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Demolition of rear of MCG Hotel (formerly Parade Hotel)
April 29 - May 1, 2013

193 George Street
East Melbourne Vic 3001

July 22, 2011

Heritage Council of Victoria
Level 4, 55 Collins Street
Melbourne 3000

Dear Mr. Chairman,



MCG Hotel (previously Parade Hotel) & Jolimont Station from Yarra Park, 2010

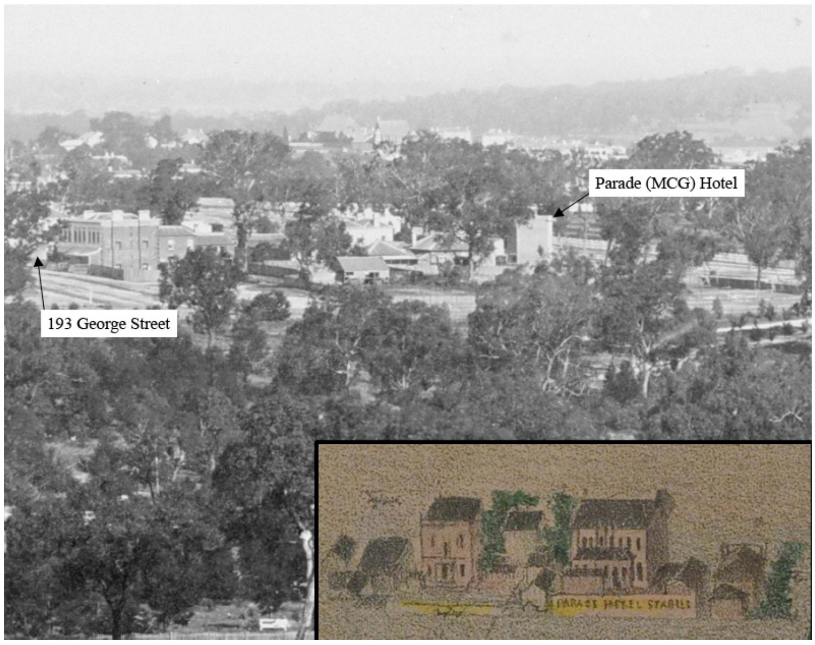
This letter is my request to be allowed to submit to the Heritage Council of Victoria the application for the MCG Hotel, 180 Wellington Parade, to be included on the Heritage Register of Victoria, and its importance be formally recognised.

I will be relying on documents submitted on May 10, 2011, documents already held by the Heritage Council of Victoria including all documents submitted to the 2010/2011 VCAT Hearing, and the report prepared by Bruce Trethowan dated July 2011.

Over the years there has been much information presented to different authorities regarding the MCG Hotel (formerly the Parade Hotel). There is little doubt that the MCG Hotel building now standing was built between 1859 and 1863 and consequently played a significant role in early Melbourne particularly with regard to Australian Rules Football and Victorian Cricket. Up until recently much of the information on the age of the existing building referred to it being built in about 1875.

The following is a summary of how the Parade Hotel's importance in 1861:

East Melbourne, 1861



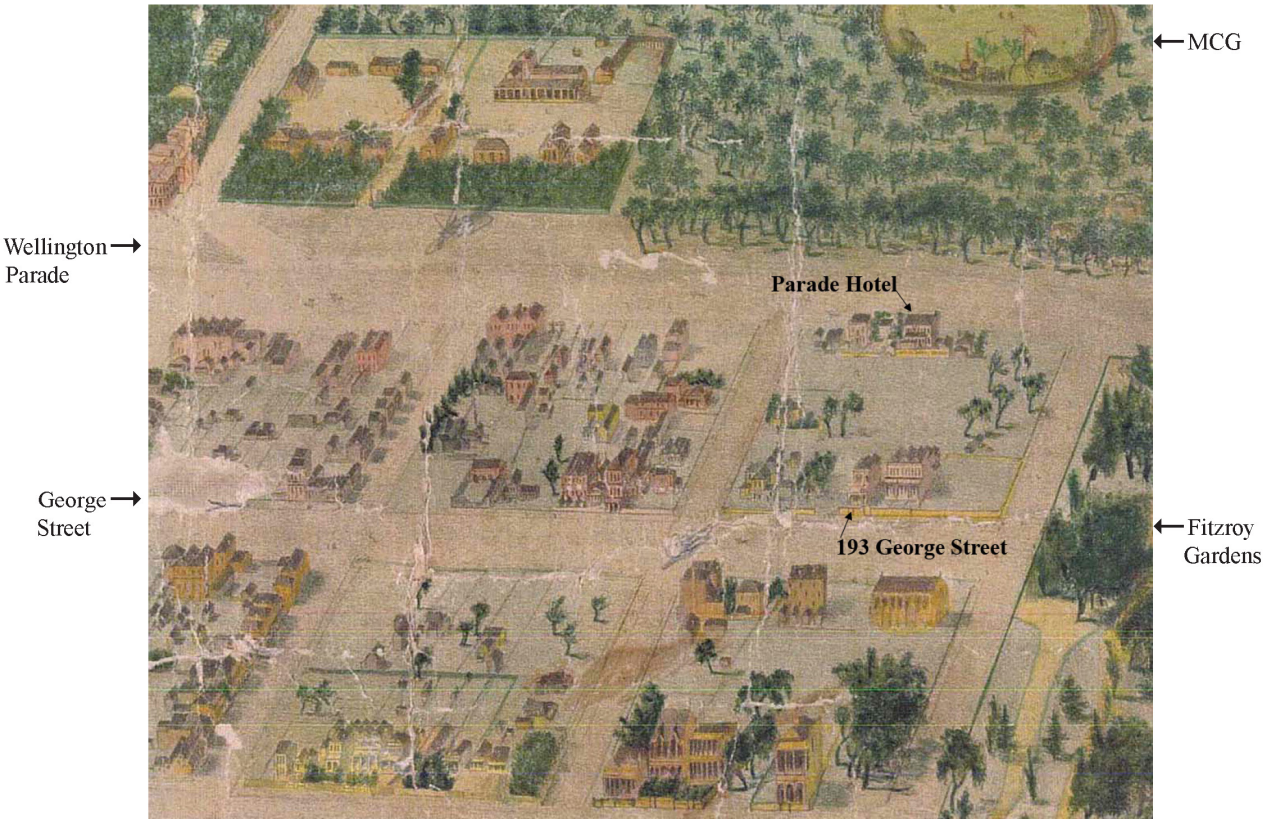
Parade (MCG) Hotel and stables
(Isometric rear view), 1866
Source: La Trobe Library

'Victoria and its Metropolis' (1888), Pages 566-567.

These pages describe the importance of Yarra Park and its surrounds on **New Years Day 1862** – the day James Mark (Jerry) Bryant (Licensee Parade Hotel, July 1858 to April 1860 and an MCG groundskeeper during this period up to 1864) opened the batting for the first cricket match between England and Australia, "…the first friendly rivalry in sport between the mother country and her growing daughters". In addition Jerry Bryant provided a catering service for the historic match from the Parade Hotel. After his death on December 10, 1881 Bell's Life acknowledged Jerry Bryant as the "…father of cricket in Victoria" – the first local player to face an English bowler in a cricket match!

Bruce Trethowan has referred to Geoffrey Blainey's book: 'A Game of Our Own'. I will refer to Greg de. Moore's book: 'Tom Wills, His Spectacular Rise and Tragic Fall'.The importance of the Parade Hotel in early Melbourne is clear from this publication. Attached are Pages 93-105.

Finally, confirmation of the building dates can be determined by heritage architects assessing the cellar. Evidence presented at the recent VCAT hearing showed clearly a significantly larger cellar than indicated by the 1899 MMBW plan. Unfortunately, proper assessment of the cellar's age and use has never been determined. It was flooded when I tried to inspect the cellar earlier this year.



Wellington Parade and East Melbourne (Isometric view), 1866. Source: La Trobe Library

Each year hundreds and thousands of Melburnians and visitors to Melbourne see the MCG Hotel from Yarra Park as they walk to Jolimont Station or Wellington Parade after attending a sporting event at the MCG. It's a historical view of an important building. In addition the rear view from George Street is similar to the 1866 Isometric view of 'Wellington Parade and East Melbourne'. Not to recognise the importance of the MCG Hotel as it now stands would be a travesty.

