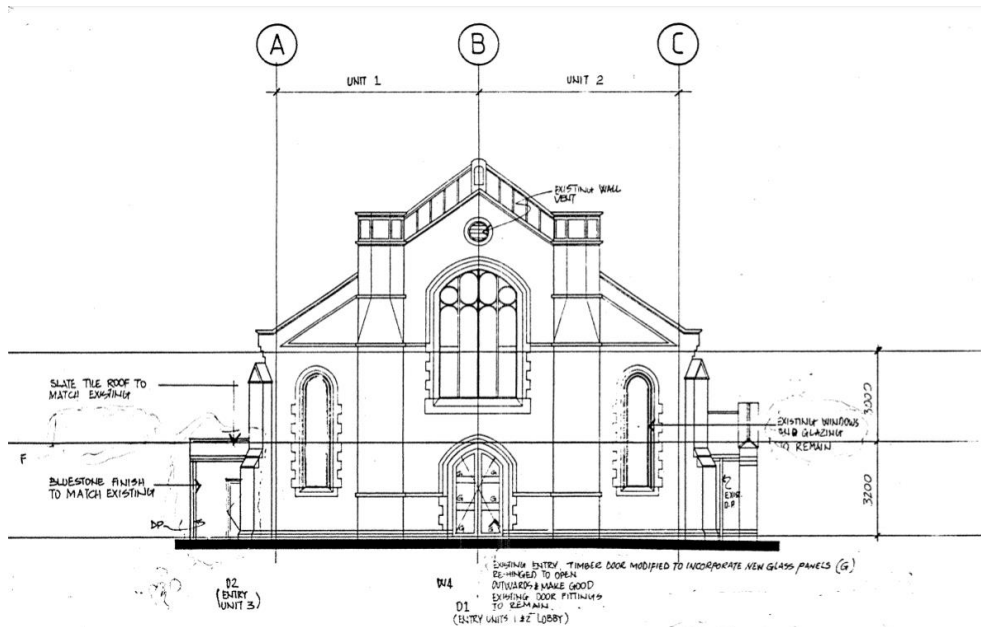


Figure 11: 1994 plan showing east elevation

North Elevation

Three windows were removed and extended on the north elevation. The remaining two windows were refurbished. All original window material was replaced. Vents and sky-lights were added to the roof. The existing entryway was retained and reinforced.

