Proposed Development
18 Brahe Place, East Melbourne
With associated works at 6 and 12 Garden Avenue

VCAT No: P1053/2011

Prepared for Andrew Swanson

Statement of Evidence
Helen Lardner
Architect, Director HLCD Pty Ltd

July 2011



HLCD

Prepared for

Andrew Swanson

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1.0 Name, Qualifications and Experience

My name is Helen Lardner and I am the Director of Helen Lardner Conservation & Design Pty Ltd (HLCD Pty Ltd), a firm of Conservation Architects located at 28 Drummond Street, Carlton. HLCD has been a successful and award winning heritage consultancy in Victoria for 20 years. I am a registered architect with a Masters in Architecture from the University of Melbourne. Since July 2008 I have been a member of the Heritage Council of Victoria and I am currently Chair of Registrations.

My work involves providing expert advice on design and heritage matters, including compliance with heritage legislation at local, state and Commonwealth levels. I have authored a number of heritage planning guidelines for local and state government, several of which are in current use in a number of municipalities.

HLCD Pty Ltd has been providing heritage advice to local government for 20 years, including the City of Hobsons Bay, Nillumbik Shire Council, Whitehorse City Council and Mornington Peninsula Shire Council. I have been a Heritage Advisor to local government since 1991 and provided expert evidence to VCAT and Panel hearings on many occasions.

In 2008 and 2009 I was Vice President of Australia ICOMOS. Since 2008 I have been an expert member of ICOMOS Twentieth Century Heritage International Scientific Committee and from 2006 I have been Coordinator for The International Committee for the Conservation of Industrial Heritage (TICCIH) in Australia. In 2008 and 2009 I was a member of the Australian World Heritage Committee Delegation and I am a member of the Commonwealth's World Heritage Reference Group. Currently I am an advisor to the Kyushu Yamaguchi World Heritage Advisory Committee, Japan.

I am a member of the Deakin University Cultural Heritage and Museum Studies Academic Advisory Board and have lectured at tertiary level in architecture and heritage both in Australia and overseas. I am also a member of Mint Inc.

My areas of expertise include assessments of significance for precincts and infill design.

2.0 Instructions

In May 2011, HLCD Pty Ltd was asked by Andrew Swanson to provide heritage advice regarding his proposed apartment development at 18 Brahe Place, East Melbourne which was the subject of then current proceedings at VCAT. I had no involvement prior to this. I made an initial assessment of the proposal and provided verbal advice based upon a review of available information and a physical inspection of the site and surrounds. Subsequently I was asked to prepare a statement of evidence and be available to appear as an expert witness at the VCAT hearing.

3.0 Backgrounds, Facts, Matters and Assumptions

The subject lot is at 18 Brahe Place with associated works at 6 and 12 Garden Avenue, East Melbourne.

In preparing this statement, I have:

- Visited the site on 1st and 27th June 2011;
- Relied on drawings prepared by Mattingley Courtney Pty Ltd, numbered 1289 –TP1-6, revision VC, dated June 2011, Plan of Survey by Peter Richards Surveying reference 8075v3, and supporting photomontage images by Jan Matuszczak.;
- Reviewed relevant heritage and planning controls in the City of Melbourne Planning Scheme, including the East Melbourne and Jolimont Heritage Precinct (HO2);
- Reviewed the Statement of Significance prepared in the Planning Committee Report, *Heritage Precincts Project Planning Scheme Amendment C132* dated 2 September 2008;
- Reviewed the National Trust of Australia (Victoria) citation for 'Garden Avenue Flats';
- Reviewed City of Melbourne Building Identification Sheets for the immediate area;
- Reviewed the Planning Report dated September 2010 accompanying the amended planning permit application and plans lodged with the City of Melbourne, including Heritage Assessment of the proposed apartment development by Graeme Butler, dated 7 September 2010;
- Reviewed the Delegated Planning Application Report prepared by Maree Klein, May 2010 (Application No.: TP-2010-362); and
- Reviewed statements of grounds provided to me by Adrianne Kellock, Director, Kellock Town Planning.

In this statement I have addressed items which relate to heritage issues in terms of impacts upon the built fabric of Garden Avenue, the surrounds and East Melbourne generally. Other matters have not been addressed in this statement.

I consider that this statement addresses the matters in which I am instructed. I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Tribunal.



Helen Lardner
Director, Architect – HLCD Pty Ltd.

4.0 Summary of Opinions

The proposal is for a development of eight apartments at 18 Brahe Place with associated works at 6 and 12 Garden Avenue, East Melbourne.

The subject site lies within the Heritage Overlay HO2 East Melbourne and Jolimont Precinct in the Melbourne Planning Scheme. The citation for this precinct focuses on pre 1914 structures and landscapes. However Local Planning Policy 22.05 gives weight to Building Identification Sheets, including gradings of heritage buildings and streetscapes. Although there is little detail provided and some errors in these Sheets, I generally agree with the findings that:

- The site at 18 Brahe Place does not have heritage significance;
- The neighboring Garden Avenue flats at No.s 2-4, 6, 12, 14, 1-7 (i.e. 48 Wellington Parade) and 9 are 'A' graded as potentially of State significance; and
- Garden Avenue is a Level 1 streetscape with a well preserved group of significant buildings.

The block contained within Wellington Parade, Simpson Street, George Street and Hoddle Street in East Melbourne consists mainly of building stock from both the pre 1914 and Interwar period. An analysis of extant fabric and historic plans shows that the rectangular grid pattern development of the Victorian and Edwardian eras was profoundly changed by the railway cutting in 1901 and then the development of Garden Avenue in the late 1930s. The site at 18 Brahe Place is an unusual allotment as a result of these two events.

The National Trust of Australia has prepared a citation for the 'Garden Avenue Flats' which highlights the followings points:

- There are seven buildings designed by I G Anderson, a notable Victorian architect, from 1938-1941. Although not stated, it is presumed that these are No.s 2-4, 6, 12, 14, 1-7 (i.e. 48 Wellington Parade) and 9 Garden Avenue, and 29-35 and 37-41 George Street (as a pair) using the Building Identification Sheet numbering.

- The buildings are designed in the 'Moderne' style. Although individual in external form, internal plan and decorative details, the buildings form a cohesive group incorporating similar materials, height, massing and strong vertical and horizontal emphasis.

- The massing of the buildings is dynamic creating a diverse and lively streetscape around two cul-de-sacs (presumably Garden Avenue and the path between the George Streets flats now partly diminished by landscaping treatments).

- The buildings continue to provide their social purpose of housing young professional white collar workers close to the city.

The National Trust citation concludes that '*The residential flats and guest house which comprise the group of buildings at Garden Avenue-George Street are significant for aesthetic, architectural and social reasons at a State level'.* However it should be noted that none of the places are on the Victorian Heritage Register and the Trust citation, while informative, is not a statutory document.

18 Brahe Place has no street frontages and the most visually dominating context for the site is the rear of the Moderne flats. From the rear these buildings are rectangular, of similar heights with hipped or flat roofs and parapets, and little ornamentation. From Garden Avenue, the individually designed buildings form a cohesive group with asymmetrical massing, geometric shapes, horizontal and vertical emphasis and face brickwork. Following the curved Garden Avenue, the result is a dynamic streetscape unlike the rectangular grids of Victorian subdivisions. This means that views appear and disappear as the observer continues down the Avenue and that views are available at certain points to neighboring buildings, for example to the rear of George Street buildings.

The most significant view to the proposed development at 18 Brahe Place is from Garden Avenue between No.s 6 and 12. Given the large setback and the similarities in design characteristics in terms of height and materials, the new building will appear as a backdrop and not be prominent in the Garden Avenue streetscape. It will not change the setting of the heritage buildings from their designed views. Minor glimpses of the development may be possible from points in Hoddle Street, Wellington Parade and George Street. These streetscapes have a mix of Interwar and Victorian building stock, mostly two and three storeys and the development will not detract from their heritage character.

The design of the proposed apartments meets the requirements of the Melbourne Planning Scheme (Clauses 15.03, 22.05, 22.17, 43.01) in the following ways:

- There is no loss of heritage fabric.

- The garden setting of No.s 6 and 12 Garden Avenue is retained and extended to the visible façade of the new apartments. The building is sited well back from the level 1 streetscape.

- The new building has a parapet which is in keeping with most of the building stock in the area. Although the building is slightly taller than most of the surrounding flats, it is within the range and won't dominate. The fourth storey and rooftop garden of the proposed development is stepped in to break up the bulk of the building and reduce its visual impact.

- The design uses face brickwork within the color palette of the existing flats. The facade is articulated through recessive sections, the placement of windows and balconies, as well as detailing in a contrasting darker brick which reflects but is much less prominent than the white banding of the heritage buildings.

- The design is a contemporary interpretation of the historic forms incorporating regularly placed sash windows, vertical definition of the stair and metal balustrades to reflect the form and composition of the 1930s buildings in a simplified manner.

- The new development will continue the social purpose of the 1930s flats in housing professional workers close to the city.

The location and orientation of 18 Brahe Place results in limited visibility from surrounding streets. Regardless of this, the proposed building must respect the existing heritage fabric, especially the Garden Avenue flats and Level 1 streetscape. The design of the new building responds to its heritage context in a simplified, contemporary manner. The setback, height, form and materials of 18 Brahe Place means it will not detract from Garden Avenue and is in keeping with other views available from Garden Avenue

as the dynamic massing of the street unfolds. Hence the proposed development at 18 Brahe Place, East Melbourne would have little impact upon the heritage significance of the 1930s Moderne flats, the Garden Avenue streetscape or surrounding attributes of the East Melbourne and Jolimont Precinct, especially in the immediate vicinity of Wellington Parade, Simpson, Hoddle or George Streets.