Yours faithfully,

Gary Morgan

HERITAGE COUNCIL HEARINGS PROTOCOL 5

REQUEST TO BE HEARD BY THE HERITAGE COUNCIL

I have made a written submission about the below appeal and I wish to be heard at the Heritage Council hearing. I provide the following information to enable the Heritage Council to prepare a timetable for the hearing.

Please note: For a permit hearing, persons other than the permit applicant, Executive Director and National Trust will need the approval of the Chair to appear at the hearing.

Please send this form with your written submission by the designated submission close date to:

Heritage Council of Victoria
Level 4, 55 Collins St (PO Box 2392)
Melbourne 3001

Fax: 03 8644 8811

For further information, contact the Heritage Council Hearings Officer on 03 8644 8921 or at heritage.council@dpcd.vic.gov.au.

Place/Object Name and Address	MCG HOTEL, 180 WELLINGTON PARADE, EAST MELBOURNE	
Submitter Name/s	GARY MORGAN/BRUCE TRETHOWAN	
Postal Address	193 GEORGE ST EAST MELBOURNE	
Daytime Contact No.	(03) 9224 5214	
Fax No.		
E-Mail Address	gary.morgan@roymorgan.com	
Length of time required to present submission Give total time including time required by any witnesses	An hour plus questions 3-4 hours	
Will you be represented by anyone? (If so, please provide details of their name/s and expertise)		
Will you be calling an expert witness? (If so, please provide details of their name/s and expertise.)	BRUCE TRETHOWAN	
Do you require any audio/visual equipment? (If so, please tick your requirements or specify)	Video: VCR / DVD / CD Rom	
	Data Projector	
	Other	

GARY MORGAN

July 22, 2011

HERITAGE COUNCIL HERITAGE COUNCIL HERITAGE COUNCIL

193 George Street
East Melbourne Vic 3001

August 12, 2011

Heritage Council of Victoria
Level 4, 55 Collins Street
Melbourne 3000

Dear Mr. Chairman,



View of the Dandenong Ranges and Parade Hotel from Dr Howitt's corner, Eugene von Guérard, 1862

This submission is further to my letter of July 22, 2011.

It covers additional information which addresses the submissions to the Heritage Council of Victoria regarding the MCG Hotel, by:

A) Lovell Chen, July 22, 2011
B) Bryce Raworth, July 2011
C) Kerry Jordan, Executive Director, Heritage Council of Victoria, July 22, 2011
D) City of Melbourne, July 7, 2011

Attached are the following four documents which are used to support this submission:

1) *The Yorker*, *"A Code of our Own"* by Gillian Hibbins and *"The Evolution of the Rules from 1859-1866"* by Trevor Ruddell, Autumn 2009
2) Gillian Hibbins, August 1, 2011, Letter and references from "*Sport and Racing in Colonial Melbourne"* by Gillian Hibbins, 2007
3) *Victorian and its Metropolis - Past and Present,* Vol. 1: Early History and Culture 1888
4) Robin Grow, *Report to the Heritage Council*, October 22, 2004

This submission, my letter of July 22, 2011 and Bruce Trethowan's two submissions cover the following three aspects regarding the Parade Hotel (1859-1863):

Firstly, architecturally the Parade Hotel (built 1859-1863) is an important Victorian building:-

a) It is a representative example of hotel design from the period 1855-1875 with many original or early features still in place including the front and rear building exteriors, the first floor dining and functions rooms, and the ground floor carriageway.

b) An early Victorian hotel of an important design, with a relatively large intact dining room similar to the Melbourne Club.

c) A carriageway with the bluestones believed to still be in place.

d) A building with three 'rare' side and rear pictures: Photograph pre 1863, Eugene von Guerard 1862 painting, and Isometric 1866. The Parade Hotel presence in these illustrations indicates that the hotel had a significant physical presence in the 1860s within the Melbourne psyche.

Secondly, from 1859 the Parade Hotel was closely associated with the Melbourne Football Club which founded the rules for Australian Football. The main rules were 'created, debated and administered' from 1859 to 1866. They were not clearly defined on May 14, 1859, the day of the first match on the Richmond Paddock near the Parade Hotel.

The game was described as, "…more a scratch match than a strict match owing to their being no fixed rules of play…" (See Attachment 1: ***"A Code of Our Own"* Celebrating 150 Years of The Rules of Australian Football by Gillian Hibbins and Trevor Ruddell**)

From 1859 to 1890 the **Melbourne Football Club was independent of the Melbourne Cricket Club** which was founded in 1839 by Melbourne Club members. It was absorbed within the Melbourne Cricket Club in 1890 which continued to 1980, a relationship which was then re-established in 2009.

By 1860 the Melbourne Football Club viewed itself as Victoria's "parent" football club. In the 1860s and 1870s successive Melbourne Football Club administrations took it upon themselves to defend its rules and foster the game. During this period the Melbourne Football Club played few matches on the Melbourne Cricket Ground, most of its matches took place in parkland (Richmond Paddock) north of the MCG and in front of the Parade Hotel. This area was colloquially referred to as the Melbourne Football Ground.

Throughout the 1860s the Melbourne Football Club's administration was largely comprised of players and it was its on-field strength that gave it clout when negotiating fixtures and rules.

The Parade Hotel was used for meetings of office-bearers and members of the Melbourne Football Club, continuing into the 20th Century. In 1919, the Melbourne Football Club relied on the Melbourne Cricket Club or the Parade Hotel as venues for meetings. The *Official Minute Book of the Melbourne Football Club* notes that a Select Committee Meeting was held at the Parade Hotel on 26 November 1919.

Thirdly, from 1859 the Parade Hotel had a close association with the Melbourne Cricket Ground and Victorian cricket (MCC). It is the only Victorian building standing today with this close association.

The importance of the relationship between the Parade Hotel to the sporting community of Victoria is significant.

Dr David Dunstan, (Senior Lecturer, National Centre for Australian Studies School of Journalism and Australian and Indigenous Studies, Monash University) describes the situation as follows:

"…the relationship of this hotel with the nation's most important sporting field and the origins of Australia's distinctive national game of football mark this as a site of State and National significance. The Parade Hotel is also expressive of the relationship of hotels to the sporting community in the nineteenth century. Perhaps no hotel anywhere else in Australia is this relationship expressed more powerfully than in this instance."

'*Victoria and its Metropolis*', 1888, (Pages 566-567) describe the importance of Yarra Park and its surrounds on **New Years Day 1862** – the day James Mark (Jerry) Bryant (Licensee Parade Hotel, July 1858 to April 1860 and an MCG groundskeeper during this period up to 1864) opened the batting for the first cricket match between England and Australia, "…the first friendly rivalry in sport between the mother country and her growing daughters".

Robin Grow points out in addition to **Jerry Bryant** being the MCG groundsman and opening the batting in the Boxing Day cricket match **Jerry Bryant provided a catering service for the historic match from the Parade Hotel.** (See Attachment 4)

After Bryant's death on December 10, 1881 *Bell's Life* acknowledged **Jerry Bryant as the "…father of cricket in Victoria" – the first local player to face an English bowler in a cricket match!**

A. Lovell Chen, submission July 22, 2011, covers many aspects on the historical development of rules of Australian Football from 1959. However there are omissions and an important error which together give the wrong impression how the game changed and was developed over the period 1859-1866.

Gillian Hibbins letter to me of August 1, 2011 points out the important Lovell Chan error (See Attachment 2):

"I have discussed this topic with people at Lovell Chen and my historical information on the start of the football is used by them as they saw fit on pages 27 to 29, although to the footnote 44 credited to me on page 27 reads that 'only Smith, Thompson, Wills and Hammersley are thought not to have been at the Parade Hotel' although this is the direct opposite to my emailed information that they were the four men present!"

The following statement in the Lovell Chen submission ignores many of the references included in the published documents (attached) which cover the history of the Parade Hotel during the period 1859-1866.

"The duration and nature of the association in the years following 1859 with the football club is unknown, however even if the hotel (club) continued to use the hotel for meetings, this is not considered to be an historical association of state significance." (Page 29)

B. Bryce Raworth, submission July 2011, covers the development of Australian Rules Football after 1859 in even less detail than Lovell Chen.