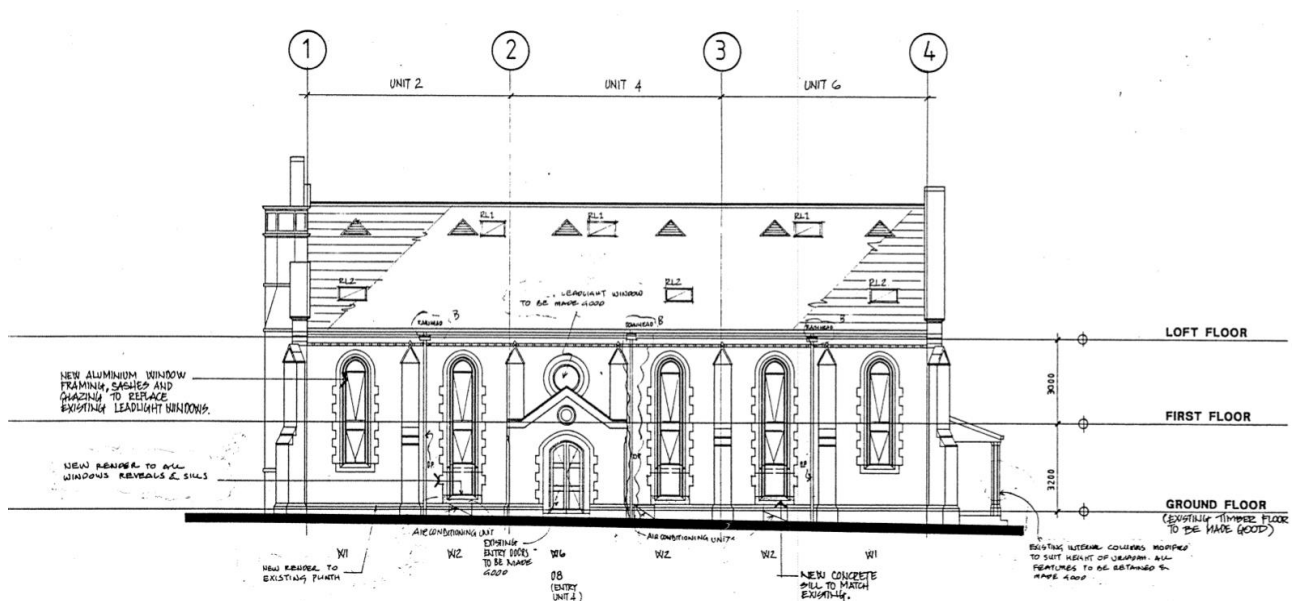


Figure 12: 1994 plan showing north elevation

Major Exterior Alternations

Windows

The windows on the west elevation were removed completely and the original pale brick window surrounds were removed on the north and south elevations. All remaining windows were refurbished. Original brick sills were replaced with concrete and framing was replaced with aluminium. Original window glass and frames were retained on the east elevation.

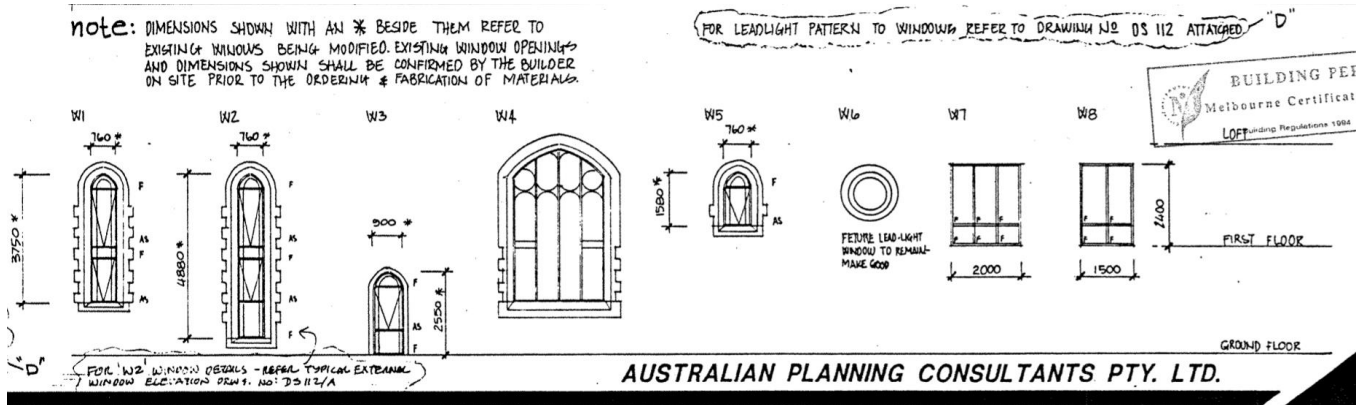


Figure 15: 1994 plan showing window schedule

WN.	REMARKS
W1	EXISTING WINDOW; NEW ALUMINIUM WINDOW FRAMING, SASHES AND GLAZING TO REPLACE EXISTING WINDOW + FRAME.
W2	EXISTING WINDOW; REMOVE EXISTING WINDOW & FRAME AND CONCRETE SILL. REMOVE BLUESTONE BELOW TO INCREASE HEIGHT AS SHOWN AND MAKE GOOD.
W3	REMOVE EXISTING DOOR + FRAME AND PROVIDE NEW ALUMINIUM WINDOW/FRAMING SASHES + GLAZING TO SUIT OPENING + MAKE GOOD.
W4	EXISTING FEATURE LEADLIGHT WINDOW MAKE GOOD WHERE REQUIRED.
W5	EXISTING WINDOW: REMOVE EXISTING WINDOW & FRAME AND PROVIDE NEW WINDOW FRAME, SASHES + GLAZING - CONCRETE SILL TO MATCH ROOM.
W6	EXISTING FEATURE LEADLIGHT WINDOW MAKE GOOD WHERE REQUIRED.
W7	PROVIDE WINDOW WITH AN OPERABLE SYSTEM OUTSIDE FACE OF GLASS TO BE MIRRORRED TO ALLOW FOR PRIVACY TO UNITS. (ONE WAY GLASS).
W8	SAME AS FOR W7.