5.0 Melbourne Planning Scheme

5.1 State Planning Policy Framework

State Planning Policy 15: Built Environment and Heritage includes the following clauses under heritage which are relevant to this proposed development:

> *New Development should respect, but not simply copy, historic precedents and create a worthy legacy for future generations.*

Clause 15.03 describes a number of strategies to achieve the conservation of places of heritage significance, specifically:

> *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
>
> *Retain those elements that contribute to the importance of the heritage place.*
>
> *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

5.2 Local Planning Policy Framework

Local Planning Policy 22.05: Heritage Places Outside the Capital City Zone applies to the proposed development. In assessing this proposed development, Building Identification Sheets are reviewed, as stated in the policy:

> *In considering applications under the Heritage Overlay, regard should be given to the buildings listed in the individual conservation studies and their significance as described by their individual Building Identification Sheets. The Building Identification Sheet includes information on the age, style, notable features, integrity and condition of the building.*

Several issues are considered in the assessment of applications. The issues relevant to this particular development include:

> *Form: The external shape of a new building should be respectful in a Level 1 streetscape.*
>
> *Façade Pattern and Colors: The façade pattern and colors of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape.*
>
> *Materials: The surface materials of a new building should always be respectful.*

Details: the details (including verandah, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

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

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

Local Planning Policy 22.17: Urban Design Outside the Capital City Zone applies to the proposed development. It has as a policy basis:

It is important that the valued aspects of the City's character are not lost through redevelopment. Where the built form character of an area is established and valued, new development must respect this character and add to the overall quality of the urban environment.

The objectives and policies included in this provision are generally similar to those in Clause 22.05 as they apply to this site within a heritage precinct.

5.3 Grading of Heritage Buildings and Streetscape Levels

Local Planning Policy 22.05: Heritage Places Outside the Capital City Zone includes an explanation of the gradings of buildings and streetscape levels. The grading for buildings (A, B, C and D) is described as follows:

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

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

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

'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or

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

The gradings for streetscape (Level 1, 2 or 3) are as follows:

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

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

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

5.4 Heritage Building Identification Sheets

The *Local Planning Policy 22.05: Heritage Places Outside the Capital City Zone* refers to the use of Building Identification Sheets. These have been prepared for the majority of buildings located within the subject block (Hoddle, George and Simpson Streets and Wellington Parade). Building Identification Sheets for the buildings immediately surrounding 18 Brahe Place have been included in Appendix 1.

The site at 18 Brahe Place does not have a grading. The neighboring Garden Avenue flats (Nos: 2-4, 6, 12, 14, 1-7 (aka 48 Wellington Parade) and 9) have been given an 'A' grade. Garden Avenue is also listed as a Level 1 streetscape. The plan in Appendix 2 summarises the gradings of individual properties and streetscape levels in the vicinity of the subject site.

5.5 Heritage Overlay

The Heritage Overlay for the East Melbourne and Jolimont Precinct (HO2) covers a large area (see Appendix 3 for map and schedule) and includes 18 Brahe Place. This means that Clause 43.01 Heritage Overlay applies to the site, in particular the purpose and decision guidelines.

A citation for the East Melbourne and Jolimont Precinct does not exist, however a Statement of Significance was prepared in a Planning Committee Report, *Heritage Precincts Project Planning Scheme Amendment C132* (dated 2 September 2008)[1], refer to the extract in Appendix 5. The Statement of Significance for this precinct is as follows:

East Melbourne has outstanding heritage value as the best example of La Trobe's planning intentions for Melbourne: residential precincts of high urban amenity with planned parks, encircling parks around the central city and impressive boulevards through them. East Melbourne was planned in the 1840s. It includes the most intact residential area in the City of

[1] City of Melbourne website, retrieved 6 June 2011 from: http://www.melbourne.vic.gov.au/AboutCouncil/Meetings/Lists/CouncilMeetingAgendaItems/Attachments/802/PC_57_20080902.pdf

Melbourne area from the 1850s and contains many nineteenth century buildings that are individually significant. The framework of parks and boulevards laid down in the 1830s, 1840s and 1850s played a vital role in the developing form of the metropolis and is a primary contributor to its distinctive sense of place. The Fitzroy Gardens have outstanding significance to the city, State and nation. Jolimont is also significant as the home of Lt. Gov. Charles La Trobe. East Melbourne has important cultural connections to the development of cricket and Australian Rules football in Australia and was the primary location for the 1956 Melbourne Olympic Games. The MCG in Yarra Park is amongst the major sports stadiums in the world. Yarra Park contains remnant vegetation from pre-European settlement and some significant Aboriginal sites. A high proportion of the pre 1914 building stock in East Melbourne and Jolimont survives, and in many instances forms streetscapes with very high cultural heritage significance for their representation of nineteenth century inner urban development.

The Parliamentary area is the centre of State government and was for over two decades the centre of government for the Commonwealth of Australia. It has outstanding cultural heritage significance at the National level for its impressive and elegant architecture set within the socially inclusive planning of extensive gardens and parks. Nowhere else in Melbourne are the ambitious intentions for a gracious, planned city, clearer than at the Parliamentary area and Eastern Hill. In the growing nineteenth century movement towards universal franchise, it is a symbol of equity and of the power of community. The Parliamentary area reflects the social, cultural, and religious life of the city, State and nation.

Over time, the Parliamentary area has developed from a meeting place for local groups, to a State assembly, and was for twenty six years, the national meeting and decision making forum. Its natural features defined the position for Hoddle's 1837 survey boundaries and contributed to La Trobe's selection of the Eastern Hill for the continuation of the community meeting-place role. Despite being clearly on its edge, the Parliamentary area is the focus of the 1837 grid, providing public open space for the city, a large space for public celebration, commemoration and protest, impressive views, and a commanding image of an ordered community through its impressive built forms. It has outstanding, uninterrupted social significance. It provides a physical expression of the influence of La Trobe and Hoddle in the formation of the city.

Individually and collectively, the several landmarks and contributory buildings in the Parliamentary area have outstanding architectural significance for their high quality and integrity. Individually and collectively, the several Gardens both public and private have outstanding aesthetic and scientific significance for their design, collections of plants and as the context for the principal buildings. The Parliamentary area has outstanding historical significance for its association with governance of the State and after federation, the nation. Visually, the precinct is largely as planned in the nineteenth century and as built and/or planted by the commencement of the First World War.

The structures and landscapes which contribute to the precinct date from the late 1840s to 1914. The principal period of development contributing to the cultural significance of East Melbourne is pre 1835 to 1914. Social and historical significance extends beyond 1914 to the present.

It should be noted that this statement concentrates on the layout of the precinct and its development prior to 1914. Despite the fact that the Garden Avenue development is included in the Heritage Overlay,

as post 1914 development, this is not specifically mentioned as contributing to the significance of the suburb as a whole.

No buildings are covered by an individual Heritage Overlay in the vicinity of the 18 Brahe Place.

5.6 Victorian Heritage Register

No individual buildings or precincts located in the vicinity of 18 Brahe Place have been included on the Victorian Heritage Register.

5.7 Design and Development Overlay

The block bound by Wellington Parade, Hoddle, George and Simpson Streets, which includes Garden Avenue and Brahe Place is covered by DDO21 (A20), refer to Appendix 4. With regard to heritage, the objective under DDO21 (p 1) is, 'To respect the scale and significance of heritage buildings on the site or on adjacent sites.'

Building height is referred to under Section 2: Requirements; this is defined as, 'the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services'. The maximum building height for each area under DDO21 is listed, with A20 given a maximum height of 24 metres.

5.8 National Trust of Australia Citation for Garden Avenue

The National Trust of Australia is an independent non-profit organisation supported by a community membership base. It has no statutory power and heritage classifications (listings) by the Trust have no legal status.

The National Trust has prepared a citation for the group of c.1930s flats, referred to as 'Garden Avenue Flats' (refer Appendix 6). The National Trust Statement of Significance for the Garden Avenue Flats is as follows:

> ***What is significant?***
> *The complex which includes a guest house, bachelor flats and residential units located at Wellington Parade-Garden Avenue and stretching through to George Street, East Melbourne, includes seven buildings all designed by the same architect, I. G. Anderson, during the period from 1938 - 1941.*
>
> *The buildings are designed in the 'Moderne' style popular during the late 1930's. All the buildings are of three storeys and are designed with strong horizontal and vertical emphases. Building material is of brick and tile with concrete floors and concrete rendered features such as balconies. The selection of bricks covers a rich palette from cream to rose and deeper red with decorative coursing in 'tapestry' and brown brick. Windows are both steel and timber framed. With the exception of one building, 'Islander Place,' which has a flat roof, all the other buildings have shallow pitched tile roofs behind parapet walls.*

Although the whole site shows a remarkable unity and development of design style, each building is unique both in external form, internal plan and decorative detail. The buildings are set around two quiet cul-de-sacs and are surrounded by lawns, shrubs and mature trees, providing an oasis amidst a busy urban area.

The guest house and flats built to house young professional workers, provide a pleasant environment with easy transportation to the central city area. They were designed to be compact whilst offering all the amenities of modern living in the 30's. The building specifications show the care and consideration taken over specific fixtures and fittings. The whole group comprising the seven buildings and the surrounding environment of gardens and pathways is remarkably intact with minimal external modifications. True to the original context the buildings still fulfill the purpose for which they were designed.

How is it significant?
The residential flats and guest house which comprise the group of buildings at Garden Avenue-George Street are significant for aesthetic, architectural and social reasons at a State level.

Why is it significant?
The Garden Avenue-George Street flats are architecturally important as a unique group of 'Moderne' flats which are exceptionally well preserved in their original context. Each of the seven buildings is designed with an unusually high level of detail, incorporating a range of 'Moderne' motifs into individual facades.