Bruce Raworth's statement on Page 8 suggests the rules of Australian Rules Football where written and completed on May 14, 1859 – nothing could be further from the truth - there were many significant unique changes during the period 1859-1866!

"While the site has associations with the writing of the rules of Australian Football, the surviving building does not." (Page 8)

The evolution of Australian Rule Football can be better understood by studying extracts from the four documents attached and listed above, and Tom Wills: *His Spectacular Rise and Tragic Fall – Charmer, Scoundrel, Visionary Sportsman* – A Great Australian Story by Greg de Moore (copy with my letter of July 22, 2011).

Also included below are references to how the Parade Hotel was involved with the Melbourne Cricket Ground, Yarra Park (Richmond Paddock) and Victorian cricket:

1. **The Yorker, Commemorative Edition**
   Journal of The Melbourne Cricket Club Library, Issue 39, Autumn 2009
   "A Code of Our Own" Celebrating 150 Years of The Rules of Australian Football (Extracts) by Gillian Hibbins and Trevor Ruddell

   That code was formulated after discussion at the Parade Hotel on May 17, 1859 and written by James Thompson, the Secretary of the Club, on paper as the Melbourne Football Club Rules. (Gillian Hibbins, Page 5**)**

   This code is the forerunner of the Australian Football Rules. …The Rules are detailed in the next article **"The Evolution of the Rules from 1859 to 1866" by Trevor Ruddell.** (Gillian Hibbins, Page 6)

   There is not one original feature in the Rules of the Melbourne Football Club of 1859. They are all entirely of British origin. (Trevor Ruddell, Page 15)

   1859 could be recognised as the basis for Australian Rules Football although there is a view that **1866 established the most definite and widely agreed code of rules**. (Gillian Hibbins, Page 13)

   See also Attachment 2, Gillian Hibbins, *Sport and Racing in Colonial Melbourne*, pp. 100-105: "In the following months of 1859 football games were played mainly within the Melbourne Football Club (blues against reds) but also in occasional matches between South Yarra, University, St Kilda, Emerald Hill (South Melbourne) and a regimental side."

   The Melbourne Football Club is the oldest continuing football club in Victoria and was officially founded on Saturday May 14, 1859 following a scratch match in Yarra Park. It is reasonable to assume that the nucleus of the new football club was formed from the men who met to play scratch games in Yarra Park (then known as Richmond Paddock, in front of the Parade Hotel) during the winter of 1858. (Gillian Hibbins, Page 9)

   The Melbourne Football Club's first match on May 14, 1859, was described as, "…more a scratch match than a strict match owing to their being no fixed rules of play…" (Trevor Ruddell, Page 14)

The men were primarily motivated by two objectives. First, they wanted to make the code simple to understand and remember. Secondly they sought to ensure that it was safe for adults to play. (Trevor Ruddell, Page 14)

However, this code, designed by just four men (at the Parade Hotel) on behalf of one Club, would only be used within the Club. In order for it to be used by other clubs throughout Melbourne, let alone Victoria's provincial centre's, the Melbourne footballers would have to negotiate and compromise with other teams. (Trevor Ruddell, Page 15)

It has been suggested **The Melbourne Football Club** was formed by the Melbourne Cricket Club (MCC) but not all of its members and officials were associated with the MCC. **The football club at this initial stage was independent of the MCC.** However, it was absorbed within the MCC from 1890 to 1980, a relationship re-established in 2009. (Gillian Hibbins, Page 9)

By 1860 it (Melbourne Football Club) viewed itself as the "parent" club and successive Melbourne administrations took it upon themselves to defend its rules and foster the game in the 1860s and 1870s**.** Although it played a few matches on the Melbourne Cricket Ground during this period, **most of its matches took place in parkland north of the MCG** which became colloquially referred to as the Melbourne Football Ground. (Gillian Hibbins, Page 9)

Throughout the 1860s the club's administration was largely comprised of players and it was its on-field strength that gave it clout when negotiating fixtures and rules. (Gillian Hibbins, Page 10)

It (Richmond Football Club) was founded at the Royal Hotel on April 25, 1860, and initially had thirty members. (*Bell's life in Victoria*, April 28, 1860; J.B. Thompson (ed.), *Victorian Cricketer's Guide for 1859-60*, Melbourne, 1860 p. 110.)

Initially (Richmond) regarded as an offshoot of the "parent" Melbourne Club, the Richmond Football Club took its inaugural officials from the Richmond Cricket Club members and their players were largely drawn from the cricket club as well. (Gillian Hibbins, Page 12)

The Richmond Football Club survived for just the two seasons, 1860 and 1861. Although it is often claimed to have begun in 1858, period documents consistently suggest an 1860 beginning. (Gillian Hibbins, Page 12)

Richmond's first game was on May 12, 1860 against Melbourne on the MCG. Despite being less than three weeks old the club was quite organised. Richmond began the 1861 season with a one goal to nil win over Melbourne on the Richmond Cricket Ground. The free interchange of players between clubs continued in 1861. **Richmond it seems did not reappear for the 1862 season yet many of its players continued with Melbourne. The first Richmond Football Club would have no direct influence on its latter namesakes.** (Gillian Hibbins, Page 12)

The Evolution of the Rules from 1859 to 1866, Trevor Ruddell (from Page 14):

In 1864 Athletic Sports Committee (ASC) was founded by James Thompson, Dick Wardill, Colden Harrison, William Hammersley and Matthew Evanson O'Brien to organise and foster athletic events and sports such as football. **All five were members of the Melbourne Football Club** and in the first week of May 1865 the ASC decided to sponsor a football challenge cup competition. **On June 10 (1865)**

the ASC published ten rules regarding the competition and its first rule stipulated: "1. The cup shall be played for under the rules of the Melbourne Football Club." Melbourne's rules were therefore recognised as the obligatory code for the ASC Cup which was the most prestigious competition for football clubs throughout Victoria in 1865 and 1866. (Trevor Ruddell, Page 20)

Henry Colden Antill Harrison, (known as Colden or Coley), was born in 1836 in NSW and came to Melbourne soon after. He had played probably little football before 1859 but he took to it with great speed, courage and vigour. **By 1876 he had a substantial reputation, having been the captain of the Melbourne Football Club for eleven years and for drafting an updated set of rules in 1866, so much so that *The Footballer* of 1876 affirmed that Harrison may be justly called the "Father of Victorian Football".** (Gillian Hibbins, Page 12)

It had been suggested that a catalyst for the revision of the rules occurred on July 15, 1865 at Richmond Paddock (Yarra Park), Melbourne. (Trevor Ruddell, Page 22)

In 1866 a resolution to end the controversy that surrounded picking up and running with the ball (Rule 8), created the first original aspect of the Victorian code and led to the distinctively Victorian rule that encouraged bouncing the ball often when carrying it. (Trevor Ruddell, Page 22)

The 1866 code introduced a new phrase to Rule 8, "…no player shall run with the ball unless he strikes it against the ground in every five or six yards." (Trevor Ruddell, Page 23)

Melbourne's rules were no longer a unilateral code determined by the Melbourne Football Club, or an ad hoc arrangement between clubs. **The ASC altered the rules of their competition in 1866 to state it will be played under the "Victorian Rules of Football".** (Trevor Ruddell, Page 23)

Tom Wills: *His Spectacular Rise and Tragic Fall*
***Charmer, Scoundrel, Visionary Sportsman* – A Great Australian Story**
by Greg de Moore (included with my letter of July 22, 2011)

The Parade Hotel on Wellington Parade, with its smoking rooms, billiard tables and spread of sporting newspapers from London and the colonies, was a natural gathering place for the sporting men of Melbourne. Its licencee, Jerry Bryant, professional bowler for the MCC and an astute businessman, supplied the MCC with wines and beers. He boasted that he served only the finest of liquors, and while this was a standard boast of hotelkeepers in Melbourne, it was rumoured that colonial-made beers were adulterated with impurities and that too much consumption sent a man mad. **Bryant's hotel stood on the northern perimeter of the Richmond Paddock, 'only ten minutes walk from Melbourne'**. Its proximity to the MCC with its clientele of sporting gentlemen was a stroke of entrepreneurial brilliance. **It was only a short walk (or roll, depending on one's state of inebriation) from the Parade Hotel down the slope of the Richmond Paddock to reach the MCC pavilion, and there was always a steady line of customers making their way up the hill from the MCC.** (Page 93)