Figure 16: 1994 window schedule table

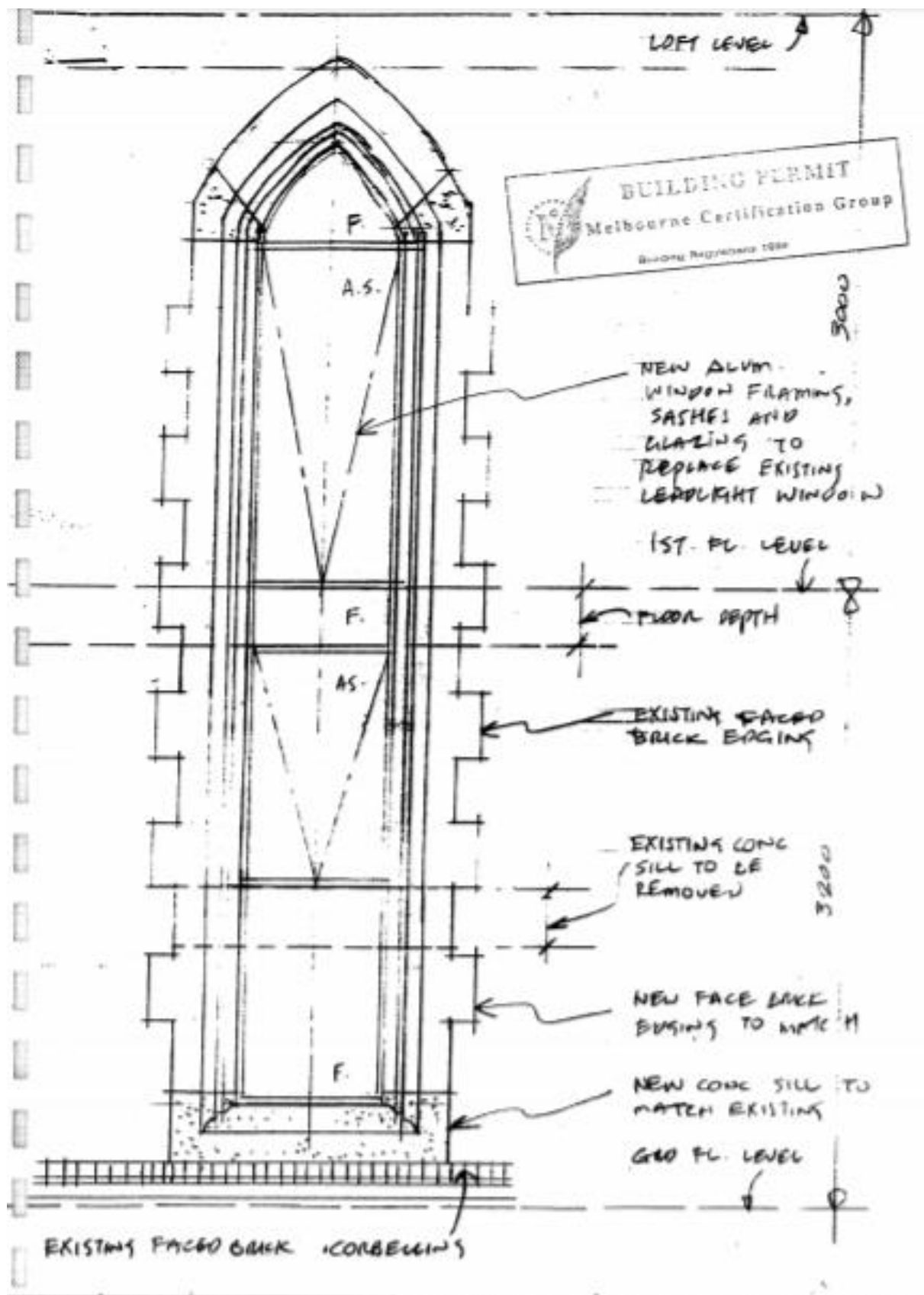


Figure 17: 1994 plan showing window alterations (W2)

Additions

Conservatory extensions were added to units five and six. The extensions adjoin to the external bluestone wall. They comprise of a slate roof, timber frame, concrete floor, coated aluminium windows and a concrete plinth.

