

From: [REDACTED]
To: [Alexandra Hodgson](#)
Subject: Amendment C142 Review of Heritage Overlay
Date: Monday, 27 May 2019 5:23:10 PM

Hi Alexandra,

I refer to the letter dated 23rd May 2019 ref 66/05/31

Please note that [REDACTED] was demolished last year to make way for two townhouses currently under construction.

I suggest you have [REDACTED] removed from this amendment.

Regards,

[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: HO6 - 9 Johnson St
Date: Monday, 27 May 2019 7:22:33 PM

To whom it may concern,

Please consider this my opposition to Amendment C142 - Review of HO6.

[REDACTED] of [REDACTED], I would like to reiterate my initial opposition to this amendment as neither my stance, nor [REDACTED]'s proposed heritage value have changed on/within this report.

Although I understand and appreciate the purpose of this heritage overlay, I oppose the notion that [REDACTED] appearance/layout be subject to approval and the subsequent affect this may have on any potential resale value.

As [REDACTED] contributes 'Nil' from a heritage standpoint I would request that it be omitted from the HO6 heritage overlay.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Amendment C142 - Review of Heritage Overlay 6 Port Phillip Planning Scheme
Date: Tuesday, 28 May 2019 2:18:13 PM
Attachments: [REDACTED]

Hi Damian

I am in receipt of your correspondence dated 23 May 2019 regarding the placement of this amendment on public exhibition.

I am writing to formally request that the Heritage Overlay 6 Report be amended regarding [REDACTED]

As the attached photographs clearly show, there is nothing of any Heritage value to be preserved at this [REDACTED] and accordingly this property should be re-graded as 'NIL' Heritage Value.

Regards

[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Cc: [REDACTED]
Subject: RE: 21 Lambeth Place St Kilda - C142 Port Phillip Planning Scheme - Heritage Overlay 6
Date: Tuesday, 4 June 2019 10:26:51 AM

Good Morning,

I invite the City of Port Phillip Council to come and inspect [REDACTED] and you will see that there is nothing heritage about the property [REDACTED].

[REDACTED] has just been knocked down for two small townhouses. [REDACTED] still have Aluminium Windows from the 1980's. The property also needs to be restumped...

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

Date: June 9, 2019

Strategic Planning

Port Phillip Council

Private Bag No 3

St Kilda 3182

Dear Sir/ Madam,

[Redacted]. During this time [Redacted] many changes in the street but there have been attempts to keep the character of the street without the need for heritage overlay. There are significantly devalued buildings that are out of character that were built in the 1950s and 1960s. These have undermined the value of the street already but [Redacted] do not believe there is benefit from extending the overlay to [Redacted] end of the street. The northern end of [Redacted] is already protected with a heritage overlay.

[Redacted] opposed to this overlay because it may impact [Redacted] future plans to renovate [Redacted]. We are very aware of keeping within the aesthetics of the period but believe the overlay will be too restrictive of [Redacted] plans. Most of the houses in [Redacted] immediate vicinity which are included in the overlay have already been significantly altered since they were originally constructed, and as such have lost some of their original heritage value as a consequence.

Sincerely,

[Redacted]

From: [REDACTED]
To: [Helpdesk – Strategic Planning](#)
Cc: [REDACTED]
Subject: [REDACTED] - Amendment C142 submission
Date: Friday, 28 June 2019 12:13:39 PM
Attachments: [REDACTED]

Dear Mr O'Neil,

[REDACTED] appreciates the recent opportunity to work with Council officers to discuss Amendment C142 and proposed changes to citations impacting [REDACTED] (citations 2388 and 78).

Please find attached our submission in response to the proposed changes to citations 2388 and 78. Please note, [REDACTED] amendments to the citations are tracked in the attached documents for your perusal.

In finalising this submission [REDACTED] sought advice from [REDACTED] to work with the [REDACTED] and Council officers on the proposed changes put forward by Council. Please note [REDACTED] summarised response to the proposed updated citations from Council;

Marlton House (citation 2388)

[REDACTED] agrees and accepts that the Marlton Building is a significant Building as highlighted in the proposed citation and is not seeking any further amendments.

The former Kindergarten and Bishops Hall (citation 2388)

[REDACTED] agrees that this building is a significant building, however, we have amended the proposed citation from Council to accurately note that this building had been altered on its west side in recent years as a result of permitted works that have impacted on the form of the original design.

The 1925 School Building (citation 2388)

[REDACTED] does not agree with the proposed citation from Council as we believe that the proposed citation does not sufficiently recognise the extent of the modifications and transformations that have occurred to this building. In particular;

- The main envelope has been extended east in several phases, resulting in the building as a whole, in its appearance and proportions, bearing little relationship to the original building (with the exception of the area immediately around and including the porch). The building had undergone an extension to its north side, i.e. adjacent the remnant original facade.
- All windows have been altered. All original timber windows had been replaced with steel framed windows. The only timber windows are now found in the non-original extensions to the east end.
- Some windows to the front face of the original section of the building have been raised in height, with their sills removed, as part of the conversion to steel framed windows.
- The entry porch has been altered in terms of glazing.

Having regard for the extent and breadth of changes, [REDACTED] not believe that it is appropriate for the citation to recognise this particular building as significant and should be considered of lesser significance, a 'contributory' building in the terms of Port Phillip's heritage policy at Clause 22.04 at best, with only the remnant original fabric of any appreciable interest.

4 Chapel Street, St Kilda East – St George's Church (citation 78)

[REDACTED] agrees that the church building is a significant building. However, [REDACTED] do not agree that the former church hall & Sunday School should be classified as significant due to the buildings simple detailing with the most prominent element being the rendered entry porch. [REDACTED] submits that the appropriate classification for this building is that of secondary significance.