Horizontal elements, balconies, window frames and richly colored decorative brick courses contrast with the vertical accents of stair towers and concrete ribbing. The facades incorporate a variety of modeled forms, curved corners, projecting bays and balconies, and recessed entries with decorative screen doors and porthole windows. The massing is dynamic, including angled and stepped forms, creating a diverse and lively streetscape along both cul-de-sacs.

Other groups of flats designed in the 1930's exist within Melbourne, but none are quite as extensive, well preserved or rich in detail in the 'Moderne' style as are the ones on this site. The flats are an excellent example of the work of I.G. Anderson, an architect with a very distinctive style, which relied on a meticulous attention to detail and specification. Anderson had made a practice of designing residential flats in Melbourne during the 1930's including the State listed 'Ostend' at Brighton Beach. The flats on the Garden Avenue- George Street site show a significant development of his architectural style and functional planning, and compare favorably with other urban housing schemes being erected overseas.

Socially the flats are a perfect expression of the pressure to house young professional white collar workers in the 1930's many of whom migrated to work in central city offices and businesses. These workers demanded well designed, functional accommodation at a reasonable price, and within close proximity to the city center and transport systems. They still provide for this need and evidence confirms that they are still popular as living units and continue to foster a sense of community and pride.

This citation is understood to refer to the following 7 buildings:

- 2-4 Garden Avenue;
- 6 Garden Avenue;

- 12 Garden Avenue;
- 14 Garden Avenue;
- 9 Garden Avenue;
- 1-7 Garden Avenue; and
- 29-41 George Street (pair of buildings consisting of 29-35 and 37-41).

The National Trust concludes that the group of flats is significant for *aesthetic, architectural and social reasons at a State level*.

It should be noted that flats at 51-53 and 55-57 George Street have been attributed to Anderson in the Building Identification Sheets but don't appear to have been included in the National Trust Citation.

6.0 Analysis of the Heritage Precinct

6.1 Development of East Melbourne and the subject area

In 1837, Robert Hoddle designed Melbourne's rectangular grid pattern which was extended to East Melbourne.[2] Generally, in East Melbourne, blocks were subdivided into 18 lots. Maps dating from 1851-1880 depict the extent of development of the Melbourne and specifically East Melbourne (refer to Appendix 7, Figures 1-3). Increased development of the subject block can be seen in the 1898 plan which includes more building (e.g. terraces to Wellington Parade and Hoddle Street), right of ways to allow access to the rear of properties as well as orchards, coach house, workshops and foundry.

The Hurstbridge railway line which opened between Collingwood and Heidelberg in 1888 was altered with a more direct connection between Princes Bridge and Collingwood in 1901. This line necessitated a cut through the southern part of the subject block near the corner of Wellington Parade and Hoddle Street to allow an underpass (refer to the 1933 map in Appendix 7, Figure 5) for the railway.

As described in the Statement of Significance for the East Melbourne and Jolimont Precinct, 1840-1914 is a significant period as the layout and much of the building stock dates from this time. However, buildings dating from the post war period also contributes to the significance of the area. This is especially evident in the subject block where substantial modification to the original layout and building occurred in the 1930s. A 1933 plan depicts the regular layout and the route of the railway line but not Garden Avenue. Therefore, the modification to the block would have occurred from the late 1930s. This is further supported by the National Trust citation which states that the buildings were constructed from 1938-41.

In the early 20th Century, boarding houses as well as 'tenements' and 'apartment houses' which typically had shared kitchen and bathroom facilities were associated with negative connotations. However there was demand for this style of dwelling by middle classes including professional single men and women, widows and childless couples which were, 'built in response to increasing demands for relatively compact, but fully self-contained accommodation for individuals and groups whose dwelling needs were

[2] eMelbourne: The Encyclopedia of Melbourne Online, 'City Planning'. Retrieved 30 June 2011 from http://www.emelbourne.net.au/biogs/EM00352b.htm

not catered for by the single-family house.'[3] As well, the negative connotations of living in a flat were dissipating as these places were advertised as fashionable residences and occupation by professionals increased. This is clearly seen in suburbs such as South Yarra, Toorak, St Kilda and East Melbourne.[4]

Garden Avenue has an unusual form in the context of the suburb as the flats are orientated around the cul-de-sac to form a group of dwellings with varying setbacks. The pair of apartments at 29-37 George Street also has their entries from an internal street (refer to figure 20). Considering the location, the flats would have appealed to white collar workers in the city. As can be seen in the 1945 aerial photograph, the existing configuration was largely completed (refer to Appendix 7, Figures 6 and 7) by this time, although the extension to the Quest apartments was built later.

Timeline (refer maps and plans in Appendix 7)

1837	Melbourne town plan drawn by George Hoddle; regular grid plan extended over the CBD and East Melbourne (refer to 1851 map);
1865-1880	New building occurred within East Melbourne west of the Fitzroy Gardens and was concentrated to the west and south;
1898	Increased development of the subject block occurred including right of ways to allow access to the rear of properties, increased building (e.g. terraces to Wellington Parade and Hoddle Street) as well as orchards, coach house, workshops and foundry;
1901	The railway was cut through the south eastern corner of the lot. Demolition of terraces and other out buildings occurred, creating a reserve and altering the layout of the block.
1933	The route of the railway line can be clearly seen along with early building. Garden Avenue had not yet been established.
1945	Aerial photograph depicts the layout of Garden Avenue and the rest of the block. Largely appears to be the existing configuration with c.1930s flats constructed, apart from an extension to the Quest Apartment building which does not appear in this photograph (next to 9 Garden Avenue).

This sequence of development explains why East Melbourne demonstrates a range of architectural styles extending over different periods. Within the block (bound by Hoddle Street, George Street, Simpson Street and Wellington Parade), there is a mix of late 19th Century buildings, early – mid 20th Century Moderne style buildings and more recent construction (refer to Appendix 10; George Street, Hoddle Street and Wellington Parade photographs). Building Identification Sheets are available for most of the buildings located in the block, noting, however, that these buildings have not been individually listed under a Heritage Overlay, but do contribute to the built environment of East Melbourne.

6.2 18 Brahe Place

The subject site is an open graveled space located at the end of Brahe Place (north east), a single lane which is accessed via George Street. The lot itself (Certificate of Title Volume 10314, Folio 986) is approximately 303 m^2 and is bound by a railway reserve to the south–east; c.1930s flats on Garden Avenue to the west; George Street properties to the north. The subject lot has no street frontage and faces the rear elevations of neighboring properties. Refer to photographs in Appendix 8.

[3] O'Hanlon, Seamus, *Home Together, Home Apart: Boarding House, Hostel And Flat Life In Melbourne c.1900-1940,* PhD Thesis History Department, Monash University, March 1999, p 180.
[4] O'Hanlon, Seamus, *Home Together, Home Apart: Boarding House, Hostel And Flat Life In Melbourne c.1900-1940,* PhD Thesis History Department, Monash University, March 1999. Chapter 6: Flats in Melbourne 1906-1940.

The most visually dominating context for 18 Brahe Place is that of the Moderne flats. The site has views to the rear of 6 and 12 Garden Avenue, and the rear of 29-35 George Street which are all Moderne designs by Anderson. However, as shown in the photographs in Appendix 8, these buildings are face brick, regular rectilinear forms from the rear. Between the Garden Avenue flats, a section of 1-7 Garden Avenue is seen however this is a later development (now part of Quest) and not part of Anderson's design. The reduced levels to the Anderson buildings are as follows:[5]

No	Roof form	Apex/Top	Top of wall	Eaves	Parapet
2-4 Garden Ave	Trafficable, flat	40.42	37.92		
6 Garden Ave	Hipped	39.03		36.78	37.64
12 Garden Ave	Hipped	38.28			37.51
1-7 Garden Ave	Trafficable, flat				41.10
29-35 George St	Hipped	37.35		35.23	
18 Brahe Pl (proposed)	Trafficable, flat	39.20	39.20		

Similarly the rear of 1085 Hoddle Street is rectangular and clad in face brickwork. The rear of 11, 17 and 21-25 George Street (all pre-1914 in their earliest parts to George Street frontage) are relatively recent rectangular structures and carparks or open space without heritage merit. On the south side of the subject site the railway cutting has mature Pepper trees.

6.3 Garden Avenue

The architectural character of the Garden Avenue flats has been well described in the National Trust of Australia citation (see Section 5.8). The buildings are designed in the 'Moderne' style and form a cohesive group incorporating similar materials, height, massing and strong vertical and horizontal emphasis. Although each building is different, there is a consistency in the treatment of brick wall planes with asymmetrical massing, geometrical forms such as semi circular bays, banks of windows, stairs expressed as a vertical motif, and other horizontal and vertical elements. As previously described, the rear of the buildings (as seen from Brahe Place) is more regular and rectilinear without the level of embellishment of the front façade treatments.

The National Trust notes that 'the massing is dynamic, including angled and stepped forms, creating a diverse and lively streetscape along both cul-de-sacs'. It is presumed that the path between the George Streets flats (now partly diminished by landscaping treatments) is the other cul-de-sac apart from Garden Avenue.

This dynamic quality sets the Moderne design well apart from its Victorian surrounds. The Victorian era streetscapes which are the predominant form in East Melbourne have facades that are consistent and present as a flat built form facing the street. However, the Garden Avenue flats are orientated individually along the cul-de-sac resulting in a stepped built form (refer to Appendix 8, Garden Avenue photographs). The recessed and articulated design creates a visually interesting streetscape with glimpses of neighboring buildings located on George Street between the Garden Avenue buildings also contributing to the character of this particular area (refer to Appendix 8, Figures 10 and 11).