Page 93, Endnote: To bowl with the gods. An often forgotten man in the evolution of Australian Rules football, Jerry Bryant was important in the early years for providing a venue (Parade Hotel) and materials for meetings, as well as taking part in games. There is no evidence that Tom or anyone else set about

playing football or devising rules under instructions from the Melbourne Cricket Club. **Whether Melbourne Football Club was actually formed in 1858 is doubtful** and there is continuing debate as to whether 1858 or 1859 should be regarded as the year of the MFC's beginnings. (Page 297)

"Tom Wills suggested the Rugby rules, but nobody understood them except himself". James Thompson opposed certain features of the Rugby School game. He disliked carrying the ball by hand; the practice of 'place kicks', whereby the ball was placed in a shallow hole and then kicked; and the awarding of a free kick to a player who caught a ball from a kick. Despite Thompson's protestations over the new few years, these elements of the Rugby game were part of the Melbourne rules from the beginning. (Page 94)

Simplifying plan and controlling excess violence lay at the heart of the new rules. Even Tom, who favoured the adoption of the Rugby School game, recognised the need for compromise. Hacking – the deliberate kicking of another player's shins – was banished in the Melbourne rules. The hardness of the ground on the Richmond Paddock also influenced Tom's thinking. He wrote to his brother Horace: 'Rugby was not a game for us, we wanted a winter pastime but men could be harmed if thrown on the ground so we thought differently.' (Page 94)

Tom brought the experiences of his Rugby schooldays to the early rules. He felt strongly about them and over the next twenty years tried to introduce more Rugby School rules into the Melbourne game. Although influential, he did not always succeed. (Page 94)

The issue of the ball's shape came to a head in 1860; James Thompson was his main critic. Over the next two years, Tom Wills became the most influential figure in football, playing against and alongside men with whom he played cricket. (Page 100)

Page 100, Endnote: To bowl with the gods. Thompson's amusement and exasperation over the shape of the ball and Tom's antagonistic manner was in the *Argus*, 14 May 1860. There was a similar controversy in England concerning the shape of the ball. It is worth noting that James Thompson, after Wills, was probably the most significant person in the evolution of the new game of The Australian Rules football. As a journalist, he wrote more about the game early game than anyone else and his cricket guides contained definitions and guidelines. (Page 298)

Tom played football at first for the Melbourne Club, usually on the Richmond Paddock just outside the Melbourne Cricket Ground, though occasionally games of football were permitted to be played on the MCG during these early years. (Page 100)

3 'Victoria and its Metropolis, Early History and Culture, 1888
(Pages 566-567)

These pages describe the importance of Yarra Park and its surrounds on **New Years Day 1862** – the day **James Mark (Jerry) Bryant (Licensee Parade Hotel, July 1858 to April 1860 and an MCG groundskeeper during this period up to 1864) opened the batting for the first cricket match between England and Australia, "…the first friendly rivalry in sport took place between the mother country and her growing daughters".**

As Robin Grow points our below:

Jerry Bryant provided a catering service for the historic match from the Parade Hotel.

After Bryant's death on December 10, 1881 *Bell's Life* acknowledged Jerry Bryant as the "…father of cricket in Victoria" – the first local player to face an English bowler in a cricket match!

4. Robin Grow, Presentation to Heritage Council of Victoria, 22 October 2004 (Extracts)

THE HERITAGE CRITERIA

Victoria's first football club (Melbourne Football Club) and Victoria's most successful cricket club of the 19th Century (East Melbourne Cricket Club).

FORMATION OF THE MELBOURNE (FOOTBALL) CLUB

d) **As a result, the Melbourne Football Club (MFC) was formed and is the oldest continuous football club in the world.** As such, the site where the formation of the club is recognised as occurring is of state, national and international importance.

e) The formation of the MFC led the way for many other famous clubs in the next few years (including Geelong, Carlton, South Melbourne, North Melbourne).

f) **The Parade Hotel was used for meetings of office-bearers and members of the MFC, continuing into the 20thC. In 1919, the MFC relied on the MCC or the Parade Hotel as venues for meetings. The *Official Minute Book of the Melbourne Football Club* notes that a Select Committee Meeting was held at the Parade Hotel on 26 November 1919.**

CODIFICATION OF AUSTRALIAN FOOTBALL

e) "the rules were printed in 1859 and distributed to members of the MCC, and were published in the 1858-9 edition of the Australian Cricketers Guide was "the Rules of the Melbourne Football Club as played in Richmond Paddock 1859".

f) In the next few years, the Melbourne rules were quickly adopted by all playing the game, including other clubs, the schools and the University, although disputes over rules between Melbourne teams and the Geelong team were common for some years.

LINKS TO THE MELBOURNE CRICKET CLUB

a) The Parade Hotel was used for meetings of office-bearers and members of the MCC, which had been founded in 1838 and occupied its current site in Yarra Park since 1854. The Hotel also provided a catering service for functions at the MCG for the MCC and MFC. For instance, when the Abbotsford (later East Melbourne) Cricket Club celebrated their successful first season with a dinner at the MCC pavilion on 11 May 1860, **Jerry Bryant catered for the event.**

Again, when the first cricket match between England and Australia took place at the MCG on New Years Day in 1862, catering services for the match were provided by Bryant from the Parade Hotel (Bryant was also playing for Australia in the match).

SUMMARY

The site of the MCG Hotel has major social and cultural associations for Victoria through its original role as the location where (i) the Melbourne Football Club was formed (ii) the East Melbourne Cricket Club was formed and (iii) the initial early codification of the sport of Australian Rules football occurred. It also has continuing association with the MCG and the MCC. With the exception of the MCG, it is the most significant site in Victoria for the development of Australian Rules football.

Dr David Dunstan, Senior Lecturer, National Centre for Australian Studies, School of Journalism and Australian and Indigenous Studies, Monash University, (Caulfield Campus)

The importance of the relationship between this MCH Hotel and to the sporting community is highly significant. Quoting David Dunstan:

> *"…the relationship of this hotel with the nation's most important sporting field and the origins of Australia's distinctive national game of football mark this as a site of State and National significance. The Parade Hotel is also expressive of the relationship of hotels to the sporting community in the nineteenth century. Perhaps no hotel anywhere else in Australia is this relationship expressed more powerfully than in this instance."*

C. Kerry Jordan, Executive Director, submission to Heritage Council of Victoria, July 22, 2011

It is clear Heritage Council of Victoria ignored all new evidence submitted to VCAT. They relied on the submissions they received in 2004.

The VCAT statements and evidence given by both of Thakral's heritage consultants, Bryce Raworth and Peter Lovell, were significantly different than those presented by Bruce Trethowan for Gary Morgan and Genevieve Morgan.

The main reason for the VCAT Decision is listed under Point 69 of the Decision, namely:

"To the extent there are differences in the opinions of the heritage consultants on these heritage issues, it will be apparent that we have generally preferred the detailed analysis and evidence of Mr Raworth and Mr Lovell over that of Mr Trethowan, albeit that Mr Trethowan ultimately assisted the Tribunal with the further investigative work he had undertaken in relation to the history of the MCG Hotel"

Unfortunately Bryce Raworth's VCAT submission was wrongly interpreted by VCAT because they relied on Peter Lovell's submission **that the present MCG Hotel was mainly the rebuilding of the hotel in 1875**.

VCAT ignored much of the new evidence (including the 1861 Parade Hotel photo and 1866 Parade Hotel isometric rear view). Both illustrations proved beyond doubt that **Peter Lovell's conclusion was wrong**. It is a concern that VCAT gave no reasons in their Decision for mainly ignoring this new evidence.

Lovell Chen now believes the existing front and rear sections of the MCG Hotel were built from 1859 to 1863.

The Lovell Chan's submission shows on Page 12 the 1899 MMBW MCG Hotel site outline including a small cellar.