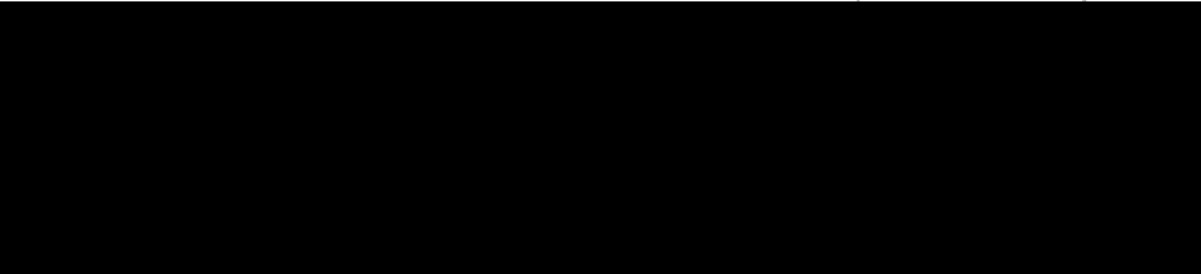
It is important for Council to note that the proposed changes within the updated citations, as originally put forward by Council, would negatively impact the [REDACTED] plans for improvements [REDACTED] site in the near future. In addition, the updated citations, as originally put forward, would impede the [REDACTED] ability to run viable teaching and learning programs that support the breadth of the [REDACTED] current and future educational offering.

[REDACTED] believes that the proposed amendments to the citations in this submission, which have been developed with the assistance of Council officers as highlighted above, will achieve a balanced outcome for the [REDACTED] Council and wider community.

We look forward to discussing this submission further.

Kind regards,

[REDACTED]



City of Port Phillip Heritage Review

Place name: St Michael's Grammar School
Other names: Marlton

Citation No:
2388



Address: Marlton Crescent & 25-27 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House
Education: School

Heritage Overlay: HO6

Graded as: Significant

Style: Victorian Italianate, Federation, Interwar

Victorian Heritage Register: No

Constructed: c.1855, c.1864, 1899, 1906, 1925

Designer: Lloyd Tayler (1864), Bates Smart & Peebles (1899), Sale & Keague (1925)

Amendment: C142

Comment: New citation

Significance

What is significant?

St Michael's Grammar School at 25-27 Chapel Street, St Kilda is significant. The buildings of primary significance are:

- The former 'Marlton', comprising the c.1864 building designed by Lloyd Tayler and the 1906 extension. It is an early example of an Italianate villa with classical detailing. The original house was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.
- The former Kindergarten and Bishop's Hall as constructed in 1899 and extended in 1909. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

- The two late Victorian era Italianate brick houses facing Marlton Crescent. Of similar design, each house is asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

The 1925 school building is of secondary significance due to its low integrity. The surviving original elements are the projecting entry porch and the two bays immediately to the east on the north elevation. The porch has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs.

Other buildings and non-original alterations and additions to the above buildings are not significant.

Note: The former 'Rondebosch' and 'Elmwood' at 25-27 Chapel Street, and the former Particular Baptist Church at 16 Crimea Street are not significant as part of St Michael's Grammar, but are individually significant for other reasons – please refer to the separate PPHR citations.

How is it significant?

St Michael's Grammar School is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an example of the private schools established within St Kilda during the late nineteenth century and as one of the few that have continuously operated until the present day. It demonstrates the continuing development of the private school system during the late nineteenth and early twentieth century. The complex of buildings demonstrates how many of these schools were established in former mansion houses and then expanded with purpose built facilities. (Criteria A & D)

'Marlton', as constructed in c.1864, is historically significant as one of the earliest mansions within St Kilda East and is of architectural significance as an early example of the Italianate style with restrained classical detailing by the noted architect, Lloyd Tayler. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians
- 8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 5.3 The late nineteenth century boom
- 6. Education: 6.3 Other schools

History

'Marlton' c.1855 to c.1895

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these

were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

As shown on Figure 1 'Charnwood' was one of four early mansions within this area in 1855; the others were 'Nicholson House', 'Marlton' and 'Cintra'.

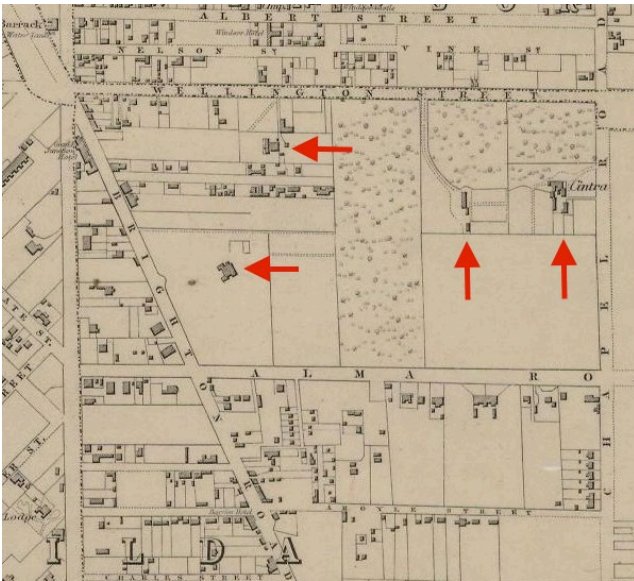


Figure 1 – Extract from Kearney's 1855 map of Melbourne prepared by Captain Andrew Clarke, Surveyor General showing (from left) 'Charnwood', 'Nicholson House', 'Marlton', and 'Cintra'

'Marlton' was constructed by 1855 for Edwin Fowler. In the first St Kilda Rate Book of 1859 Fowler is described as the owner and occupier of an eight roomed brick house in Wellington Street with coach house and stables and 'large gardens and paddock', and a substantial Net Annual Valuation of £425 (RB, 1859, no. in rate 631).

In early 1861, according to newspaper reports, 'Marlton' was sold to Dr. Henry Madden, a surgeon (although rate books continue to list John Fowler as owner until 1862). At the time the house was rented out to Benjamin Nicholson (*Argus*, 11 February 1861, p.2, RB). In 1864 Lloyd Tayler, architect, invited tenders for additions and improvements to 'Marlton' (*Argus*, 25 April 1864, p.3) and it appears that Dr. Madden moved in once the improvements were carried out. The St Kilda Rate Books consequently record an increase in the number of rooms from eight to 15 by 1866 (RB, 1866, 1078).