There is only one clear view towards 18 Brahe Place from surrounding streets due to its location and orientation within the subject block. This is between No. 6 and No. 12 Garden Avenue, when standing in

[5] Peter Richards Surveying, Plan of Survey, 6-12 Garden Avenue and 18 Brahe Place, June 2011.

the proximity of Figure 9 (Appendix 8). This view is shown in the photomontage from Garden Avenue prepared by Jan Matuszczak.

Because of the curve of Garden Avenue, the front wall of the proposed development at 18 Brahe Place varies from about 26 metres (southern end) to 34 metres (northern end) back from the street edge. Whereas No. 6 Garden Avenue has it façade within 4 to 6 metres of the property boundary and No. 12 is within 2 to 5 metres. Given this degree of setback and the similarities in design characteristics, the new building will appear as a backdrop and not dominate the Garden Avenue streetscape. Refer to Drawing 1289-TP5 which shows the relationship between the heights of the buildings. No 6 Garden Avenue has a parapet level of 37.64 and a roof ridge line at 39.03. No. 12 has a parapet level at 37.51 and ridge at 38.28. The proposed height of the parapet at 18 Brahe place is 39.20. At the distance of setback from Garden Avenue this height difference will have little visual impact. The new design is also face brick within the brick palette already established in the area and has simplified vertical and horizontal detailing in darker colors compared with the white detail which stands out on the heritage buildings.

The line of sight towards the new building will also largely be obscured when walking from one end of Garden Avenue to the other, due to the setback, form and orientation of the existing buildings. This can be seen in the series of Garden Avenue photographs in Appendix 8. The parts of the buildings jut forward and recede from view as part of the dynamic design of the curve and the varied building massing.

In addition, this streetscape already allows views through to buildings behind, such as those available to 37-41 George Street (refer to Figure 10) and 51 George Street (Figure 11).

6.4 George Street, Hoddle Street and Wellington Parade

Photographs are provided in Appendix 8 for this block of George Street, Hoddle Street and Wellington Parade. These streets are a mixture of Interwar and Victorian building stock, mainly two or three storeys.

There may be glimpses of the new building from specific points in George Street, Hoddle Street and Wellington Parade. From George Street, there are possible views over the pair of single storey buildings (No. 11-17 George Street; refer Appendix 8, Figure 17). However these would be very minor and not impact on the existing streetscape.

From Hoddle Street and Wellington Parade, again some glimpses may be seen. However, the vegetation surrounding the railway reserve (the trees are approximately 10m tall) would screen the new building from most views (refer Appendix 8, Figure 27 and 30) and again the building is set well back. These possible glimpses will result in little impact upon the area and do not diminish the heritage significance of the precinct.

7.0 Design of Proposed Development

As outlined in State Planning Policy Clause 15.03, good design within this Heritage Overlay area needs to:

> *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*

Retain those elements that contribute to the importance of the heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Local Planning Policy 22.05: Heritage Places Outside the Capital City Zone and *Local Planning Policy 22.17: Urban Design Outside the Capital City Zone* both apply to the proposed development. As 18 Brahe Place can be seen from Garden Avenue, a level 1 streetscape, new development needs to be respectful in terms of its form, façade pattern and colors, and surface materials. The details of a new building should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction. The facade height should not dominate an adjoining outstanding building in any streetscape and the height of a building should respect the character and scale of adjoining buildings and the streetscape.

The proposed development at 18 Brahe Place responds to the significance of surrounding development, particularly the A graded buildings and Level 1 Streetscape of Garden Avenue. The design has incorporated physical elements from the surrounding buildings to ensure that the new development is respectful of the existing built form. These physical elements are as follows:

- The predominant building material is face brickwork within the color palette of the existing flats. As the brick selected is different to that used at No.s 6 and 12 Garden Avenue, it will assist in distinguishing this building from the others as well as creating a visually recessive form.

- The new building has a parapet which is in keeping with most of the building stock in the area. Although the building is slightly taller than most of the surrounding flats, the fourth storey and rooftop garden of the proposed development is stepped in to break up the bulk of the building and reduce its visual impact.

- The facade is defined and articulated through recessive sections, the placement of windows and balconies, as well as detailing in a contrasting darker brick which reflects the rendered banding of the earlier flats but is much less prominent than the white banding of the heritage buildings.

- Sash windows have been incorporated into the design to reflect the form and composition of the c.1930s buildings. The new building also references the c.1930s flats through the simplified vertical definition of the stair access. Some balconies have iron balustrades which are a simplified version of the more ornate c.1930s designs.

- Along with No. 6 and 12 Garden Avenue, the new building will share the landscaped walkway and existing access gates to the Avenue. Minor alterations are proposed to the path to the new building. This work does not detract from the appropriate setting of the heritage buildings.

- The new development will continue the social purpose of the 1930s flats in housing professional workers close to the city.

APPENDIX 1: Building Identification Sheets for surrounding buildings

Heritage Building Identification Sheet

1 to 7 GARDEN AVENUE EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1930
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Good
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Garden Avenue represents a unique example of an intact 1930's streetscape of three storey flats which appear to have been designed by the same architect. The buildings subtly vary along the street using all the devices of the period to create an interesting vista. The close proximity of similar flats in George St and 'Ascot' on Hoddle St , suggest a master plan for the use of cheap land near the railway cutting.
Statement of Significance	
Recommended Alterations	Block No. 9 added later.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

2 to 4 GARDEN AVENUE EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	2

Conservation Study Details

Precinct	Conservation Mgt Plan
East Melbourne Heritage Precinct	

Conservation Study	Study Date	Status
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1930
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Good
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Garden Avenue represents a unique example of an intact 1930's streetscape of three storey flats which appear to have been designed by the same architect. The buildings subtly vary along the street using all the devices of the period to create an interesting vista. The close proximity of similar flats in George St and 'Ascot' on Hoddle St , suggest a master plan for the use of cheap land near the railway cutting.
Statement of Significance	
Recommended Alterations	Block No.9 added later.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

6 to 12 GARDEN AVENUE EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1930
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Good
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Garden Avenue represents a unique example of an intact 1930's streetscape of three storey flats which appear to have been designed by the same architect. The buildings subtly vary along the street using all the devices of the period to create an interesting vista. The close proximity of similar flats in George St and 'Ascot' on Hoddle St , suggest a master plan for the use of cheap land near the railway cutting.
Statement of Significance	
Recommended Alterations	Block No. 9 added later.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

9 to 11 GARDEN AVENUE EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1930
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Good
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Garden Avenue represents a unique example of an intact 1930's streetscape of three storey flats which appear to have been designed by the same architect. The buildings subtly vary along the street using all the devices of the period to create an interesting vista. The close proximity of similar flats in George St and 'Ascot' on Hoddle St , suggest a master plan for the use of cheap land near the railway cutting.
Statement of Significance	
Recommended Alterations	Block No.9 added later.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

14 to 16 GARDEN AVENUE EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1930
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Good
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Garden Avenue represents a unique example of an intact 1930's streetscape of three storey flats which appear to have been designed by the same architect. The buildings subtly vary along the street using all the devices of the period to create an interesting vista. The close proximity of similar flats in George St and 'Ascot' on Hoddle St , suggest a master plan for the use of cheap land near the railway cutting.
Statement of Significance	
Recommended Alterations	Block No. 9 added later.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

11 to 15 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1875
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Partially altered
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	Double fronted single storey house of polychromatic bricks with rendered eaves and chimneys and a gently hipped slate roof. A large 3 storey brick outbuilding occurs at the rear. This building is of similar scale and detailing to No. 17 and when the paint is removed from the brickwork it will be complementary to the brick dwellings opposite.
Statement of Significance	
Recommended Alterations	Verandah removed, new front fence, brickwork painted, numerous accretions. It is recommended to reinstate a picket fence, remove paint from brickwork, reinstate verandah (if evidence of from exists)
Other Comments	

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

17 to 19 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	3

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1875
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Partially altered
Condition	Fair
Original Building Type	Residence
History	
Description/Notable Features	A simple double fronted tuckpointed brick building with low pitched hipped slate roof and plain joinery details. This building is of similar scale and detailing to No. 17 and with the paint removed would be complementary to the brick dwellings opposite.
Statement of Significance	
Recommended Alterations	Verandah probably removed, brick fences added, front door joinery added, numerous accretions, chimneys modified, brickwork painted. It is recommended that the paint be removed from the brickwork, that the fence be replaced by timber pickets and that the verandah be reinstated if evidence of form exists.
Other Comments	

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

Georgian Court, 21 to 27 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999	1/07/1999	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1860, altered 1929
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Poor
Condition	Good
Original Building Type	Residence
History	
Description/Notable Features	As part of the conversion of the three original residences, the nineteenth century buildings were remodelled in a typical inter-War neo-Georgian style. The street elevation is rendered, and a moulded and modillioned cornice, a remnant of the original houses, terminates the parapet. A porch supported on Tuscan columns projects at ground floor level, and has a balcony above. Another small porch, curved in plan, is located to the west. At first level French doors with narrow sidelights open onto Juliet balconies with wrought iron balustrading.
Statement of Significance	Georgian Court is of local aesthetic and historic interest. Construction of the original terraces is associated with the early development of the suburb in the mid-nineteenth century. The remodelled building is also of interest as an example of an inter-War refurbishment of a Victorian building., demonstrating the wave of flat construction which occurred in East Melbourne during the 1920's and 1930's.
Recommended Alterations	
Other Comments	