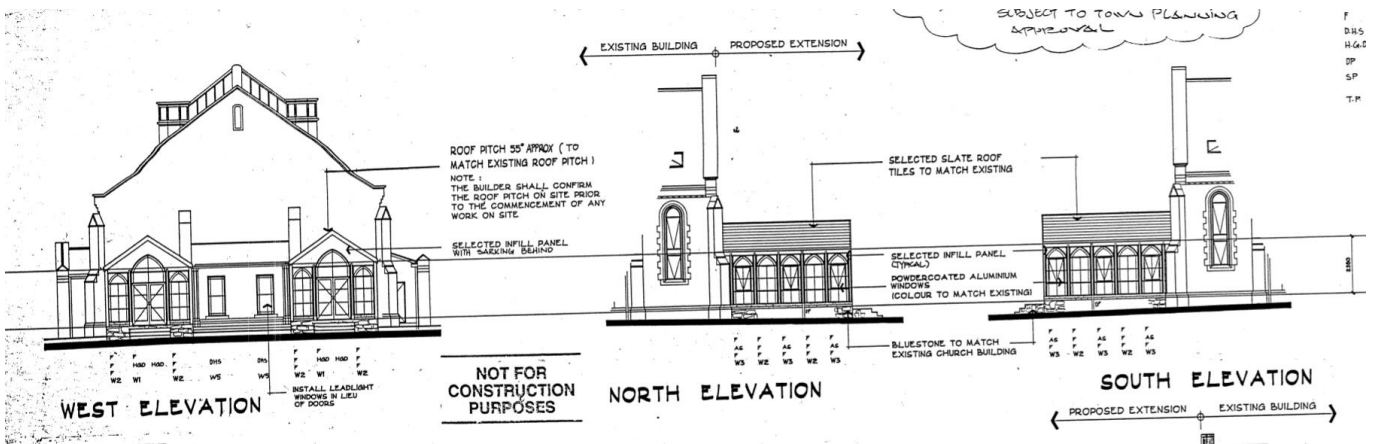


Figure 18: 1994 plan showing conservatory addition to the rear of the church

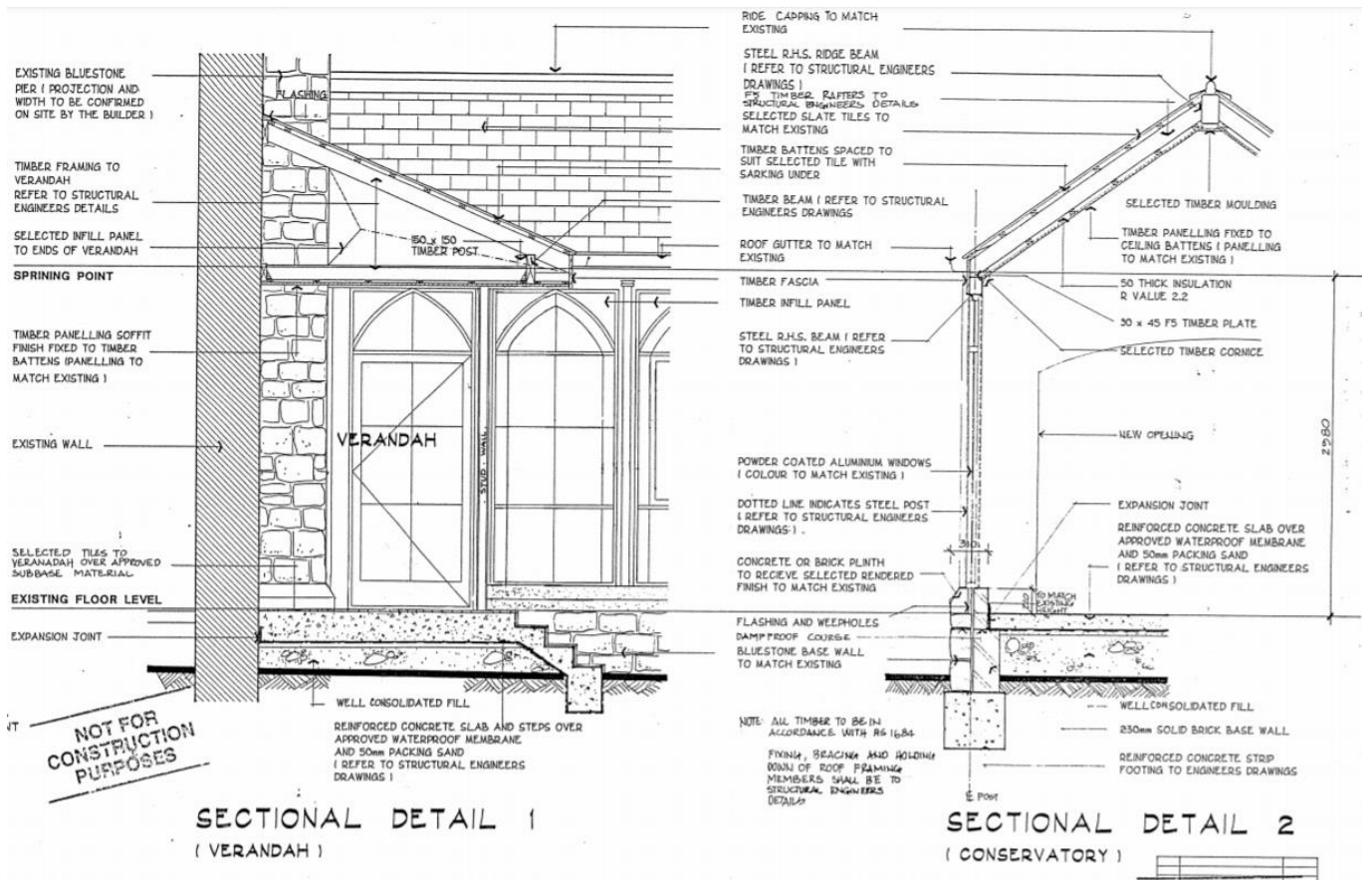


Figure 19: 1994 plan showing details of conservatory addition to the rear of the church

Interior Alterations

The interior of the building was altered to accommodate six three-story apartments.