In early 1866 Dr. Madden offered 'Marlton' for sale ahead of his departure for England. It was described as a mansion containing 10 bedrooms, dining room, drawing room, breakfast room, kitchen, scullery, coach house and stabling (*Argus*, 25 January 1866, p.2). It was sold 'to Mr. J.S. Miller who established his boys' school, Yarra-lodge Academy, at the house. A notice in the *Argus* advised:

This elegant residence is situated in one of the healthiest and most eligible suburbs of Melbourne, only five minutes walk from Chapel-street railway station, and possesses every advantage that could be desired in connexion with an academy for young gentlemen – seven acres of land attached, extensive playground, gymnasium and baths, easy access to sea-bathing and ample accommodation for the ponies of day-boarders. (Argus, 26 January 1866, p.8)

The school must have been short-lived (or perhaps did not open as planned) as by 1867 Andrew Murray, a squatter from the western district of Victoria, was the owner and occupier (RB, 1867, 1085). Murray remained until February 1872 when he sold 'Marlton' and moved to 'Wool Wool', his country estate near Colac. The description of the house and grounds in the auction notice was very similar to when it was sold in 1866 (*Argus*, 7 February 1872, p.2). George P. Robertson was then the owner/occupier for a brief period before selling to G.W. Parbury. Parbury offered the mansion for let before holding a clearing sale of furniture and effects at 'Marlton' in December 1873 (*Argus*, 9 December 1873, p.3). Archibald Menzies and his family were in residence by late 1874.

In late 1882 'Marlton' changed hands again. The frontage of the estate to Wellington Street was offered for sale in September and it appears that Marlton Crescent may have been created around this time because when the mansion and remaining land was offered for sale in December it was described as being in 'Marlton-Crescent, Wellington Street, St Kilda' and as having a 'charming carriage drive through an avenue of pines, gums and other beautiful forest trees' (*Argus*, 16 September 1882, p.7; 5 December 1882, p.3). Soon afterwards 'Marlton' was again offered for lease. Meanwhile, the Marlton Estate subdivision comprising 30 'magnificent villa sites' fronting Wellington Street, Marlton Crescent and Crimea Street was offered for sale in April 1883 and the first houses in Marlton Crescent were completed by December (*Argus*, 24 April 1883, p.2; 15 December 1883, p.7).

In late 1884 'Marlton' once again became a school when St Kilda Grammar relocated there under Head Master Howell J. Thomas (*Church of England Messenger*, 6 November 1884, p.14). The school continued at 'Marlton' until around 1892 when, under HM Edward L. Backhouse, it was relocated to Orrong Road, Caulfield (RB, 1892, no. in rate 521, SM).



Marlton, c.1885, showing E.L. Backhouse and family members standing in the doorway. (Source: Peel 1999)

St Michael's Grammar School

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these

were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Fairelight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

One school that continues today is St Michael's Grammar, which was opened in 1895 as the Church of England Day School for Girls. The school was established by the Community of the Sisters of the Church (CSC), an Anglican religious community founded in London in 1870. Twenty-two years later members of the CSC arrived in Australia and between 1892 and 1904 founded five schools throughout Australia (Peel 1999:ix).

Upon arriving in Melbourne members of the CSC settled in Prahran and formed an association with All Saints' Church in Chapel Street, St Kilda East. Despite some initial difficulties they expanded their support network within the district and found an 'enthusiastic band of workers' for the cause. They identified the need for a day school for a 'different clientele from the families who pursued the social cachet' of nearby schools such as Priory Ladies' College and Wattle House School and soon began the search for a suitable building (Peel 1999:31). In 1895 Melbourne was in the grip of an economic depression and many of the grand mansions were vacant. After briefly considering 'Cintra', the CSC decided upon 'Marlton', which had seen a reduction in rent from £325 per annum to just £100 (Peel 1999:28-32).

The Day School opened on 22 April 1895 when Dolly Ziebell was enrolled as the first student. By mid-November enrolments had reached 73 infants and girls and new enrolments topped 100 annually for the first three years (although the actual attendance usually fluctuated between 50 and 80). The new school was judged a success and within two years the concept of a secondary school seemed feasible. A senior class was formed in 1898 and by 1899 the school had outgrown 'Marlton' and necessitated the building of a school hall to be used as the kindergarten, which was adjacent to the main building and formed an area that came to be known as the Quadrangle. Lady Brassey, wife of the Governor of Victoria, attended the opening and agreed to become a patroness of the school. The kindergarten was designed by architect, Mr. Smart of Bates Smart ('A history to hold' pp.5-6).

The first boarder was admitted to the school in 1905 and, as enrolments grew, an east wing was added in 'Marlton' in 1906, increasing the number of rooms to 26, and in 1907 the former stables was converted into bedrooms at a cost of £250. The final stage of this first significant period of expansion was the doubling in size of the kindergarten hall, which became the main school hall for sixty years. Opened in 1909 by Archdeacon Crossley and Canon Hughes, it became known as 'Bishop's Hall'. In 1912 the school was granted registration as a Secondary School and by 1913 was known as 'St Michael's Collegiate School'. In 1913 an influx in new boarders led to the purchase of a neighbouring house in Marlton Crescent to the east of 'Marlton' known as 'Eastongrey', which was converted to new junior classrooms and renamed as 'St Gabriel's' (Peel 1999:59, 69, 75; 'A heritage to hold').

Growing enrolments and new regulations imposed as a result of secondary school registration led to the need for new and expanded accommodation during the interwar period. In 1919 the school was gifted a house in Barkly Street, St Kilda that for a short time became the junior boarding house known as 'St Margarets'. In 1924, after abandoning a previous scheme, the school engaged architect Mr Sale of Sale & Keague to prepare a design for a new school building to replace the ageing 'Cloisters' building. Canon Hughes blessed and laid the foundation stone for the new building in October 1924, which was opened by the Archbishop in the following year.