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

29 to 35 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1935 possibly in 2 stages
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Fair
Condition	Fair
Original Building Type	Residence
History	
Description/Notable Features	Two blocks of 1930's style flats with strong horizontal and vertical accentuation to the facade. They are interesting for their site planning and inward looking outlook to an extensive central garden. The principal building materials are cream brick with tapestry brick, brown brick and render panels. Windows are steel and timber. This development may be part of the Garden Avenue development off Wellington Parade.
Statement of Significance	
Recommended Alterations	Front hedge partially removed. Recommendations - Reinstate hedge to street alignment. Undertake research to determine whether this development is contiguous with Garden Avenue.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

Kingscourt, 37 to 41 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	3

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Bryce Raworth, 2000		Adopted

Building and History Information

Architectural Style	Moderne
Period	1939- - Post War
Construction Date	1940
Source for Construction Date	Build permit application
Architect	IG Anderson
Builder	Not Assessed
First Owner	
Integrity	Good
Condition	Fair
Original Building Type	Flats
History	Not Assessed
Description/Notable Features	Notable features include unpainted decorative brickwork. No. 37 George Street and its partner at number 29 were both designed by IG Anderson, for members of the Ryan family, in 1940. Anderson is remembered as a prolific designer of flats during the 1930's. Although distinct buildings, the pair give the appearance of a single garden court development, constructed on a u-shaped plan and presenting an almost symmetrical pair of wings to the street. Each is a three storey block of flats broadly reflecting the plan and massing of its partner. However, each employs a subtly different range of decorative devices. While number 29 draws its mildly curving lines from a broadly Moderne mode, its partner draws its inspiration, in part, from Modern European antecedents with finely detailed steel windows used in conjunction with more typical timber joinery, contrasting bands of decorative brickwork and a more exaggerated rectilinear character.
Statement of Significance	
Recommended Alterations	
Other Comments	

Reference

References	1. MCC Building permit application numbers 21609 and 21634 held at the PRO. 2. Ibid.
Other Listing	
Heritage Overlay Number	

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Heritage Building Identification Sheet

37 to 41 GEORGE STREET EAST MELBOURNE 3002

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	2	2

Conservation Study Details

Precinct	Conservation Mgt Plan	
East Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
East Melbourne Conservation Study - Meredith Gould, 1985	22/07/1983	Adopted

Building and History Information

Architectural Style	
Period	
Construction Date	1935, possibly in 2 stages.
Source for Construction Date	
Architect	
Builder	
First Owner	
Integrity	Fair
Condition	Fair
Original Building Type	Residence
History	
Description/Notable Features	Two blocks of 1930's style flats with strong horizontal and vertical accentuation to the facade. They are interesting for their site planning and inward looking outlook to an extensive central garden. The principal building materials are cream brick with tapestry brick, brown brick and render panels. Windows are steel and timber. This development may be part of the Garden Avenue development off Wellington Parade.
Statement of Significance	
Recommended Alterations	Front hedge partially removed. Recommendations - Reinstate hedge to street alignment. Undertake research to determine whether this development is contiguous with Garden Avenue.
Other Comments	Substantially intact.

Reference

References	
Other Listing	
Heritage Overlay Number	

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CITY OF MELBOURNE



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APPENDIX 2: Plan depicting era, building and streetscape grading



Interwar (1915-40)

Federation/Victorian (pre 1914)

A Building Grading

1 Streetscape Level

NOT TO SCALE
Boundaries are approximate

Google map adapted from information provided by City of Melbourne (Building Identification Sheets) by HLCD Pty Ltd

HLCD

APPENDIX 3: Heritage Overlay Schedule and Map

04/11/2010
C164

SCHEDULE TO THE HERITAGE OVERLAY

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

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	PRECINCTS OUTSIDE THE CAPITAL CITY ZONE								
HO1	*Carlton Precinct*	Yes	No	No	No	No	No	-	No
HO2	*East Melbourne & Jolimont Precinct*	Yes	No	No	No	No	No	-	No
HO9	*Kensington Precinct*	Yes	No	No	No	No	No	-	No
HO3	*North & West Melbourne Precinct*	Yes	No	No	No	No	No	-	No
HO4	*Parkville Precinct*	Yes	No	No	No	No	No	-	No
HO5	*South Melbourne Precinct*	Yes	No	No	No	No	No	-	No
HO6	*South Yarra Precinct*	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
	PRECINCTS INSIDE THE CAPITAL CITY ZONE								
HO503	*Bank Place Precinct*	Yes	No	No	No	No	No	-	No
HO500	*Bourke Hill Precinct*	Yes	No	No	No	No	No	-	No
HO501	*Bourke West Precinct*	Yes	No	No	No	No	No	-	No

*INCLUDED ON AN INTERIM BASIS



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* This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.
* A complete list of zones and other overlays is in the written part of this scheme.

APPENDIX 4: Design and Development Overlay Schedule and Map

18/11/2010
C174

SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO21

WELLINGTON PARADE AND CLARENDON STREET

1.0 Design objectives

22/03/2007
C93

- To enhance the importance of Wellington Parade as a key approach to central Melbourne through quality building design and street amenity;
- To minimise the visual impact and overshadowing effect of buildings on the Fitzroy Gardens and Yarra Park;
- To respect the scale and significance of heritage buildings on the site or on adjacent sites.

2.0 Requirements

22/03/2007
C93

Buildings and works

A permit may be granted to vary any maximum building height specified in Table 1 to this schedule.

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed building or works achieves each of the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.

Building height is the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services.

Table 1 to Schedule 21

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
1	12 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March New development north of the Cliveden building is consistent with the prevailing heritage buildings in the area. Existing low scale built form and landscaped setting of Bishopscourt to Clarendon, Gipps and Hotham Streets is maintained. Existing low scale of Mosspennoch is maintained.
2	14 metres	New development is of quality architectural design and in scale with the buildings in Albert Street, Grey Street and the residential areas on Gipps Street.
3	17 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March. New development is of quality architectural design and in scale with the hospital building fronting Clarendon Street.
4	24 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March New development that compliments the low scale and heritage significance of the Mercy Private Hospital

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
		building fronting Grey Street. Development to the south of Mosspennoch to be a transition to the higher built form of the Hilton Hotel. New development fronting Wellington Parade is a transition to adjoining higher built form and promotes a boulevard entrance into the City. Existing landscaped setbacks are to be maintained for significant heritage buildings.
5	35 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March New development that provides for a higher built form to the rear of the hospital building fronting Clarendon Street.
6	40 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March
7	46 metres	Development that does not overshadow Yarra Park between 11am and 2pm on 22 September and 22 March. Buildings are developed to a consistent scale along the Wellington Parade entry to the CBD but are articulated to allow sunlight to penetrate to the street and to avoid creating a wall of buildings.
8	52 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March. Development that facilitates adaptive re-use of existing buildings in the area for residential purposes.
9	70 metres	Additional overshadowing of Yarra Park between 11.00 am and 2.00 pm on 22 March and 22 September is avoided. New development is of a quality architectural design that promotes Wellington Parade as a boulevard entrance into the City.
20	24 metres	Development that does not overshadow Yarra Park between 11am and 2pm on 22 September and 22 March. Buildings are developed to a consistent scale along the Wellington Parade entry to the CBD but are articulated to allow sunlight to penetrate to the street and to avoid creating a wall of buildings.

3.0 Subdivision

18/11/2010 C174

A permit is not required to subdivide land.



See YARRA PLANNING SCHEME

DESIGN AND DEVELOPMENT OVERLAY PT1

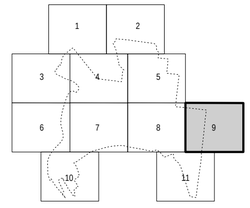
Overlays

A1	Area 1
A2	Area 2
A3	Area 3
A4	Area 4
A5	Area 5
A6	Area 6
A7	Area 7
A8	Area 8
A9	Area 9
DDO15	Design And Development Overlay - Schedule 15
DDO15A1	Design And Development Overlay - Schedule 15-a1
DDO15A2	Design And Development Overlay - Schedule 15-a2
DDO20	Design And Development Overlay - Schedule 20
A38	Design And Development Overlay - Schedule 20 (Area 38)
A43	Design And Development Overlay - Schedule 20 (Area 43)
A45	Design And Development Overlay - Schedule 20 (Area 45)
DDO21	Design And Development Overlay - Schedule 21
A20	Design And Development Overlay - Schedule 21 (Area 20)
DDO22	Design And Development Overlay - Schedule 22
A11	Design And Development Overlay - Schedule 22 (Area 11)
A16	Design And Development Overlay - Schedule 22 (Area 16)
A24	Design And Development Overlay - Schedule 22 (Area 24)

200 0 200 m

N

INDEX TO ADJOINING MAPS



Printed: 23/10/2007

AMENDMENT C93

MAP No 9DDOPT1

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* This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.
* A complete list of zones and other overlays is in the written part of this scheme.

APPENDIX 5: Planning Committee Report extract, *Heritage Precincts Project Planning Scheme Amendment C132* (dated 2 September 2008)

P L A N N I N G C O M M I T T E E R E P O R T **Agenda Item 5.7**

2 September 2008

HERITAGE PRECINCTS PROJECT PLANNING SCHEME AMENDMENT C132

Division Sustainability and Regulatory Services

Presenter David Mayes, Manager Strategic Planning and Sustainability

Purpose

1. To seek the Planning Committee's approval to request authorisation from the Minister for Planning to commence public exhibition of Planning Scheme Amendment C132.

Recommendation from Management

2. That the Planning Committee:

   2.1. notes the revised Heritage Policy Outside the Capital City Zone to be included at Clause 22.05 of the Melbourne Planning Scheme as at Attachment 1;

   2.2. seeks authorisation from the Minister for Planning to prepare Melbourne Planning Scheme Amendment C132 for public exhibition and proceed with the public exhibition; and

   2.3. notes that submissions received as a result of the public exhibition will be reported to the Planning Committee.