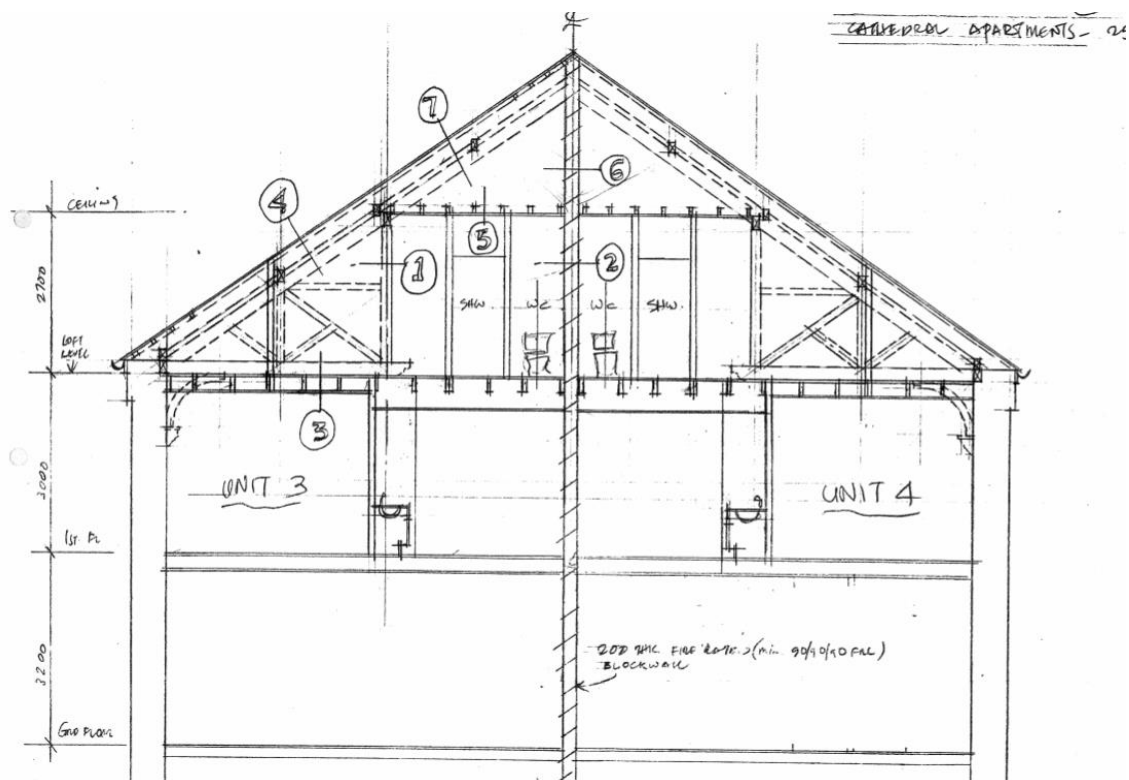


Figure 20: 1994 plan showing interior alterations to building

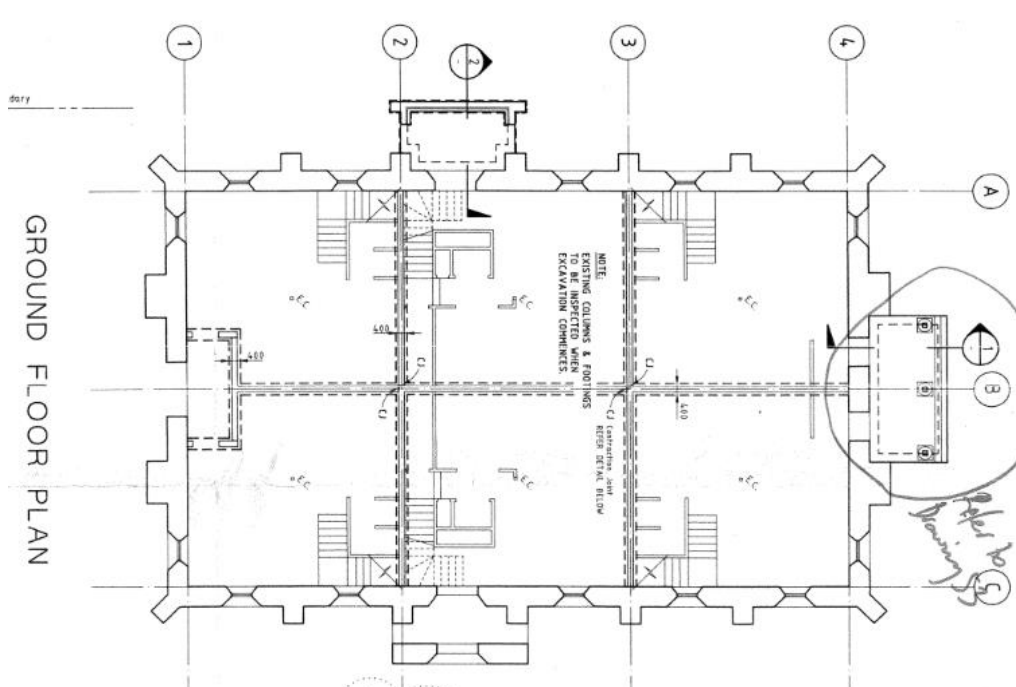


Figure 21: 1994 plan ground floor plan showing interior alterations for six apartments

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1865, Saturday 7 January	The Leader	Extract from Victorian Wesleyan Methodist Gramma School	

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2020	City of Melbourne	Melbourne Planning Scheme Incorporated document Heritage Precincts Statements of Significance February 2020. Available at: file:///C:/Users/laura/Downloads/c80f2132-a8cf-ea11-a813-000d3a6a992a_3bada7ea-80ff-49b3-90e0-60fd0c6051ac_Melbourne%20C396melb%20Heritage%20Category%20Conversion%20Review%20Lovell%20Chen%20and%20Anita%20Brady%20Heritage%20March%202021%20background%20document%20Exhibition%20Gazett.pdf
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2020	City of Melbourne	Melbourne Planning Scheme Incorporated Document: Heritage Places Inventory February 2020 Part A (Amended May 2021). Available at: https://www.planning.vic.gov.au/resource-library/incorporated-documents/melbourne/C406melb-Heritage-Places-Inventory-February-2020-Part-A-Amended-May-2021-Incorporated-Doc-Approval-Gazetted.pdf
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Melbourne 1945	2019	https://1945.melbourne/
Planning Schemes Online	2019	http://planningschemes.dpcd.vic.gov.au/
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Victorian Heritage Database	2019	http://vhd.heritagecouncil.vic.gov.au/
VicPlan	2019	https://mapshare.maps.vic.gov.au/vicplan/
City of Melbourne Amendment C258: Heritage Planning Scheme	2019	https://participate.melbourne.vic.gov.au/amendmentc258/amendment-overview
City of Melbourne Amendment C396: Amendment overview	2021	https://participate.melbourne.vic.gov.au/amendment-c396/amendment-overview

Privacy acknowledgement: * • I have read and acknowledge how Council will use and disclose my personal information.

Name: * Nicole Hall

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * South Yarra Heritage Review Amendment C426

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Dear Future Melbourne Committee,

RE: South Yarra Heritage Review Amendment C426

This is a submission in response to the proposed upgrade in significance of the Former Wesleyan Church at 435 Punt Road (in the above Amendment C426).