View of the new school classrooms completed and opened in 1925 (Source: Peel, 1999)

In 1931 the old science lab house in the converted coach house was replaced by a new building. From 1930 to 1935 the school incorporated 'Oberwyl' in Burnett Street, St Kilda that had operated as a girls' school since the 1860s, and in 1937 further updates were carried out and two further properties in Marlton Crescent (nos. 2 and 16) were purchased becoming a boarding house and small kindergarten/preparatory school, and later as accommodation for the Sisters (Peel 1999:89, 98-99, 114, 120, 139-40).

The school continued to grow in the post-war era. By 1946 the enrolments had risen to almost 500 and with post-war restrictions upon building this was set as the limit that the existing infrastructure could accommodate. In 1947 the school began purchasing adjoining land to enable future expansion beginning with 20 Redan Street and in 1950 added 4 Cintra Avenue. Further sites were acquired in Redan Street, the houses demolished and replaced with the new Senior School. Around the same time the old St Gabriel's was demolished and replaced with the Frances Newson Oval, while the May Vicars Foote Hall, complete with Chapel was opened in 1972 (Peel 1999:189).

Significant changes occurred during the 1970s. The boarding house was closed in 1975 and co-education began in the Junior School in 1977. The beginning of co-education coincided with the last of the CSC sisters leaving St Michael's. In 1980 Mr Hewison became the first headmaster and further building work was undertaken. In 1987 the former 'Rondebosch' mansion at 27 Chapel Street was purchased and renamed as 'Hewison House', while in 1997 the former Baptist Church (and later Masonic Lodge) at 16 Crimea Street was acquired and became the Emily Hall and Wilma Hannah Library.

Lloyd Tayler

Lloyd Tayler (1830-1900), architect, was born in London, June 1851 he migrated to Australia and by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia; distinguished by a

refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian (ADB).

According to Dunbar & Tibbits “In all his public and commercial designs he seems to have been committed to a restrained classicism spiced with reserved mannerist details”, while his domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W. K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak; Roxcraddock, Caulfield; Chevy Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew (ADB). Tayler was particularly active in St Kilda in the mid to late nineteenth century and designed several houses and mansions include 22-24 Princes Street (1856), ‘Fernacres’ (1863), ‘Marlton’ (1864), ‘Yanakie’ (1868), ‘Decomet’ (1870) ‘Hereford’ (or ‘Herford’, 1870), and ‘Pladda’ (1889).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts. Tayler and Fitts were complimented for the design of a building for Lambert and Son, Melbourne (1890), for ‘avoidance of the overcrowding of ornamentation ... which forms a far too prominent feature on [many contemporary] façades’. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque (ADB).

One of his last major commissions, in 1890, was for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892) (ADB).

Tayler was active in the architectural profession. He was an inaugural member of the Victorian Institute of Architects in 1856, helped to obtain its Royal Charter in 1890, and was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on ‘Early and later Melbourne Architects’ before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on ‘The Architecture of the Colony of Victoria’ to its *Journal*. He was a ‘staunch and valued supporter’ of the Architectural and Engineering Association (ADB). Tayler died on 17 August 1900 and his obituarists referred to him as ‘probably the best known figure in the architectural profession in Melbourne’ (ADB).

References

‘A heritage to hold: An account of St Michael’s CEGGS 1895-1975’, research by The Rev. Wenman Bowak Th. Schol. Hon. C.F., 1975

Dunbar, Donald James and George Tibbits, ‘Lloyd Tayler (1830-1900)’ in Australian Dictionary of Biography (ADB) viewed on line at <http://adb.anu.edu.au/biography/tayler-lloyd-4689> on 5 December 2016

Peel, Victoria, *St Michael’s Grammar School. A study in educational change*, 1999

‘Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy’, 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the ‘Kearney Plan’)

Description

St Michael’s Grammar occupies a large site now extending from Marlton Crescent to Chapel Street and Redan Street. The oldest buildings associated with the development of the school prior to World War II are clustered in the northern part of the site closest to Marlton Crescent. They are the former ‘Marlton’ mansion, ‘Bishop’s House’, two former residences at 4 & 6 Marlton Crescent and part of the 1925 school.

'Marlton' is an early example of an Italianate villa with classical detailing. The original house, which probably dates to the 1864 remodelling by Lloyd Tayler, was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.

Immediately to the east of 'Marlton' is the 'Bishop's Hall. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The two stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

Behind 'Bishops Hall' is part of the 1925 school. This is a two storey building constructed of red brick with a hipped roof and large square windows. The most distinctive feature is the projecting entry porch, originally to the centre of the northern elevation, which has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs. A substantial portion of the 1925 school, west of the porch, has been demolished, and the building has been extended in stages at the eastern end. Other alterations include the replacement and enlargement of windows. The fabric of the building to the east, west and south elevations is of no significance.

To the west of 'Marlton' and facing Marlton Crescent are two similar late Victorian Italianate villas, each asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each house is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

Comparative analysis

'Marlton' is perhaps the oldest of the surviving early mansions within the St Kilda East precinct. The others are 'Toldara' (later 'Shirley'), 40 Alma Road (1868), 'Aldourie', 87 Alma Road (1864), 'Kangatong' 91 Alma Road (1865), 'Fairleight' 134 Alma Road (c.1869) and 'Rondebosch, 25 Chapel Street (1869). Of these, 'Marlton' and 'Rondebosch' are the most intact and comprise the original mansion with an early (late nineteenth or early twentieth century) addition. By comparison, 'Toldara' retains the remarkable classical style façade, but the rear wing has been demolished and 1960s flats that wrap around now hide it. Similarly, 'Aldourie' is almost completely concealed by later additions and only parts of the north and west side elevations are visible. 'Kangatong' is more visible, but much of the original detail was stripped away in the 1930s when it was converted to flats. 'Fairleight' is relatively intact, apart from the enclosure of the front verandahs, whereas at 'Yanakie' is the main visible change has been the overpainting of the face brickwork and the enclosure of verandah.