Background

3. The Heritage Precincts Project was initiated to review and reform heritage policy for precinct management and guidance for proposed developments located within heritage precincts.

4. Meredith Gould and Associates completed a study of heritage precincts in the City of Melbourne to form the basis of a planning scheme amendment. The consultant's reports -*A Review of Heritage Precincts Local Policy* and *Incorporated Document and Heritage Precincts in the City of Melbourne* along with the consultation feedback and a review of this work by IUM Planning Consultants were presented to the Planning Committee in September 2005. IUM recommended revision of the study in particular on the structure of the statements of significance and the re-writing of the performance standards in the policies.

5. Heritage precincts were given legal protection in the Melbourne Planning Scheme via the Heritage Overlay. Heritage precincts contain a number of elements such as historic subdivision layout, buildings of historic and architectural importance and road alignments which combine to create a sense of place that is worth keeping.

6. Within the heritage precincts, many buildings have been individually identified as significant and have been given a ranking from A to D. Precincts also include buildings which are not graded but their redevelopment could particularly impact on the precinct as a whole. All buildings within the precinct require a planning permit for buildings and works.

7. The Heritage Precincts affected by this amendment are all listed in the Heritage Overlay in the Melbourne Planning Scheme. These precincts however are not supported by a statement which establishes the importance of the place, or elements which contribute to the significance of the place. The absence of such information makes it difficult for the planners to make an assessment of the impact of a development proposal on the significance of the precinct.

Key Issues

8. The Heritage Precincts Project has two stages which will be proposed for inclusion in the Melbourne Planning Scheme:

    8.1. Stage 1 - Statements of significance for each heritage precinct (the subject of this report); and

    8.2. Stage 2 - Amended heritage policies at Clause 22.04 and Clause 22.05 of the Melbourne Planning Scheme.

9. Stage 1 of the project has been completed and the introduction of the revised statements of significance into the heritage policy forms the basis of the proposed Amendment C132.

10. Stage 2 is currently underway and will finalise the extensive review of the heritage policies at Clause 22.04 and 22.05. and policy refinement by providing additional guidance for decision making in heritage precincts where none currently exists. When finalised, the policies will be reported to the Planning Committee in the form of a planning scheme amendment.

11. Proposed amendment C132 is at Attachment 1 and proposes to:

    11.1. address the absence of statements of significance in the Heritage Places Outside the Capital City Zone Policy at Clause 22.05 for the following precincts: Carlton Precinct; East Melbourne and Jolimont Precinct; Kensington Precinct; North and West Melbourne Precinct; Parkville Precinct; South Yarra Precinct; and

    11.2. to add a policy reference titled *Heritage Precincts Outside the Capital City Zone-Background History and Significance Assessment, August 2008* which provides the history and significance for each precinct. This is largely based on existing conservation studies and earlier work prepared by Meredith Gould and Associates.

12. The amendment does not propose the inclusion of any new heritage precincts nor does it affect the Heritage Places Within the Capital City Zone Policy (Clause 22.04) as statements of significance already exist for each city precinct.

Relation to Council Policy

13. Melbourne's *Municipal Strategic Statement* (MSS) identifies the importance of conserving heritage places. Relevant objectives of the MSS at Clause 21.05-1 are to:

> "*conserve and enhance places of identified cultural heritage significance… Maintain the visual prominence of historic buildings and local landmarks… protect the valued historic buildings, subdivision pattern, boulevards and significant public open space within the heritage precincts…protect buildings, streetscapes and precincts of cultural heritage significance from the visual intrusion of built form both within precincts and adjoining areas."*

14. The detailed implementation strategies set out in Clause 21.08 (Local Areas) of the Melbourne Planning Scheme identify specific strategies for local areas. These provide a consistent principle of conservation to ensure that development is sympathetic to the heritage values of heritage precincts.

15. Key local policies in the Planning Scheme include Clause 22.04 – Heritage Places within the Capital City Zone and Clause 22.05 – Heritage Places outside the Capital City Zone.

16. The proposed amendment is consistent with the strategic direction of the MSS and existing the local policies.

Consultation

17. Consultation has been undertaken in the development of Amendment C132 with the Department of Planning and Community Development, Heritage Victoria and Council's Statutory Planners.

18. Following Committee's resolution to seek the Minister's authorisation the process will be as follows:

    18.1. a request for authorisation will be sought from the Minister to place Amendment C132 on public exhibition;

    18.2. the amendment will be exhibited and key stakeholders and community representatives notified. The *Planning and Environment Act 1987* requires that an amendment to a planning scheme is on exhibition for not less than one month – providing an opportunity for any person to make a submission;

    18.3. submissions will be reported back to Council with a recommended response. Council may then make changes to the amendment to satisfy submissions, refer submissions to the independent Panel or choose to abandon it;

    18.4. if the Planning Committee resolves to proceed then they must request the Minister to appoint an independent panel;

    18.5. the amendment and submission will be considered by the panel at a hearing where all submitters have an opportunity to be heard; and

    18.6. the panel report is then reported to the Planning Committee to seek a resolution on the amendment.

19. A flow chart showing the planning scheme amendment process is included at Attachment 2.

Finance

20. The cost of the exhibition of the planning scheme amendment will be funded within the current budget.

Legal

21. The recommendation and subject matter of the report are consistent with the *Planning and Environment Act* 1987.

Sustainability

22. The project will enhance the management of Melbourne's urban heritage.

Attachments:
1. Heritage Places Outside the Capital City Zone Policy
2. Planning Scheme Amendment Process

22.05 HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE

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

Policy Basis

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

Objectives

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

Policy

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

Statements of Significance and key attributes for Heritage Areas within the Heritage Overlay

It is policy to

- Take into account the statement of significance for a heritage place when making decisions about proposed buildings and works associated with that place;
- Where there is a Statement of Significance for an individual heritage place contained within a heritage study referenced in this Scheme and that individual place is also located within a heritage precinct for which there is also a statement of significance, any proposal must have regard to the extent to which the proposal affects the cultural heritage significance of the individual heritage place as described in its statement of significance as well as the statement of significance for the precinct
- Take into account the Heritage Precinct Statement of Significance contained within policy and supported by the Reference Document,' *City of Melbourne - Heritage Precincts Outside the Capital City Zone - Background History and Significance Assessment, August 2008*'when making decisions about proposed buildings and works.

Carlton Precinct

Carlton was subdivided and sold at government auction less than twenty years after the commencement of non-Aboriginal settlement at Melbourne in 1835. It is an early part of the

development of the metropolis, and an essential component of La Trobe's plan for a city with high urban amenity. The University of Melbourne, located at the edge of the heritage precinct, is an important element in the development of a plan for the cultural development of the State.

Carlton has outstanding heritage value as an element of the mid-nineteenth century plan for a high quality urban environment to encircle central Melbourne; surviving with reasonable intactness. The framework of parks, boulevards and public institutions laid down in the 1840s and 1850s played a vital role in the developing form of the metropolis and is a primary contributor to its distinctive sense of place. At Carlton this is represented by Princes Park, Carlton Gardens, Royal Parade, the Melbourne General Cemetery and The University of Melbourne. In this elegant park setting, is a planned suburb from the second half of the nineteenth century incorporating small London-square style parks and a high proportion of the pre 1900 building stock including row houses, retail, community and institutional buildings. The buildings and streetscapes have cultural heritage significance for their representation of nineteenth century inner urban development, in some instances at the State level.

Carlton is an essential component of Melbourne's historic urban form.

The principal period of development contributing to the cultural significance of Carlton is 1852 to 1920.

East Melbourne and Jolimont Precinct

East Melbourne has outstanding heritage value as the best example of La Trobe's planning intentions for Melbourne: residential precincts of high urban amenity with planned parks, encircling parks around the central city and impressive boulevards through them. East Melbourne was planned in the 1840s. It includes the most intact residential area in the City of Melbourne area from the 1850s and contains many nineteenth century buildings that are individually significant. The framework of parks and boulevards laid down in the 1830s, 1840s and 1850s played a vital role in the developing form of the metropolis and is a primary contributor to its distinctive sense of place. The Fitzroy Gardens have outstanding significance to the city, State and nation. Jolimont is also significant as the home of Lt. Gov. Charles La Trobe.

East Melbourne has important cultural connections to the development of cricket and Australian Rules football in Australia and was the primary location for the 1956 Melbourne Olympic Games. The MCG in Yarra Park is amongst the major sports stadiums in the world. Yarra Park contains remnant vegetation from pre-European settlement and some significant Aboriginal sites.

A high proportion of the pre 1914 building stock in East Melbourne and Jolimont survives, and in many instances forms streetscapes with very high cultural heritage significance for their representation of nineteenth century inner urban development.

The Parliamentary area is the centre of State government and was for over two decades the centre of government for the Commonwealth of Australia. It has outstanding cultural heritage significance at the National level for its impressive and elegant architecture set within the socially inclusive planning of extensive gardens and parks. Nowhere else in Melbourne are the ambitious intentions for a gracious, planned city, clearer than at the Parliamentary area and Eastern Hill. In the growing nineteenth century movement towards universal franchise, it is a symbol of equity and of the power of community. The Parliamentary area reflects the social, cultural, and religious life of the city, State and nation.

Over time, the Parliamentary area has developed from a meeting place for local groups, to a State assembly, and was for twenty six years, the national meeting and decision making forum. Its natural features defined the position for Hoddle's 1837 survey boundaries and contributed to La Trobe's selection of the Eastern Hill for the continuation of the community meeting-place role. Despite being clearly on its edge, the Parliamentary area is the focus of the 1837 grid, providing public open space for the city, a large space for public celebration, commemoration and protest, impressive views, and a commanding image of an ordered community through its impressive built forms. It has outstanding, uninterrupted social significance. It provides a physical expression of the influence of La Trobe and Hoddle in the formation of the city.