We strongly object to Amendment C426 with respect to any upgrade of the status of this small residential building.

Rationale for Contributory (not higher) status within HO6 South Yarra Precinct:

- The principal building on 435 Punt Road was the first permanent Wesleyan church for the South Yarra/ Prahran parish, constructed in 1864. It was preceded by a prefabricated corrugated-iron church (tin tabernacle) erected on site in 1855, the land itself granted to the Wesleyan Church by the government in 1853.
- The 1864 church designed by Messrs Crouch and Wilson architects and constructed by Steven Whatmough builders. It is one of eighteen extant T. J. Crouch designed churches in metropolitan Melbourne and is therefore part of a broader group of Crouch designed churches and not a rare example of their work.
- The church was originally sited within a two-acre reserve granted by the government for the Wesleyans. The reserve contained the church itself, a parsonage, a Sunday school, and teachers' accommodation. In the twentieth century the Wesleyan/Methodist/Uniting Church sold the majority of the original reserve leaving only a small portion on which the church stands, comprising the present 435 Punt Road. The building has therefore lost its spatial context as the key component of an extensive religious complex.
- Modern apartment buildings constructed within the former church reserve, north and south of the church itself, have been built in an extremely unsympathetic manner to the heritage values of the church. Views of the church have been severely restricted by the lack of setbacks with the apartment buildings, resulting in a poor street presence. It is noted that the streetscape is assessed as not significant, however the streetscape context whereby the church is visually dominated by modern apartment buildings north and south, in and of itself detracts from a

significant grading when the building is viewed as a component of the wider South Yarra Precinct.

- One of the major reasons for considering the church to be contributory rather than significant within the South Yarra Precinct is the fact that it is a former church which has lost its continuity of use, spatial context, community connection and contemporary social value. The church ceased to function as a place of worship in the late-1980s and was substantially remodelled in the mid-1990s and converted into six apartments. The change of use and nature of the remodelling would challenge the threshold required for achieving individual significance.

- It is noted in the review of the property in the C258 assessment that the remodelling is sympathetic, however the full nature of the alteration works is not immediately obvious from public view. The remodelling work was substantial, including alterations that are not reversible, or practically reversible. The remodelling does not contribute to the significance of the place as it did not occur during the historical period of use. While facilitating the adaptive re-use of the building, the degree to which these works have impacted the fabric and appearance of the church strongly position the building in a contributory context within a precinct, rather than as individually significant.

In its current form, the church has been altered and has lost its original use. It has lost its spatial context within the historic Wesleyan reserve and its streetscape presence has been severely impacted by dominant modern buildings. When viewed as a component of the South Yarra Precinct, there is a more compelling argument for contributory status rather than significant.

Yours sincerely,
N Hall

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *

Privacy acknowledgement: *

- I have read and acknowledge how Council will use and disclose my personal information.

Name: *

Ivy Tulloch

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 19 September 2023

Agenda item title: *

South Yarra Heritage Review Amendment C426

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I write regarding the above Amendment C426. I strongly object to Amendment C426 with respect to any upgrade of the status of this building.

Some time ago Green Heritage had made submissions on behalf of the OC to Amendment C396. The report is attached here.

The report is comprehensive and set out the reasons and justification for objection to listing the building as "Significant within H06".

Alternatively you may attach your written submission by uploading your file here:



[fmr_wesleyan_church_punt_road_c396_submission_jun21.pdf](#)

3.89 MB · PDF

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *

No

Privacy acknowledgement: * I have read and acknowledge how Council will use and disclose my personal information.

Name: * marg hall

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 19 September 2023

Agenda item title: * South Yarra Heritage Review Amendment C426

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Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: * No

Privacy acknowledgement: I have read and acknowledge how Council will use and disclose my personal information.

*

Name: * Tyler Lane

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Saturday 19 August 2023

Agenda item title: Future Melbourne Committee – Planning Panel Hearing

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Dear Future Melbourne Committee

RE: South Yarra Heritage Review Amendment C426

As one of the owner-occupiers of a unit in the former Wesleyan Church at 435 Punt Road, I would like to object to the proposal to upgrade the status of our building from contributory to significant. Other members of our Owners' Corporation have submitted our heritage review report, which lays out in exhaustive detail how the original site has lost the context that would make it a significant building; this includes the construction of apartment buildings to the north, south, and west of the church, which obstruct the view of the church from Punt and Commercial Roads, as well as a petrol station immediately opposite. In addition, I am concerned that such an upgrade will prohibit us from adding solar panels to our home, which will be essential upgrades for the climate crisis we are facing.