'Marlton' is one of at least three surviving residential buildings in St Kilda designed by Lloyd Tayler. The others include 'Yanakie' at 161 Alma Road, St Kilda East (c.1868, HO391 precinct) and the pair of houses at 22-24 Princes Street (c.1856, HO230).

As an early private school, St Michael's compares with the Christian Brothers College (CBC) that is adjacent to the St Mary's Catholic Church complex. Like St Michael's, the CBC comprises a complex of buildings that date from the late nineteenth century to the present day including several that have been significantly altered and extended. Notable within the CBC complex is the former school hall at the west corner of Dandenong Road and Westbury Street, constructed in 1902. The other major building in the complex is the gabled school building along the west side of Westbury Street, which has been built in stages

from the late nineteenth to the mid-twentieth century. Other buildings in the complex date from the postwar era.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

-

Other images





Showing the 1925 school at left and Bishop's Hall at right

City of Port Phillip Heritage Review

Place name: St George's Presbyterian Church and Hall (former)
Other names: St Michael's Grammar School

Citation No: 78



Address: 4 Chapel Street, St Kilda East
Category: Religion: Church, Manse, Hall
Style: Victorian: Gothic; Interwar: Tudor
Constructed: 1877-1880, 1927-28
Designer: Albert Purchas (1877), Hare & Hare (1927)
Amendment: C29, C142
Comment: Revised citation

Heritage Precinct: St Kilda East
Heritage Overlay: HO6 & HO82
Graded as: Significant
Victorian Heritage Register: Yes, H864

Significance

The former St George's Presbyterian Church (including the front fence, but excluding the hall) is included on the Victorian Heritage Register (VHR H864) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former St George's Presbyterian Church complex at 4 Chapel Street, St Kilda is significant. The significant features are:

- The church, designed by Albert Purchas and constructed in 1877-80 in a polychrome Gothic style, and the interior including the organ, original decoration and associated objects;
- The former church hall & Sunday School, ~~designed by Hare & Hare and constructed in 1927-28, is of secondary significance due to its low integrity. A gabled building of generally simple detailing, its most prominent~~ ~~The significant element is the, designed by Hare & Hare and constructed in 1927-28, which is a gabled brick building with a~~ rendered entry porch that features a Tudor arch and abstracted Gothic detail; and;

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- The cast iron palisade fence on a bluestone base across the frontage.

Non-original alterations and additions to the above buildings and the post-war former manse are not significant.

How is it significant?

The former St George's Presbyterian Church complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Presbyterian Church in St Kilda and the scale and quality of the church demonstrates the increasing wealth and prominence of Presbyterians in Victoria during that time. Together, the church and hall demonstrate the important role of St George's as a parish centre in St Kilda. The hall provides a reminder of the importance of Sunday Schools to church life in the twentieth century and the social welfare activities of the church. (Criterion A)

St George's Presbyterian Church is of architectural and aesthetic significance as a fine example of the polychromatic Gothic Revival style and is important for its ~~early~~ use of polychromatic brick for both the exterior and interior. The tall banded tower is a most important element of the composition and makes this church highly significant. The church is a notable landmark, which is complemented by the visible portion of the hall and the front fence that form part of an important grouping of nineteenth century church and public buildings flanking Alma Park along the east side of Chapel Street. (Criteria D & E)

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Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints'

St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

St George's Presbyterian Church & Hall

One acre of land was reserved in Chapel Street for the Presbyterian Church and was gazetted on 10 September 1866. In June 1876 a public meeting was held in the Orderly Room in Chapel Street, St Kilda East, adjoining the church's land, to gauge interest in establishing a church. Sunday services began on 13 August 1876 in the Orderly Room with the Reverend Groundwater Fraser preaching (Bomford 2003).

On 21 April 1877 the foundation stone for the church was laid by Sir James McCulloch, the former Premier of Victoria and a founding trustee. Albert Purchas was the architect, Robert S. Ekins was the contractor and his tender was £3000. The church, of which only the western portion was constructed, opened on 1 October 1877 and at the first Communion Service, held on 9 December 1877, fifty-one communicants were present (Bomford 2003).

The congregation soon outgrew the church's capacity and so it was decided to complete the church to the original design. Sir James McCulloch once again laid the foundation stone and the enlarged church, designed to accommodate 650 people and built at an estimated cost of £8700 was opened on 3 October 1880. In 1881 an organ by Lewis & Sons of London was installed and St George's thereafter established a proud tradition for music in its services (Bomford 2003).

A Sunday school with Mr. A. Anderson as Superintendent commenced in August 1876. Three years later, it moved to Hornby Street State School where there was an average attendance of one hundred children and eighteen teachers. The first Sunday School hall in the church grounds was opened on 14 February 1886. This was destroyed by fire and a new hall, designed by Hare & Hare, was built in 1927-28. After World War II the numbers of children attending declined and the Sunday school 'went into recess', probably in the late 1960s (Bomford 2003).

Many sons and fathers of the St George's congregation enlisted during World War I and twenty died, including St George's own minister, the Reverend Andrew Gillison, MA. The first AIF chaplain to die in the war, he was deeply mourned by his military companions and his parishioners. The 14th Battalion and the congregation at St George's jointly erected a memorial tablet in the church and provided a communion table. The congregation raised almost £700, which was placed in trust for his family. The commemorative service in 1917 to install the memorial forged a bond between the battalion and the congregation at St George's. A roll of honour, installed in the vestibule made of Victorian blackwood carved in high relief, commemorates the twenty men who died and another eighty-nine who served (Bomford 2003).

After World War II, St George's suffered from a decline in church attendances due to the changing nature of St Kilda and the decrease in numbers of residents living in the vicinity of the church. In 1997 the congregations of St George's and the East St Kilda and Windsor Congregational Churches joined together to form the East St Kilda Uniting Church parish. The Centre for Creative Ministries now operates from the former Congregational church and hall on the corner of Hotham and Inkerman Streets, St Kilda East (Bomford 2003).

St Michael's Grammar School now uses the St George's Church and [Hall](#) as a performing arts complex.