Individually and collectively, the several landmarks and contributory buildings in the Parliamentary area have outstanding architectural significance for their high quality and integrity. Individually and collectively, the several Gardens both public and private have outstanding aesthetic and scientific significance for their design, collections of plants and as the context for the principal buildings. The Parliamentary area has outstanding historical significance for its association with governance of the State and after federation, the nation. Visually, the precinct is largely as planned in the nineteenth century and as built and/or planted by the commencement of the First World War.

The structures and landscapes which contribute to the precinct date from the late1840s to 1914. The principal period of development contributing to the cultural significance of East Melbourne is pre 1835 to 1914. Social and historical significance extends beyond 1914 to the present.

Kensington Precinct

Kensington has cultural heritage significance as a late nineteenth century residential area linked with industry in the City of Melbourne. The Flour Milling Precinct has cultural heritage significance as an intact and rare operational industrial area in the City of Melbourne. It demonstrates the topographical determinants and the related nineteenth century transport infrastructure which moulded land use in the city and inner suburbs.

By the end of the nineteenth century a concentration of flour milling had developed between Kensington and West Melbourne, close to the city and clustered around the railway system to the hinterland. This is largely responsible for the built and land use character of the area. The mills unique built form produces a distinctive and significant urban industrial streetscape. Nearby is workers' housing in South Kensington providing domicile for the labour force at the mills and warehouses. Associated with the flour mills are large brick wool stores, which co-located to take advantage of the shared rail sidings.

Kensington is significant for its illustration of nineteenth and early twentieth century workers housing. A small shopping precinct services the residential development to create a complete nineteenth century industrial living and working place.

The principal period of development contributing to cultural significance is the mid 1880s to 1914. Significance of the four mills continues beyond 1914 through the twentieth century to the present day.

North and West Melbourne Precinct

Primarily residential, but fringed and overlaid with industry, North and West Melbourne has cultural heritage significance for its representation of the nineteenth century development which characterised the north western fringe to the city grid. Partly in and partly out of the 1837 Town Reserve, central city functions have been a consistent influence on development. Particularly important are the early markets, and industries which developed

APPENDIX 6: National Trust citation, 'Garden Avenue Flats'

Victorian Heritage Database place details - 25/5/2011

Garden Avenue Flats

Location:
Garden Avenue & George St,EAST MELBOURNE, Melbourne City

Heritage Inventory (HI) Number:
Listing Authority: HI
Extent of Registration:

Statement of Significance:

The complex which includes a guest house, bachelor flats and residential units located at Wellington Parade-Garden Avenue and stretching through to George Street, East Melbourne, includes seven buildings all designed by the same architect, I. G. Anderson, during the period from 1938 - 1941.
The buildings are designed in the 'Moderne' style popular during the late 1930's. All the buildings are of three storeys and are designed with strong horizontal and vertical emphases. Building material is of brick and tile with concrete floors and concrete rendered features such as balconies. The selection of bricks covers a rich palette from cream to rose and deeper red with decorative coursing in 'tapestry' and brown brick. Windows are both steel and timber framed. With the exception of one building, 'Islander Place,' which has a flat roof, all the other buildings have shallow pitched tile roofs behind parapet walls.
Although the whole site shows a remarkable unity and development of design style, each building is unique both in external form, internal plan and decorative detail. The buildings are set around two quiet cul-de-sacs and are surrounded by lawns, shrubs and mature trees, providing an oasis amidst a busy urban area.
The guest house and flats built to house young professional workers, provide a pleasant environment with easy transportation to the central city area. They were designed to be compact whilst offering all the amenities of modern living in the 30's. The building specifications show the care and consideration taken over specific fixtures and fittings. The whole group comprising the seven buildings and the surrounding environment of gardens and pathways is remarkably intact with minimal external modifications. True to the original context the buildings still fulfil the purpose for which they were designed.

The residential flats and guest house which comprise the group of buildings at Garden Avenue-George Street are significant for aesthetic, architectural and social reasons at a State level.

The Garden Avenue-George Street flats are architecturally important as a unique group of 'Moderne' flats which are exceptionally well preserved in their original context. Each of the seven buildings is designed with an unusually high level of detail, incorporating a range of 'Moderne' motifs into individual facades.
Horizontal elements, balconies, window frames and richly coloured decorative brick courses contrast with the vertical accents of stair towers and concrete ribbing. The facades incorporate a variety of modeled forms, curved corners, projecting bays and balconies, and recessed entries with decorative screen doors and porthole windows. The massing is dynamic, including angled and stepped forms, creating a diverse and lively

streetscape along both cul-de-sacs.
Other groups of flats designed in the 1930's exist within Melbourne, but none are quite as extensive, well preserved or rich in detail in the 'Moderne' style as are the ones on this site.
The flats are an excellent example of the work of I.G. Anderson, an architect with a very distinctive style, which relied on a meticulous attention to detail and specification. Anderson had made a practice of designing residential flats in Melbourne during the 1930's including the State listed 'Ostend' at Brighton Beach. The flats on the Garden Avenue- George Street site show a significant development of his architectural style and functional planning, and compare favourably with other urban housing schemes being erected overseas.
Socially the flats are a perfect expression of the pressure to house young professional white collar workers in the 1930's many of whom migrated to work in central city offices and businesses. These workers demanded well designed, functional accommodation at a reasonable price, and within close proximity to the city center and transport systems. They still provide for this need and evidence confirms that they are still popular as living units and continue to foster a sense of community and pride.

History

Description

Heritage Study	
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	
Municipality	MELBOURNE CITY
Other names	
History	

APPENDIX 7: Maps and plans



Figure 1: 1851, 'Map of the Suburban Lands of the City of Melbourne; carefully complied from the Maps in the Office of the Survey Department, Victoria; 1851'. Note the orderly planning of Melbourne and East Melbourne compared to the allotments in the surrounding suburbs. (Source: State Library Victoria)



Figure 2: c.1865 map of East Melbourne. The subject block bound by Wellington Parade, Hoddle Street, George Street and Simpson Street are indicated by the red square. (Source: East Melbourne Historical Society)



Figure 3: c.1880 map of East Melbourne. The subject block bound by Wellington Parade, Hoddle Street, George Street and Simpson Street are indicated by the red square. (Source: East Melbourne Historical Society)

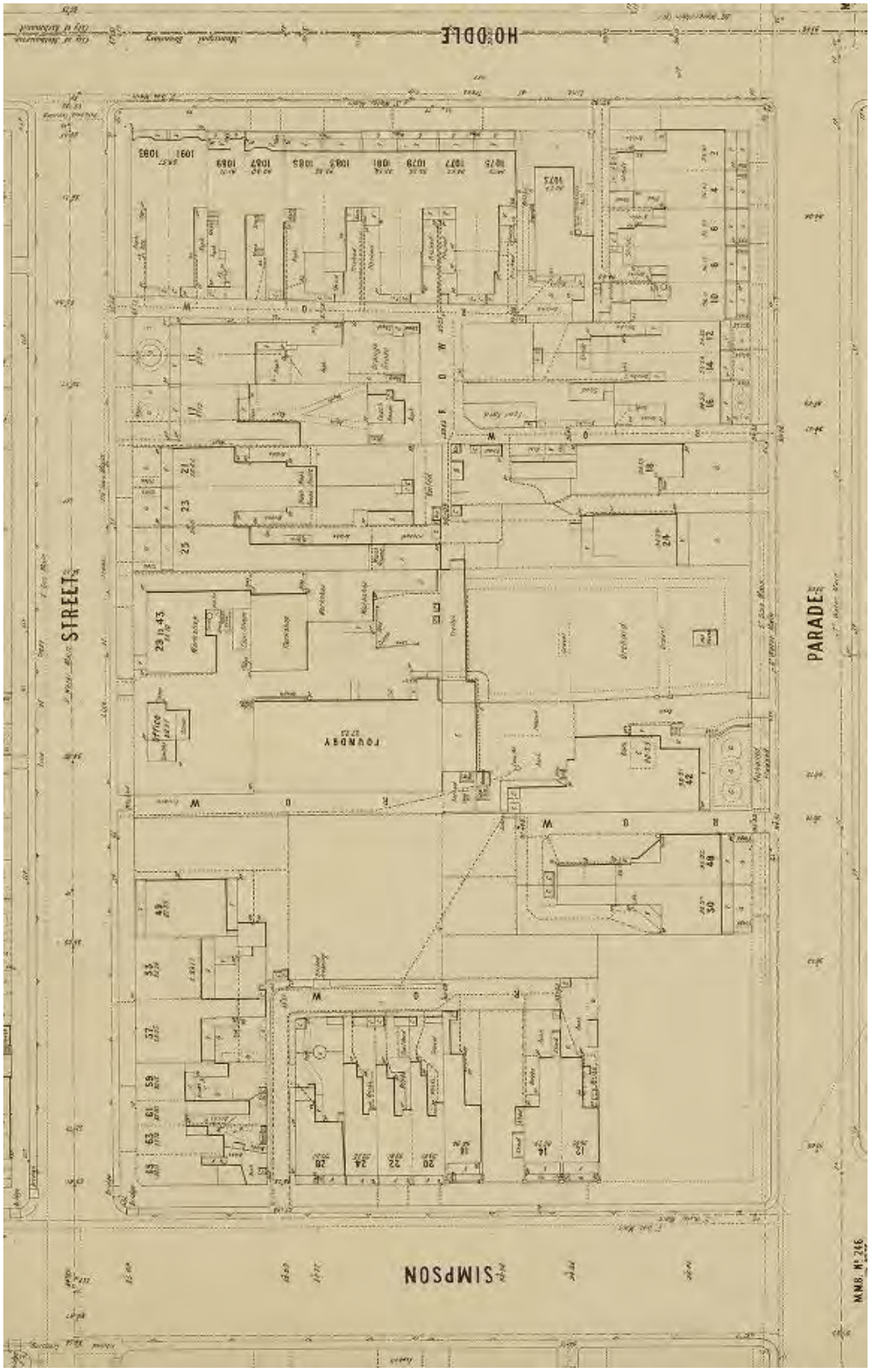


Figure 4: 1898 Melbourne and Metropolitan Board of Works map of the subject block bound by Wellington Parade, Hoddle Street, George Street and Simpson Street, East Melbourne is indicated by the red square. (Source: State Library Victoria)