It is now known that the existing cellar is much larger than the 1899 MMBW outline and a large cellar is under both the front and rear sections of the MCG Hotel. (Attachment 5 shows photos of the cellar presented to VCAT)

From my limited inspection of the cellar it is most likely that **much of the existing larger cellar was built pre 1863 and some maybe before 1859. Peter Lovell's previous reports stating the rebuilding of the existing MCG Hotel front section took place in 1875 with no reference to the larger cellar was clearly misleading and wrong.**

An Architectural Heritage Study of the MCG Hotel cellar, existing buildings and cobble stone surfaces (now covered) would help better determine the dates when the front and rear sections of the MCG Hotel were built, now considered 1859-1861. The previous Architectural Heritage Study was conducted in 1983!

For the above reasons the submission and conclusions by Kerry Jordan, Executive Director, Heritage Council of Victoria, July 22, 2011 should be ignored.

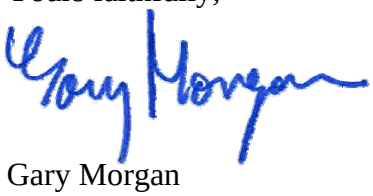
D. City of Melbourne, July 7, 2011 letter states they are relying on the 2004 registration hearing findings with the following statement:

"The building and proposed development affecting it have been the subject of extensive analysis over the past year. However the Council has not independently acquired any new factual material which would be of assistance to the Heritage Council in that time or indeed since the previous registration hearing in 2004."

Attachment 6 is a copy of the VCAT findings regarding the City of Melbourne submission to them. From studying the VCAT findings it is clear why the City of Melbourne assessment of the heritage importance of the MCG Hotel should be ignored.

As I stated in my letter of July 22, 2011, "Not to recognize the importance of the MCG Hotel as it now stands would be a travesty".

Yours faithfully,



Gary Morgan

Statement of Evidence
regarding
the heritage issues
pursuant to the
proposed redevelopment

at

178-226 Wellington Parade, East Melbourne

Report To VCAT

October, 2010

Bruce Trethowan B. Arch., FRAIA

trethowan architecture interior design
47 Dove Street Richmond
P O Box 221 East Melbourne VIC 8002
tel 9421 5448 fax 9421 5449
email bruce@trethowan.com.au

Proposed Redevelopment 178-226 Wellington Parade, East Melbourne

Proposed Demoltion.

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1. Introduction

Instructions

This statement is prepared on the instructions of Gary C. and Genevieve Morgan, the owners of 193 George Street, East Melbourne. Their property is directly adjacent to the subject site. It reviews the cultural significance of the building and site at 178-180 Wellington Parade, East Melbourne, the significance of the heritage place and reviews the current proposal to partially demolish the existing buildings on the site and undertake a significant series of additions to the remaining building from a heritage perspective.

Sources of Information

The report draws upon an inspection of the subject site from the street and surrounding area only and a general review of the City of Melbourne Planning Scheme. I have also examined the planning permit application drawings prepared by Spence Pearson Architects Pty Ltd and dated October, 2009. I have been provided with a copy of expert reports prepared by Bryce Raworth and Lovell Chen, the National Trust Classification Report (2004) and City of Melbourne Delegated Planning Application Report for Planning Permit Application No. TP 2009 1109

Qualifications

A statement of my qualifications and experience with respect to heritage and urban conservation issues is appended (Appendix) to this report. I have provided expert witness evidence on similar matters before VCAT on numerous occasions in the past, and have been retained in such matters variously by municipal councils, property owners and objectors to planning proposals. I have complied with Practice Note 2 in relation to expert witnesses.

Summary of Report Findings

This report deals only with the heritage property at 178-180 Wellington Parade, East Melbourne.

The MCG hotel has historic significance as the oldest hotel in East Melbourne, as the venue for the first meeting of the Melbourne Football Club, the oldest football Club in Australia and as the likely location where the first rules of the game were written. It remained the venue for meetings of the Melbourne Football Club well into the twentieth century. The hotel has attracted patrons, both players and spectators of cricket and football matches in Yarra Park since the 1850s and played an important role in the development of the Park as a sporting venue through the promotion of both games by an early publican, James Bryant, an early test cricketer and the man credited as the author of the first set of rules of Australian Rules Football.

The Hotel has social significance as a popular venue for sports fans and players and operated as such from the 1850s until its closure in 2004.
The hotel has architectural significance as a substantial inner suburban nineteenth century hotel dating from the pre-land boom era. It includes a ground floor carriageway, an interesting feature and indicative of the site's early use as a stables.

All of the surviving building contributes to the significance of the MCG Hotel and it is highly likely that sections of the surviving hipped roof northern wing include elements dating back to 1859.

On this basis the current listing of the MCG Hotel under the Planning Scheme as C is inadequate. If the building was objectively reviewed as part of a heritage study it would receive a higher listing than is the case at present.

It is proposed to demolish the rear northern wing of the MCG Hotel and incorporate it into of the current Thakral redevelopment proposals for the eastern section of the Hilton Hotel property.

The proposal is unacceptable for a number of reasons.
1. The proposal falls well short of the performance standards set down in the Planning Scheme
2. The proposal does not retain a sufficient amount of the existing building to enable its understanding or interpretation as a hotel
3. The proposal makes no attempt to perpetuate the original use of the hotel or to allow its use as a facility that would be accessible to the public and where an understanding of its history can be achieved
4. The proposed new building directly abuts the rear section of the retained hotel wing allowing it no breathing space and simply letting it remain as a troublesome accretion onto a major residential development.

The surviving hotel building should be retained in full and separated at the rear from the new development with a courtyard and connecting buildings that reflect the original arrangement. Such an arrangement would retain the rear sections of the present northern wing elevation that remain pristine and allow the hotel to be interpreted as a separate historic element and an important remaining historic building in Wellington Parade and the East Melbourne Precinct.

Having reviewed the current proposal, I conclude the proposal has been developed with insufficient regard for the objectives of Clauses 22.05, and the purposes of Clause 43.01 of the Melbourne Planning Scheme.

2. The Subject Site

This report deals only with the heritage property at 178-180 Wellington Parade, East Melbourne.

The property is contained within a Heritage Overlay HO02 'East Melbourne and Jolimont Precinct'. This is an all encompassing precinct taking in all of East Melbourne and Jolimont east of Lansdowne Street with the exception of the Fitzroy Gardens. There are several individual heritage overlays within this general precinct that relate to individually important heritage places.

The subject property was given a C grading in Council's East Melbourne Conservation Study (1983).
The citation for the subject building as part of the East Melbourne Conservation Study is brief and reads as follows:

> *This hotel building of render is the only nineteenth century building remaining in the block. It is of substantial proportions with a piano nobile and slightly projecting wings with tri-partite windows with segmental pediments. The centre bay windows have triangular pediments are typical of the Italianate....*

The Conservation Study recommended that the building be protected under the Planning Scheme and recommended that the existence of a veranda be investigated and restored if possible.

The subject property is located in a Level 3 Streetscape

From Wellington Parade, the building has not changed since the East Melbourne area was surveyed for the Conservation Study, however there has been significant demolition to the rear of the property and the hotel has ceased operation and is presently vacant.

The listing and recommendations contained in the Study could now be considered out of date given recent research into the subject property.

3. The Heritage Setting

In a physical sense the setting for the MCG Hotel (formerly the Parade Hotel) is the streetscape on the northern side of Wellington Parade between Clarendon Street and Hoddle Street. In common with other Melbourne urban thoroughfares, such as St Kilda Road and Royal Parade, this stretch of Wellington Parade in the early part of the twentieth century was characterised by large nineteenth mansions and houses interspersed with Edwardian buildings. Wellington Parade was unusual in that its western end was dominated by one of Melbourne's grandest town houses, *Cliveden* (1887), the home of the Clarke Family. In addition, the proximity of several hospitals meant that sections of the street were given over to medical consulting rooms and shops. Intense land development in the latter part of the twentieth century resulted in the demolition of most of the nineteenth century mansions and houses. This culminated in the demolition of *Cliveden* in 1968 and its substitution by the Hilton Hotel which like *Cliveden* dominates a streetscape now characterised at its western end by multistorey office and apartment buildings. Further east however and the street retains its characteristics virtually unchanged since the mid twentieth century. Thankfully several important nineteenth and early twentieth century buildings survive in Wellington Parade and this short stretch of road includes three buildings included on the State Heritage Register.