References

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Melbourne, 1931 vol. 2, p.15

Corrigan, P., 'The History of St Kilda', p.54, Research Essay, University of Melbourne, Department of Architecture

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

The Australasian Sketcher, 9 June 1877, pp. 38-9, 23 October 1880, p.278

Description

St George's Presbyterian Church, St Kilda is constructed in a polychromatic Gothic Revival style. The main feature is the slender, striped octagonal tower, which rises from the base of the building to high above the steep roof and terminates in a spire. This feature of the front facade overshadows the other side tower, but does not distract from the double arched entrance or the main pointed tracery window over. Freestone dressings and cream brickwork relieve the overall red brickwork and the roof is of slate with a fleche at the intersection of the nave and transepts.

Internally, the church has a T-shaped plan with an aisleless nave, raked floor and broad transepts, a shallow sanctuary and no chancel, representing a Protestant reduction of the ideas of British architects such as Pearson and Butterfield. On the walls cream bricks are exposed and coloured brickwork used in pattern strings. There are several stained glass windows including non-figurative windows by Ferguson & Urie, a large triple window in the chancel presented by Lady McCulloch, and others in memory of John Kane Smyth, former Vice-Consul for the United States of America in Melbourne, and Samuel McKenzie, church minister from 1930 to 1948.

At the rear is the church hall and Sunday School of 1928, which is a gabled red brick building [of relatively simple character](#) with terracotta tiled roofs. The roof of the main hall has tall metal ventilators, and pilasters divide the sidewalls into four bays, which contain large multi-pane metal frame windows. The rendered entry porch [that is the key element vis ble from the Chapel Street](#) features a Tudor arch and abstracted Gothic detail.

The church and hall are substantially intact and the original cast iron fence across the frontage still remains.

A post-war two storey cream brick manse is situated to the north of the church building.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO84 and part HO6 St Kilda East precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Nigel Lewis and Associates, *St. Kilda Conservation Study*, 1982

Other images



28 June 2019

Head of City Policy
City of Port Phillip
Private Bag No 3
PO ST KILDA VIC 3182

E - strategicplanning@portphillip.vic.gov.au

Re: Planning Scheme Amendment C142 – ‘Review of Heritage Overlay 6 St Kilda East’

To whom it may concern,

██████████ strongly supports Planning Scheme Amendment C142 which proposes to give statutory effect to the *H06 St Kilda East Precinct Review* prepared for the City of Port Phillip by David Helms Heritage Planning (September 2018). ██████████ support the inclusion of an additional 140 properties within precincts H06 (St Kilda East) and H0391 (Murchison/Alma Road), the application of individual protection for 21 Redan Street, 226 Alma Road, and 264-266 St Kilda Road in St Kilda on a permanent basis, and the expansive review of the precinct’s citations to bring them in line with the principles outlined in *Planning Practice Note 1: Applying the Heritage Overlay*.

██████████ acknowledge that this amendment forms part of a broader on-going program to review heritage precincts within the City of Port Phillip to address the limitations of existing Statements of Significance which generally cover large areas and lack details. ██████████ commend the City of Port Phillip for upholding their statutory responsibilities as they relate to heritage throughout the municipality, and acknowledge that undertaking this important work now will provide greater certainty for the community and property owners moving forward. ██████████ support council as they work to ensure Port Phillip’s heritage controls remain current and reflect best practice to assist in the conservation of heritage places.

██████████ are particularly pleased to see the identification of the residential flats located at 21 Redan Street, St Kilda, known as ‘Maisonettes’, as having historic, architectural and aesthetic significance to the City of Port Phillip, and thus reaching the threshold for an individual heritage overlay. ██████████ has identified a major gap within municipal heritage overlays in recognising places of architectural, historical and social significance that were designed and constructed post World War II, including examples of modernism, brutalism, and postmodernism. ██████████ encourage and support council as it continues to identify places that fit within these typologies as it reviews other precincts and areas within the municipality in the coming years.

██████████ acknowledges that Amendment ██████████ is consistent with the following objectives under Section 4 of the *Planning and Environment Act 1987*:

4(1)(d) – *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

4(1)(g) – *to balance the present and future interests of all Victorians*

█ also recognise that the Amendment supports the █ vision that ‘our diverse heritage is protected and respected, contributing to strong, vibrant and prosperous communities’.

In conclusion, █ █ supports the adoption of the changes proposed in Amendment C142, and congratulates the City of Port Phillip for preparing such a comprehensive review of precinct HO6 (St Kilda East) and H0391 (Murchison/Alma Road) and for progressing increased heritage overlay protected for this significant area within the municipality. Please get in touch █ █ if you have any further questions or concerns regarding our submission on this matter.

█

█

█

█

█

[REDACTED]

City of Port Phillip Council
St Kilda Town Hall
Carlisle St
St Kilda

To Whom it may concern.

Attn: Kelly White, Head of City Policy.

Re: Amendment C142/Review of Heritage Overlay 6 (HO6/HO391)

[REDACTED] have not received any formal response from the relevant Port Phillip Council officers, Aidan O'Neill (Coordinator City Strategy) or Alexandra Hodgson, regarding [REDACTED] detailed submission (six pages) of 4 July, 2018 outlining [REDACTED] objections regarding the Review of Heritage Overlay 6 as it concerns [REDACTED]

[REDACTED] then attended a Planning Committee meeting [REDACTED] at [REDACTED] in an attempt to gain some answers to the numerous points outlined in [REDACTED] earlier letter. We had never attended such a meeting before, and found the experience most unsatisfactory. [REDACTED] had the distinct impression that our concerns were accorded little weight by the Councillors, and relevant staff. [REDACTED] outlined our mistreatment by Port Phillip Council on the Heritage issue [REDACTED]

Specific questions [REDACTED] raised about how [REDACTED] came to be on the Heritage Overlay in the first place were not addressed; it was applied without [REDACTED] knowledge. In a passing reference, we gleaned that there was a letter, ostensibly sent by Port Phillip Council [REDACTED], and never received [REDACTED] that seems to be the critical one regarding Heritage Overlay on [REDACTED]. [REDACTED] have not been supplied with a copy of this letter, or permitted to see its contents. Furthermore, despite raising the matter, no access has been granted to Port Phillip Council's files on [REDACTED] property, and how such information has been applied (to our detriment) in the intervening years.