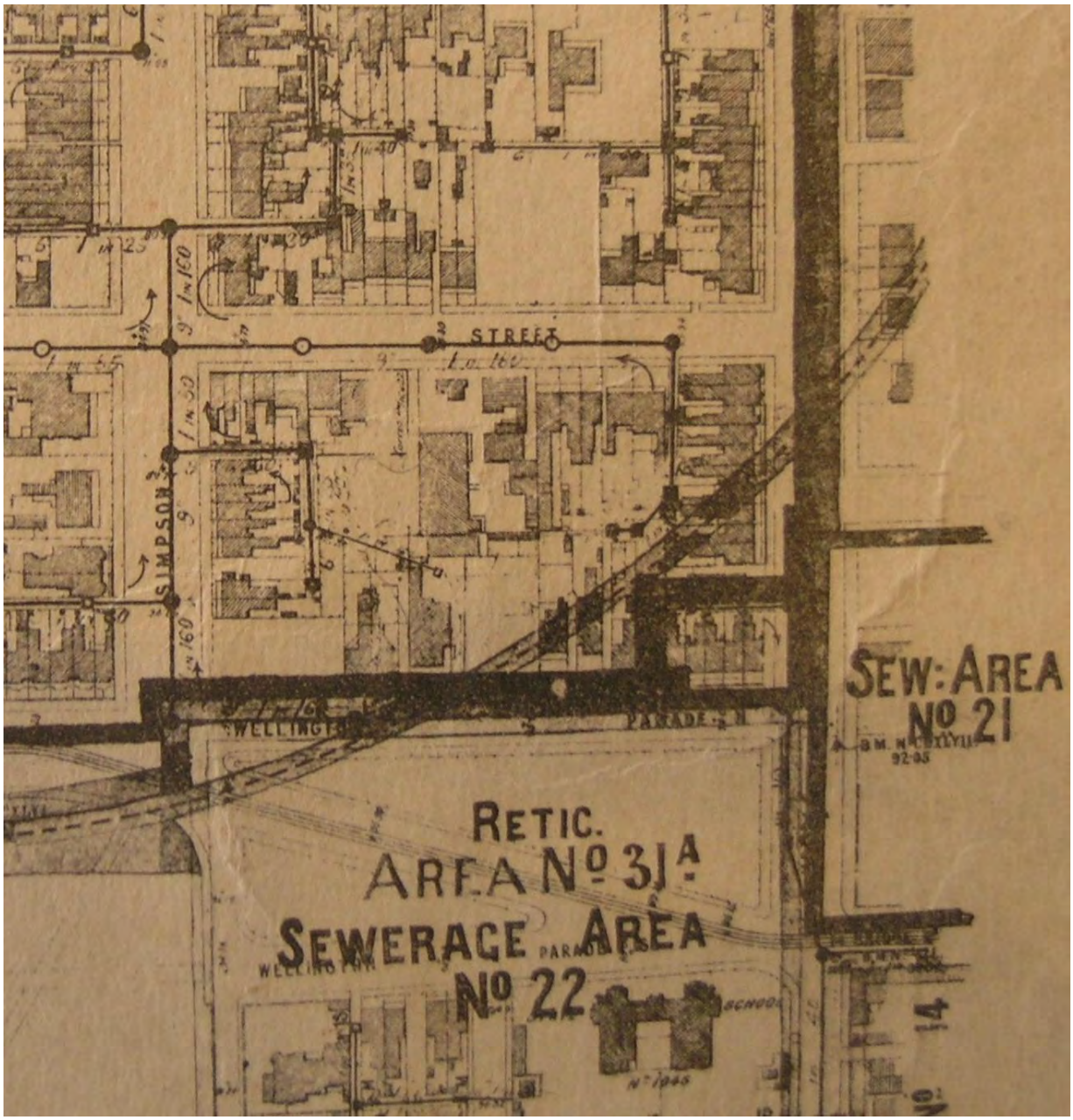


Figure 5: 1933 Melbourne and Metropolitan Board of Works Sewerage plan of East Melbourne. The railway line can be clearly seen cutting through the south-eastern corner of the subject block. The subject block bound by Wellington Parade, Hoddle Street, George Street and Simpson Street are indicated by the red square. (Source: State Library Victoria)



Figure 6: 1945 aerial photograph of East Melbourne. The subject block bound by Wellington Parade, Hoddle Street, George Street and Simpson Street are indicated by the red square. The railway reserve and layout of Garden Avenue can be clearly seen. (Source: East Melbourne Historical Society)



Figure 7: Current aerial photograph of the subject block. (Source: Google Maps)

APPENDIX 8: Photographs

BRAHE PLACE, Photographs by HLCD (27th June 2011)



Figure 1: View west towards the rear of the Garden Avenue flats from 18 Brahe Place. The Quest Apartments can be seen between No. 6 (left) and No. 10-12 (right) Garden Avenue. This is an addition to the Anderson building at 48 Wellington Parade.



Figure 2: View north-west towards the rear of the Garden Avenue flats. 10-12 Garden Avenue is on the left and the rear of 29-53 George Street is on the right.



Figure 3: View from 18 Brahe Place to the rear of 21-25 George Street with later extension.



Figure 4: View from 18 Brahe Place to the car park behind the single storey dwellings at No.s 11 and 17 George Street.



Figure 5: The driveway entry to 18 Brahe Place looking towards the rear of 1085 Hoddle Street and the railway reserve to the right which has mature pepper trees.

GARDEN AVENUE, Photographs by HLCD (11th and 27th June 2011)



Figure 6: View looking north from the corner of Garden Avenue and Wellington Parade. From the right is No. 2-4, No. 6 and 10-12 Garden Avenue.



Figure 7: View looking east towards No.s 2-4 (right) and No. 6 (middle) Garden Avenue.



Figure 8: View looking east towards 18 Brahe Place between No. 6 (right) and No. 10-12 (left) Garden Avenue.



Figure 9: View looking directly into the subject development site at 18 Brahe Place.



Figure 10: View looking north towards neighbouring properties on George Street (No. 37) between No. 10-12 (right) and 14 (left) Garden Avenue.



Figure 11: View towards north-west with No. 14 (right) and 9 (left) Garden Avenue. No. 51 George Street can be seen in the background.



Figure 12: View west towards No. 9 Garden Avenue, No. 14 is on the right.



Figure 13: View west towards four storey section of the Quest Apartments, a later addition to the Anderson designed building.



Figure 14: View south towards Wellington Parade; Quest Apartments are on the right with No. 2-4 to the left. No. 6 Garden Avenue cannot be seen due to the greater setback.

GEORGE STREET, Photographs by HLCD (27th June 2011)



Figure 15: George Street, corner of Hoddle. North view of 1093 Hoddle Street.



Figure 16: North view of 1093 Hoddle Street including three storey extension and Brahe Place.



Figure 17: 11 and 17 George Street are the only single storey buildings on the south side of George Street apart from the cafe on the corner of Simpson Street.



Figure 18: 21-25 George Street is a substantial building with a parapet.



Figure 19: 29-35 George Street is a pair with No. 37-41. Both were designed by I.G. Anderson with individual entries from an internal cul-de-sac which goes through to Garden Avenue.



Figure 20: An internal cul-de-sac is located between 29-35 and 37-41 George Street and extends to Garden Avenue (indicated by the red arrow).



Figure 21: 37-41 George Street (three storeys) and 47 George Street with a laneway between these two buildings.



Figure 22: 49 George Street has had substantial external modifications.



Figure 23: 51-53 and 55-57 George Street are attributed to I.G. Anderson in the Building Identification Sheets



Figure 24: 65-63 George Street (corner Simpson Street, constructed 1866) and 61-59 George Street has experienced substantial modification.

HODDLE STREET, Photographs by HLCD (27th June 2011)



Figure 25: Contemporary four storey building at 2 Wellington Parade (corner Hoddle Street).



Figure 26: 1071-81 Hoddle Street is Moderne style development.



Figure 27: The railway reserve is screened by extensive vegetation.



Figure 28: 1085 Hoddle Street appears to be a slightly later Interwar designed building.



Figure 29: Row of terraces at 1087-1093 Hoddle Street. Note the three storey addition behind 1093 Hoddle Street.

WELLINGTON PARADE, Photographs by HLCD (27th June 2011)



Figure 30: View north east towards 2 Wellington Parade (four storey building), 12-18 Wellington Parade (dark brown brick building) and the railway reserve screened by vegetation.



Figure 31: View north from Wellington Parade towards 2-4 Garden Avenue.



Figure 32: View north from Wellington Parade to the end of Garden Avenue. The Quest Apartments (No. 42 Wellington Parade/1-7 Garden Avenue) are on the left.



Figure 33: View north west along Wellington Parade. Note the umbrellas and plants at the roof top garden at Quest Apartments.