Yours sincerely

Tyler Lane

[REDACTED]

Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *

No

Good Morning,

Please see attached submissions from the National Trust to tonight's Future Melbourne Committee meeting.

Best,



Maddi Moore | (she/her)

[Redacted]

National Trust of Australia (Victoria)

[Redacted]



We acknowledge the Traditional Owners of Country throughout Victoria and recognise their continuing connection to lands, waters and communities. We pay respects to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

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19 September 2023

Future Melbourne Committee
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

6 Parliament Place
East Melbourne
VIC 3002

Email: conservation@nattrust.com.au

Web: www.nationaltrust.org.au

T 03 9656 9818

Dear Councillors,

The National Trust of Australia (Victoria) is pleased to write in strong support of the recommendations relating to the Retrofit Melbourne plan as outlined in the report for Agenda Item 6.4.

In 2021 the National Trust Victoria launched our inaugural Climate Action Plan, recognising that we must play an active role in identifying and implementing solutions to the climate and biodiversity crisis.

We know that the climate crisis is the single biggest and fastest growing threat to people and cultural heritage worldwide. We recognise that if new strategies to mitigate and adapt to these changes are not initiated and actioned immediately, these impacts will have an unprecedented and irreversible effect on our cultural heritage, our connection to place, and our way of life. We also know that utilisation, care and protection of cultural heritage places will play an important role in building climate change resilience.

A ground breaking 2011 study by the US National Trust for Historic Preservation—“[The Greenest Building: Quantifying the Value of Building Reuse](#)”¹—concluded that, when comparing buildings of equivalent size and function, building reuse almost always offers environmental savings over demolition and new construction. The study found that it takes between 10 to 80 years for a new building that is 30% more efficient than an average-performing existing building to overcome, through efficient operations, the negative climate change impacts related to the construction process, and that collectively, building reuse and retrofits substantially reduce climate change impacts.

This is further supported by [research](#) undertaken by Historic England², which found that when a typical historic building is refurbished and retrofitted, it will emit less carbon by 2050 than a new building.

Locally, [research](#) undertaken by architect Ruth Redden³ explores the nexus between heritage conservation and sustainability in the Australian context, highlighting broad environmental

¹ National Trust for Historic Preservation, [*The Greenest Building: Quantifying the Environmental Value of Building Reuse*](#), 2011.

² Historic England, [*There's No Place Like Old Homes: Re-use and Recycle to Reduce Carbon*](#), 2020.

³ Ruth Redden, [*Greening Historic Buildings: A study of Heritage Protection and Environmental Sustainability*](#), International Specialised Skills Institute, 2014.

benefits of conserving historic buildings, and providing recommendations for the production of guidelines and resources to support the promotion of sustainable preservation.

We are in support of creative and innovative policy, planning, and design solutions which will achieve carbon reduction and provide climate resilience. We therefore support the proposed Retrofit Melbourne Plan, and this submission provides some comments for consideration as the process develops.

In order to ensure the ongoing retention and protection of our cultural heritage places, as well as enabling necessary adaptations and retrofitting, it is a priority action that the heritage industry is strengthened to assist with these processes. Tradespeople and practitioners with the necessary conservation skills to undertake appropriate repairs and works to heritage buildings, as well as practitioners with skills to navigate the heritage approval framework, are required.

Heritage

It is true that retention and protection of our cultural heritage places play an important role in climate change resilience, but this cannot occur unless cultural places are appropriately managed, maintained and protected using conservation processes. Therefore, retrofitting planning and processes need to ensure that this occurs.

The Plan mentions the consideration of heritage buildings, and we would encourage heritage expertise to be incorporated into the implementation of the Plan. We would therefore encourage people with heritage expertise to be included on the advisory body, to address heritage considerations as they arise.

Conclusion

We support the endorsement of the Retrofit Melbourne Plan. The National Trust recognises emissions reduction and climate adaptation action as urgent and essential work, and the retention and retrofitting of heritage buildings plays a critical role in this.

We would welcome future opportunities to provide comment and feedback on the delivery of the Retrofit Melbourne Plan as it progresses. For enquiries regarding this submission, please get in touch with this office on [REDACTED] or with me directly at [REDACTED].

Kind Regards,

[REDACTED]

Maddi Moore
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