The early appearance of Wellington Parade is well illustrated in an isometric view of Melbourne made as though from a balloon and dating from 1866. It is in the Collection of the State Library of Victoria. The view is very accurate and characteristics of buildings that presently survive in East Melbourne are readily identifiable. Four buildings in Wellington Parade survive from these early times including the MCG Hotel. These buildings stand as a testament to past times and it is important that, having survived a rigorous period of Melbourne's development from the 1880s to the present day, their long term survival is assured.

From an historic perspective the setting of the MCG Hotel is linked inexorably with Yarra Park and the cricket and football games that have taken place in the park since the 1850s. Yarra Park was recently added to the State Heritage Register.



Illustration One Isometric view of Wellington Parade and East Melbourne dating from 1866.
The Fitzroy Gardens are on the right, Yarra Park and the MCG are in the upper right and Punt Road is visible on the upper left. Wellington Parade was much wider in these early times before the advent of the Clifton Hill railway line. Some buildings in Wellington Parade survive from this early period including the pair of houses (now shops) on the corner of Simpson Street, the nearby large residence at Nos.86-92, another residence at No 114 and the MCG Hotel.

4. The MCG Hotel, formerly the Parade Hotel

In recent years, a number of histories have been prepared dealing with MCG Hotel. The most thorough is perhaps the data set out in the National Trust Classification report dated 2004 and the data included in the Lovell Chen report dated December 2009. Winston Burchett in his book *East Melbourne: People, Place, Problems*, Melbourne, 1978 also deals briefly with the history of the hotel.

It is generally agreed that the MCG Hotel, formerly the Parade Hotel is the oldest hotel in East Melbourne and was established in 1853-54 when it was known as the Parade Family Hotel.
According to the rate books, the original hotel consisted of 14 rooms. The first proprietor was James Thomas Leigh (or Lees) and Stephen Towerton was the first licensee. James Bryant was licensee from 1856. Bryant was a great sportsman and fostered both cricket and football matches in Yarra Park in close association with the Melbourne Cricket Club. Bryant was opening batsman in the first cricket match between Australia and England at the MCG in 1862. Bryant is also credited with the setting down of the first rules of Australian Rules Football. The Melbourne Football Club was founded at a meeting at the Parade Hotel in 1859. It is the oldest football club in Australia. The hotel continued to be associated with the Melbourne Football Club until well into the twentieth century when Club meetings were held either at the MCG or the Parade Hotel. In addition the hotel became the focus of newspaper articles which promoted it as the epicentre of the new game of football (Blainey, *A Game of our Own*). On this basis the importance of the MCG Hotel in the history and development of both Cricket and Australian Rules Football cannot be understated.
There is no reason to believe that the initial 1853 hotel survives as the premises were continually modified by alterations and additions well into the twentieth century. The first additions, described as two storey and constructed in brick were completed in 1859. Further additions were made in 1863 when the building is described as a 16 roomed brick and stone hotel with a bar. The appearance of the hotel in the isometric view of Melbourne from 1866 correlates with this description. The hotel is shown as a two storey structure fronting Wellington Parade with a series of rear single storey wings that presumably incorporated stables. The building is one of a very few buildings specifically identified in the isometric view. The form and appearance of the hotel has much in common with the present rear appearance of the hotel. It is highly likely that the earliest surviving section of the hotel is the present rear hipped roof wing. This may have been extended westwards in the later years of the nineteenth century as the 1866 illustration shows no carriageway under the building. It is also highly likely that the surviving hotel comprises sections of both the 1859 building and the subsequent 1863 wing.
Further additions are recorded to have taken place in 1875 and included the construction of a billiard room. The architect was John Felix Matthews. Most researchers agree that the front facade may have been remodelled at this time, including the building over of the stables carriageway and the creation of the symmetrical first floor façade that survives to this day. The 1899 Board of Works Plan records this general arrangement and includes a further rear wing extending northwards from the west side of the collective Wellington Parade building. This wing has since been demolished, probably some time after the hotel closed in 2004 however its presence is demonstrated on the surviving building's rear elevation. The Board of Works Plan also records a further wing centrally located on the property on the eastern boundary and the series of stables on the property's northern boundary. All of these buildings have been demolished.
Further additions and alterations were carried out over the twentieth century.
The hotel changed its name to the MCG Hotel in 1933 and continued to operate until 2004.

The hotel was a popular watering hole for cricket and football fans form the 1850s until its closure.

In summary the MCG hotel has historic significance as the oldest hotel in East Melbourne, as the venue for the first meeting of the Melbourne Football Club, the oldest football Club in Australia and as the likely location where the first rules of the game were written. It remained the venue for meetings of the Melbourne Football Club well into the twentieth century. The hotel has attracted patrons, both players and spectators of cricket and football matches in Yarra Park since the 1850s and played an important role in the development of the Park as a sporting venue through the promotion of both games by an early publican, James Bryant, an early test cricketer and the man credited as the author of the first set of rules of Australian Rules Football.
The Hotel has social significance as a popular venue for sports fans and players and operated as such from the 1850s until its closure in 2004.
The hotel has architectural significance as a substantial inner suburban nineteenth century hotel dating from the pre-land boom era. It includes a ground floor carriageway, an interesting feature and indicative of the site's early use as a stables.
The interior of the hotel has not been inspected however the Lovell Chen report indicates that certain features dating form the nineteenth century survive within the existing building fabric. These features would contribute to the understanding of the hotel as a nineteenth century building.

All of the surviving building contributes to the significance of the MCG Hotel and it is highly likely that sections of the surviving hipped roof northern wing include elements dating back to 1859.

On this basis the current listing of the MCG Hotel under the Planning Scheme as C is inadequate. Given the considerable amount of demolition that has taken place on the property over recent years, it would be difficult to mount a case for the inclusion of the building on the State Heritage Register. Australian Rules Football aficionados would most likely disagree and could quite reasonably demonstrate that the building has national significance as the birthplace of our national brand of football. Those with a more balanced perspective would probably say that while worthy of consideration at a state level the building has metropolitan significance. The demolition of the rear wings would certainly contribute as a negative factor is the formation of such an opinion. On this basis it is quite possible that if the building was objectively reviewed as part of a heritage study it would receive a higher listing than is the case at present.



Illustration Two Detail of the 1866 isometric view of Melbourne, showing the Parade Hotel and Stables. Note the seven windows across the first floor rear elevation of the two storey wing to Wellington Parade and the possibility of an open carriageway along the main building's western side. The rear appearance of the building in 1866 bears a close resemblance to the present rear view of the hotel indicating that much of the surviving northern rear wing dates from pre1866.