We were left in little doubt as to how the Councillors viewed our objections to the content of the report, and indeed our complaints on the night. When the notification of the minutes came through ([REDACTED]) we found that our specific points had been either omitted or mis-characterised. [REDACTED] We then had to apply for the minutes to be altered to more accurately reflect what [REDACTED] actually said.

According to Port Phillip Council's communication of 23 May, 2019, [REDACTED] [REDACTED] are required to re-state outstanding objections to Amendment C142, now that Port Phillip Council have decided to adopt the amendment. [REDACTED] also wish to stress [REDACTED] objection to being listed on the Heritage Overlay 6 at all. [REDACTED] were never informed of this decision by Port Phillip Council, or when it was reached. [REDACTED] entirely reject the grounds for such a determination ('Statement of Significance') as it has been re-stated in the David Helms Heritage Planning report.

[REDACTED] contend that Port Phillip Council failed to inform us of these matters previously, and thus denied us any opportunity to respond. Such a decision, without the right-of-reply from us, should be invalid. [REDACTED] are adversely affected by Amendment C142 because [REDACTED]. Whether [REDACTED] is transferred to Heritage Overlay 391 or not serves to obfuscate the fact that we were denied any input when [REDACTED] was added to the Heritage Overlay, a surreptitious move [REDACTED] completely reject. This reinforces Port Phillip Council's posture of business-as-usual without ever having to address our shock at discovering [REDACTED] was on the Heritage Overlay already, and the process by which that was rubber-stamped without [REDACTED] knowledge. This is a very serious matter of procedural fairness and equity that no one seems interested in investigating!

There was no Heritage Overlay on [REDACTED] property [REDACTED]

[REDACTED] Port Phillip Council offers no compensation, stipend, nor a reduction in the substantial rates [REDACTED] for upkeep associated with Heritage restrictions should we need to make any repairs to the façade of [REDACTED]. It is well known in the building industry, and [REDACTED] have been told as much by tradesmen we have retained over the years, that if any maintenance or repair job involves a Heritage Overlay the costs are substantially higher and/or deliberately inflated. Essentially, for the sake of some disputed brick patterns and shingles [REDACTED] could potentially lose thousands of dollars off the value of the property [REDACTED]. Heritage Overlay represents a financially deleterious outcome for homeowners who will see the value of their properties drop, and their options for [REDACTED]

[REDACTED] have received no explanation from any of Port Phillip Council employees, in Strategic Planning, City Strategy, Strategy & Design, or City Policy, addressing specific issues raised in [REDACTED] letter [REDACTED] or complaints tabled at the Planning Committee meeting [REDACTED]. [REDACTED] is so terribly important to Port Phillip Council that it has been cited in multiple reports, why are your staff (whom rate-payers employ) so adverse to making any response to me regarding these matters?

As to the 'revised citation' ('Statement of Significance') [REDACTED] in the David Helms Heritage Planning report (2016), and how that has been applied to Amendment C142, I re-state the following comments:

(1) The aforementioned report by David Helms Heritage Planning closely references the previous one by Heritage Alliance (2004), and parrots it word-for-word in most instances. Neither identifies anything of real importance about the property; as is noted, [REDACTED]. The current report, and the overall recommendation, seems entirely fixated with what are termed [REDACTED]

These trivial flourishes are incredibly minor when considering the onerous nature of Heritage Overlay against the property as a whole, which has undergone substantial alteration in the intervening years, particularly by the [REDACTED]. Neither report articulates in a concerted or compelling way why these elements should qualify as a 'special architectural value' and carry such weight. Both reports are expressive of an incredibly narrow point of view based on 'expertise' we do not accept as being relevant to [REDACTED]. Just because Port Phillip Council chooses to endorse these views does not make it a fact. Essentially, the report finds that it is significant because it is significant: a flimsy and self-reinforcing loop that precludes any other view. As the current report states, "whether the 'threshold' of local significance is achieved depends on how relevant heritage criteria are applied and interpreted" (p.28). Quite so.

(2) The recent Helms report, much like the 2004 iteration, fails to demonstrate in any meaningful or quantifiable way that the property [REDACTED]:

- has ever been considered or acknowledged as being of historic, architectural, social or cultural interest or value prior to the 2004 Heritage Alliance report, on which the current one is almost entirely based;
- is an historic building of cultural or social significance;
- is remarkable or substantially unique or distinctive in terms of its design or architecture;
- was designed by a leading architect or important building firm;
- was built for, or owned, by a prominent person in the public life of the municipality or state;
- is in a demonstrably and quantifiably 'pristine' or 'authentic' state, without significant alterations to its character, features, or outlook both externally and internally;
- is associated with any significant, meaningful or important events in the history or culture of the City of Port Phillip area necessitating preservation;
- would be recognised as important or significant in any way by the wider community, or lay-persons, in the City of Port Phillip.

Essentially, there is nothing new or compelling presented in the Helms report. It would appear that Port Phillip Council commissions reports to reinforce the findings it wants to impose. That does not make the process viable, much less fair.

(3) [REDACTED] strongly object to the assertion that there is any 'place name' for [REDACTED] property. We were stunned to see it referred to in a quasi-official report [REDACTED]. Where did this attribution come from? We have never heard of such a name associated with the property, and suggest that this is entirely the invention of David Helms Heritage Planning, endorsed without recourse to us by Port Phillip Council. Clearly, this is designed to evoke some sort of heightened connection [REDACTED], [REDACTED] in order to reinforce Port Phillip Council's position that the property is of historical merit.

The property is not, and has never been, referred to by such a name as far as we know, and was certainly not sold to us under that moniker [REDACTED]. [REDACTED] can submit the original [REDACTED] documents that make no use of such a title for the property, nor did the previous owner [REDACTED] ever mention any such name [REDACTED]. The house was owned by the [REDACTED] family for most of its history. [REDACTED] reject this inappropriate and proprietorial characterisation on the part of David Helms Heritage Planning. Port Phillip Council seem to be going along with this erroneous invention, and trying to quash any objection (by the property owners) to it being used.