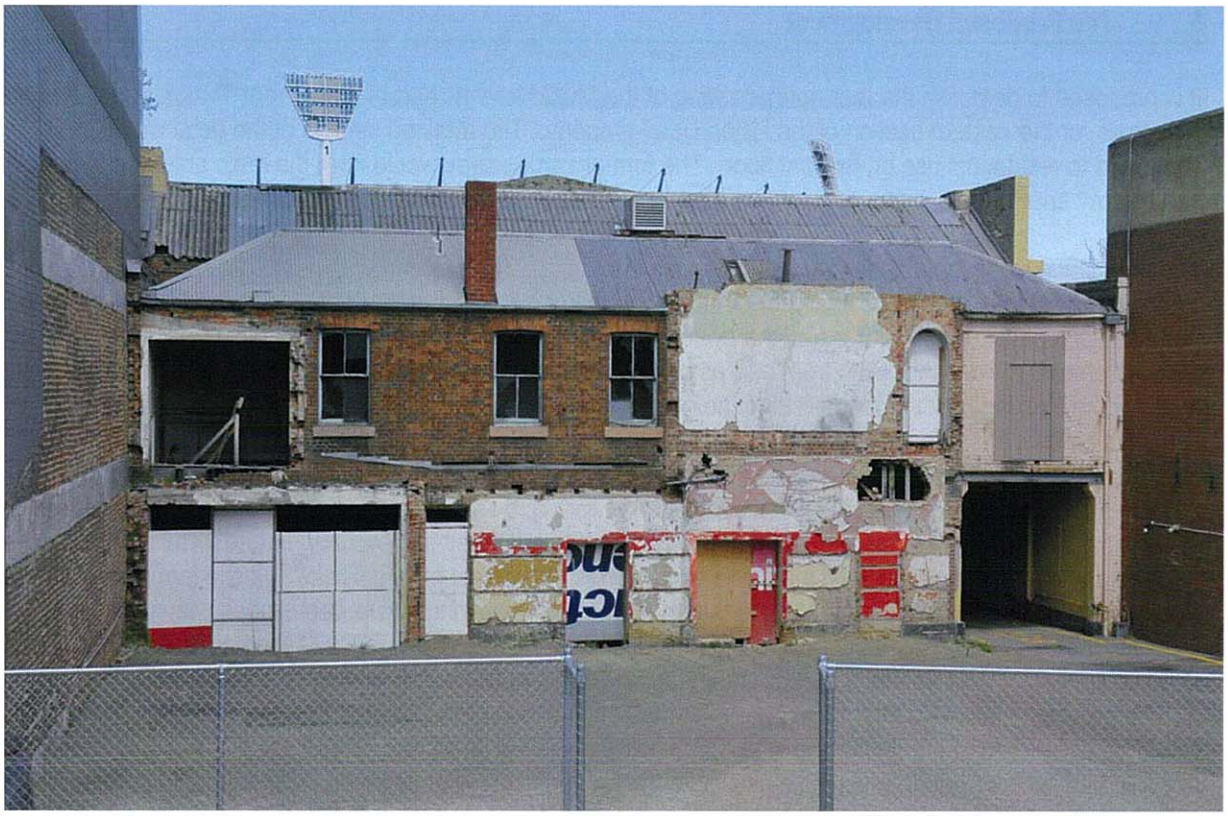


Illustration Three. A present day view of the rear wing of the MCG Hotel.
Note the similarity of the intact section of the first floor to the 1866 isometric view. It is highly likely that sections of this rear wing date back to the 1860s and as such would comprise the earliest surviving sections of the existing building.
Note also the carriageway through the property on the western side and the former presence of the two storey wing extending northwards from this wing adjacent to the side carriageway. The presence of other rear wings on the eastern boundary of the property is evidenced by the unpainted section of the neighbouring building on the property's eastern boundary.

5. The Proposed Development

It is proposed to demolish the rear northern wing of the MCG Hotel as part of the current Thakral redevelopment proposals for the eastern section of the Hilton Hotel property. The retained section of the hotel would be converted to residential use on the first floor. The former carriageway would form the main entrance to the new multi storey apartment building constructed directly behind the retained section of the hotel.

The proposal is unacceptable for a number of reasons.
1. The proposal falls well short of the performance standards set down in the Planning Scheme. The planning Scheme (Clause 22.05) stipulates that the front part of a C graded building should be retained in the event of redevelopment and describes the front part as being 2 rooms in depth. The proposal only retain one room depth of the existing building, demolishing the rear northern wing which dates back to 1866 and is likely to contain elements dating back to 1859.
2. The proposal does not retain a sufficient amount of the existing building to enable its understanding or interpretation as a hotel. The MCG Hotel evolved over time and was the subject of a number of additions and alterations over the years. The remanent hotel building demonstrates this evolving nature. The rear wing which contains the earliest surviving sections of the building has the closest physical links with the formative years of Australian Rules Football. It is unfortunate that the remaining rear wings were demolished without record following the closure of the hotel in 2004. An historical record of the appearance of the hotel prior to these demolition works would enable a further understanding of the building and its development.
3. The proposal makes no attempt to perpetuate the original use of the hotel or to allow its use as a facility that would be accessible to the public and where an understanding of its history can be achieved. The building on the first floor is converted to residential use while the ground floor is set aside as a communal room for residents and as a mail room with the former carriageway being paved in bluestone and acting as the main entrance to the apartments.
4. The proposed new building directly abuts the rear section of the retained hotel wing allowing it no breathing space and simply letting it remain as a troublesome accretion onto a major residential development. This is the wrong approach. The surviving hotel building should be retained in full and separated at the rear from the new development with a courtyard and connecting buildings that reflect the original arrangement shown in the Board of Works plans. Such an arrangement would retain the rear sections of the present northern wing elevation that remain pristine and allow the hotel to be interpreted as a separate historic element and an important remaining historic building in Wellington Parade and the East Melbourne Precinct. On this basis the building could be used a retail or commercial facility in keeping with the use of the site over time, leaving the residential section at the rear and detached form the street activity.

I note that the Lovell Chen report argues that the removal of 'some nineteenth century fabric will enable the forward placement of the residential tower thereby reducing impacts on the highly graded buildings to the north on George Street'. The impact of the proposed development on properties to the rear is not reasonable grounds for the demolition of historic sections of the surviving hotel.

The proposal demonstrates a distinct need to maximise the development potential at the expense of the integrity of East Melbourne's historic character.

6. A Review of the Proposed Demolition and Redevelopment Against Clause 22.05 of the Melbourne Planning Scheme

Relevant clauses from Clause 22.05 are quoted below in italics. This is followed by an analysis of the proposed demolition/development against the particular clauses

Demolition

Demolishing or removing original front parts of 'C' and 'D' graded buildings will not normally be permitted. The front part of a building is generally considered to be the front two rooms in depth.

The proposal ignores this simply principle and only retains one room in depth. I note that the Raworth report makes the jump in argument that two rooms is 8 metres, and that therefore the 7 metres (or thereabouts) retained in therefore sufficient. But this is not the intention of the wording in the Planning Scheme! 2 rooms are 2 Rooms! In this case the two rooms represent the surviving section of the MCG Hotel. This wing was the principle front section of the hotel. It was supplemented by rear wings, just as in a terrace house, and it is these rear wings that are permitted to be demolished in this performance standard.

Before deciding on an application for demolition of a graded building the Responsible Authority will consider as appropriate:

The degree of significance:

The MCG Hotel is considered to be of importance at a metropolitan level and has considerable historic significance. Its present listing is probably inadequate given this recognised importance. There is no reason to justify further demolition of the surviving structure given the building historic, architectural and social importance..

The character and appearance of the building and its contribution to the architectural, social of historic character and appearance of the streetscape or area.

The character of the area has been somewhat reduced by the closure of the hotel and demolition of its rear wings, ending a long tradition of an hotel operating from these premises. What remains is the physical presence of the original hotel and this should be retained and restored and developed to perpetuate the property's social and historic qualities. The present appearance of the MCG Hotel from the rear corresponds to the building's recorded appearance in 1866. To demolish this wing would remove a contributory element from the East Melbourne precinct.

Whether the demolition of an element contributes to the long term conservation of the significant fabric of the building.

The surviving rear wing is a significance element of the MCG Hotel and contains sections dating back to the 1860s and may contain sections dating back to 1859. Its demoltion would reduce further the importance of the surviving structure just as the demolition of the rear wings has diminished the imtegrity and importance of the property.

Whether the demolition is justified for the development of land

The development of this site can still proceed with the retention and appropriate enhancement of this historic building. The proposal as submitted is seeking to maximize the site's development potential without due regard of its historic importance.

Renovating Graded Buildings

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building should be preserved.

In this case the significant fabric is the remaining surviving hotel building including the intact rear section of the rear of the hotel and the intact section of the rear elevation..

In considering a planning application to remove or alter any fabric, consideration will be given to:

The degree of significance

The MCG Hotel is considered to be of importance at a metropolitan level and has considerable historic significance. Its present listing is probably inadequate given this recognised importance. There is no reason to justify further demolition of the surviving structure.

Its contribution to the significance, character and appearance of a building or streetscape

The MCG Hotel makes an important contribution to the streetscape, particularly in an historic context.

The character and appearance of proposed replacement materials

A survey and conservation management plan of the exterior (and interior) of the MCG Hotel is required to ensure that any proposed works retain all existing significant features and reinstate or restore important missing features. The importance of the surviving building deserves such an approach.

The contribution of the features of the building to its historic or social significance.

Important aspects of the building's features that contribute to its significance are its materials and details which are characteristic of its early period, particularly in the rear section. Aspects of the carriageway and in particular any original surviving cobblestones or paving should also be surveyed and preserved where original components survive.

Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process

Again, a detail Conservation Management Plan should be prepared that sets out aspects of the building's early appearance and provides guidelines or restoration and reinstatement works.

7. A Review of the Proposed Demolition and Redevelopment Against Clause 43.01-4 Heritage Overlay of the Melbourne Planning Scheme

Relevant clauses from Clause 43.01-4 are quoted below in italics. This is followed by an analysis of the proposed demolition/development against the particular clauses

Before deciding on an application, the responsible authority must consider, as appropriate:

The significance of the heritage place and whether the proposal will adversely affect the cultural significance of the heritage place.
In this case the heritage place is the East Melbourne and Jolimont precinct Heritage Overlay. This is a highly significant heritage precinct on a national level and includes some of the nation's most important buildings. Wellington Parade is an integral part of this heritage place. The MCG hotel is a significant element of Wellington Parade and has important historic associations with Australian Rules Football and cricket. The proposal by demolishing the existing rear northern section of the remaining hotel building will significantly compromise the individual building's cultural significance and thereby the significance of the heritage place. In addition by building directly up against the retained building the proposal will further affect the integrity of the MCG Hotel and thereby compromise its cultural significance and that of the heritage place.

Any applicable statement of significance, heritage study and any applicable conservation policy.
The East Melbourne Urban Conservation Study acknowledges the importance of the subject site. Recent detail studies have identified the MCG Hotel as having considerable historic and social importance.

Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
The bulk, form and appearance of the proposed addition will adversely affect the significance of the heritage place.
In order to obtain a sufficient level of acceptance on this basis, the proposal should be amended with the full retention of the existing structure and the new development set back sufficiently from the rear elevation of the hotel to allow those intact sections of the rear elevation to remain unaltered.

Whether demolition, removal or external alteration will adversely affect the significance of the heritage place.
The demolition of the rear section of the MCG Hotel will adversely affect the significance of the heritage place, refer comments above.

Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
The proposed works will adversely affect the significance, character and appearance of the heritage place.
In order to obtain a sufficient level of acceptance on this basis, the proposal should be amended with the full retention of the existing structure and the new development set back sufficiently from the rear elevation of the hotel to allow those intact sections of the rear elevation to remain unaltered.

8. Conclusion and Declaration

Having reviewed the current proposal, I conclude the proposal has been developed with insufficient regard for the objectives of Clauses 22.05, and the purposes of Clause 43.01 of the Melbourne Planning Scheme.

Declaration

I declare that I have made all the inquiries that are desirable and appropriate, and that no matters of significance which I regard as relevant have to my knowledge been withheld form the Tribunal

Bruce Trethowan B.Arch FRAIA

10 October, 2010

Appendix I

BRUCE TRETHOWAN B.Arch FRAIA

Curriculum Vitae

EDUCATION	Bachelor of Architecture, University of Melbourne, 1975	
	Advanced Management Programme, University of Melbourne, Graduate School of Business, 1990.	
MEMBERSHIP	Fellow, Royal Australian Institute of Architects	
REGISTRATION	Registered Architect, Architects Registration Board of Victoria	
POSITION	Director	Trethowan Architecture and Interior Design
	Director	Robert Peck von Hartel Trethowan, 1980-2001
	Councillor	National Trust of Australia (Victoria), 1985-1989
	Chairman	Como House Management Advisory Committee, 1985-
	Deputy Member	Historic Buildings Council, 1985-1989
	Member	Official Establishments Trust, 1996-2005
	Vice President	Villa Alba Museum Inc, 1997-2005
	Member	Australiana Fund, 1997-
	Councillor	Melbourne Girls Grammar School, 2001- 2005
	Member	Soirees Musicales Chamber Music Society, 2000-
AWARDS & PRIZES	While studying for a Degree in Architecture at the University of Melbourne, Bruce won the Nell Norris Award for three consecutive years from 1970, and in 1975 won both the First Prize in the Matthew Flinders Measured Drawing Competition and the James Hardie Prize for the best final year student.	

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

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

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

EXPERIENCE

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

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

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

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

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

Project Value $6 million

Parliament House, Melbourne
Preparation of design proposals for the completion of Melbourne's grandest public building with a series of additions which incorporate members offices and facilities including refreshment room, library and underground carparking.
Project Value: $80 million.

Former Royal Mint Building, William Street, Melbourne
Refurbishment of the interior of the historic Mint building including the conversion of upper floors to office use and the installation of a passenger lift, new toilets and facilities for the disabled and new services including information technology, electrical and air conditioning
Project Value: $10 million.

Victoria Golf Club
Master plan for the Victoria Golf Club reviewing the existing facilities of the property and its immediate environment along with strategic objectives and vision statement. Refurbishment and additions to the Clubhouse including new members facilities, Pro Shop and storage and new casual and outdoor dining area.
Project Value $3.5 million

The Royce Hotel on St Kilda Road, 379 St Kilda Road, Melbourne
Construction of 72 room boutique hotel and restoration of the Historic Kellow Falkiner Showroom. The complex includes the *Dish* restaurant, *The Amberoom* bar and nightclub and a series of function rooms. The works included the restoration of terracotta faience panels to the external elevations and reinstatement of the interior based on its original appearance.
Project Value $15 million.

Regent Theatre, Collins Street, Melbourne.
Restoration and refurbishment of this historic picture palace as a multi-purpose auditorium incorporating back of house facilities to enable the staging of large stage productions. The former Plaza Cinema was converted to a ballroom. The upper floors were converted for use as entertainment areas and offices.
Project Value $32 million.

Albermarle, 86-92 Wellington Parade, East Melbourne
Reinstatement to residential use of a former Victorian residence including the construction of extensive new garage carparking, studio apartment and basement cellar. Works include the refurbishment of the interior and the installation of contemporary joinery and fittings along with the restoration and reinstatement of original finishes.
Project Value $2 million.

Austral Buildings, 115 Collins Street, Melbourne
Restoration and refurbishment into offices and shops of an historically listed building including the retention of a series of artist studios located in the attic. $3 million.

86-88 Collins Street, Melbourne
Restoration of a pair of listed Victorian terraces and conversion into shops and offices.
Project value; $1 million.

former Carlton Court House, 345-349 Drummond Street, Carlton
Restoration and refurbishment of the former court house for use as a live theatre venue. Over the years the building was becoming run down and required substantial repair and restoration works including tuck pointing of the external brickwork, restoration of the external stonework, internal repainting and new wring, toilets and kitchen facilities were required to bring the building up to an acceptable standard for leasing.
Project Value $0.5 million.

former Beaufort Court House, Livingstone Street, Beaufort
Restoration and refurbishment as a venue for the Beaufort Historical Society office and exhibition area. Works include restoration of internal plasterwork and retention of the original internal colour scheme, new wiring and conversion or derelict offices for use as addition study/storage area.
Project value; $0.2 million.

Trades Hall and Literary Institute, 54 Victoria Street, Carlton South
Restoration works to the building, designs to provide disabled access and additional area for leasing to tenants and conference facilities.

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

61 Spring Street and 5, 7 & 9 Collins Street, Melbourne
Relocation and restoration of this series of historic buildings at the intersection of Spring and Collins Street. As part of the works to 61 Spring Street, the interiors was restored and furnished as described in early inventories of the house.

The Olderfleet, Record Chambers and former South Australian Insurance Building
Retention and restoration of the facades of one of Australia's distinctive nineteenth century streetscapes.

CONSERVATION STUDIES & CONSERVATION MANAGEMENT PLANS

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

Albermarle, 86-92 Wellington Parade, East Melbourne

Residence, 17 Powlett Street, East Melbourne

Carlton Court House, Drummond Street, Carlton

Former Warehouse Complex, Sussex Street, Sydney

Beaufort Court House

Avoca Court House

Residence, 5 Towers Road, Toorak

Residence, 31 Mitford Street, St KIlda

Ashby Presbytery, Malone Street , West Geelong

City of St Kilda, Twentieth Century Study

Footscray Fire Station, Ascot Vale Fire Station

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

Brunswick Town Hall and Municipal Offices

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

'Summerhill' Homestead , Craigieburn

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

APA Building, Elizabeth Street, Melbourne

Williamstown Post Office

Portland Conservation Study

Ararat Post Office

Banks In Victoria 1851-1939

Beechworth Historical Reconstruction

Public Works Department 1851-1900