[REDACTED] **is not** called [REDACTED]. Neither David Helms Heritage Planning or Port Phillip Council have any right to give [REDACTED] a title!

(4) The David Helms report, like the Heritage Alliance one before, opines that [REDACTED]. This is just one of numerous alterations to the property in the course of its history that are quite evident. [REDACTED]. These various alterations contribute to the reasons why we believe that the property **should not** be considered 'significant' for the purposes of Overlay. [REDACTED] with increasingly anti-social behaviour and increased traffic noise: [REDACTED] much like the [REDACTED] before us, are entitled to retain some privacy.

(5) The arbitrary and highly subjective nature of such reports, and their various recommendations, has been shown by the inclusion of [REDACTED]. [REDACTED]. It is now up for Heritage Overlay consideration, but was of **no** interest to Port Phillip Council, or its contractor Heritage Alliance, in 2004. Suddenly it is deemed to be 'significant' according to David Helms Heritage Planning in 2016?

I would hazard a guess that the real motivation for this sudden change in perception on the part of Port Phillip Council as with regards this property has more to do with its proximity [REDACTED]

Heritage Overlay on [REDACTED] would obstruct any attempt on the part of the [REDACTED] and [REDACTED] from mutually agreeing to sell [REDACTED] properties. Some residents in other municipalities have been doing this with great success lately to maximise their sale price, thereby forming a 'super block'. [REDACTED] contend that preventing such a ploy is Port Phillip Council's primary concern with the [REDACTED] property, rather than any newly formulated 'conservation' interest, or new evidence as to the significance of this adjoining property.

The [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] his suggests to me that the findings and recommendations of the David Helms Heritage Planning report are rather partisan, and may in fact be aligned to the agenda Port Phillip Council wishes to achieve with regards to these privately owned residences. The effusive verbal endorsement of the report, expressed by Councillors at the Planning Committee meeting [REDACTED] would seem to bear that out!

It is [REDACTED] opinion that Port Phillip Council has taken a high-handed, and bullying approach to [REDACTED] responses in all [REDACTED] previous dealings in regard to [REDACTED] and Heritage Overlay. [REDACTED] are very disappointed in the attitude of Port Phillip Council, and its representatives, in their dealings with us, to the extent that [REDACTED]. It beggar's belief that we would not have responded to relevant communications from Port Phillip Council had we received them, [REDACTED] regarding the application of Heritage Overlay to [REDACTED].

Amendment C142 just seeks to reinforce a previous wrong that [REDACTED] had no say in, and further undermines [REDACTED], and rate-payers in the long-term. [REDACTED] would also point out that the imposition on [REDACTED] time [REDACTED] having to respond to a report of this length, its subsequent recommendations and amendments, is unreasonable and weighted to Port Phillip Council's advantage.

Port Phillip Council seeks to undermine and compromise the value of the [REDACTED] and for [REDACTED]. Heritage Overlay represents a clear bid by Port Phillip Council to undermine the right of [REDACTED] to control [REDACTED] property, [REDACTED].

this Heritage Overlay is a rather more covert means by which local councils try to constructively force older people out of the family home if they cannot afford to maintain it, particularly under punitive Heritage strictures. Certainly few buyers in the currently depressed market want to take on a home with that type of overlay. [REDACTED]
[REDACTED]

Clearly Port Phillip Council has no interest in the 'human factor', and the immense stress it causes [REDACTED] when local councils decide to meddle in what for most people is their single biggest asset, and for some their only major asset.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]
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[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

28 June 2019

Head of City Policy
City of Port Phillip
Private Bag No 3
PO ST KILDA VIC 3182

By Email strategicplanning@portphillip.vic.gov.au

Dear Sir/Madam

Submission to Amendment C142 to Port Phillip Planning Scheme

[REDACTED] [REDACTED], [REDACTED]
[REDACTED] land at [REDACTED]

The front portion of the Land forms part of the existing Heritage Overlay - Schedule 6 (**HO6**) listing which is described as the 'St Kilda East' heritage place in the Port Phillip Planning Scheme (**Planning Scheme**) (refer Figure 1). Under the current HO6, the Land has a 'nil' grading.

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Amendment C142 to the Planning Scheme (**Amendment C142**) proposes to change the 'nil' grading for the Land to a 'Significant' grading. The [REDACTED] objects to the identification of the Land as a 'Significant' grading for the reasons set out below.

Background

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

HO6 St Kilda East Precinct Review

The HO6 St Kilda East Precinct Review - Final Report prepared by City of Port Phillip and dated September 2018 (**HO6 Report**) includes a proposed revised citation for HO6 with the following statement relevant to the Land:

[REDACTED]

Appendix C of the HO6 Report identifies the rationale for the proposed upgrade of the grading from 'nil' to a 'Significant' grading as:

[REDACTED]

The HO6 Report and supporting information does not provide any further analysis of the Land.

[REDACTED]

[REDACTED]

[REDACTED]

Submissions

[REDACTED] submits the proposed change from 'nil' grading for the Land to a 'Significant' grading is unwarranted on the basis that:

- The Land does not include buildings that are individually important places of either State, regional or local heritage significance.
- The proposed citation for HO6 and the HO6 Report does not provide a thorough analysis of the Land such that [REDACTED] has any certainty regarding the extent of facade that would need to be retained and the specific 'internal fabric of interest'.
- The works undertaken along the façade and at the rear of the Land have no heritage value.
- The HO6 Report does not provide details of the comparative analysis undertaken to other significant places within HO6.

If the grading is upgraded to a 'Significant' grading, [REDACTED] submits that a citation and statement of significance should be included to ensure that it is clear that only the [REDACTED]

[REDACTED]

[REDACTED] reserves the right to amend or elaborate on this submission.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

28 June 2019

To Kelly White, and All Others Responsible for Heritage Overlay 6,

received a letter from the City of Port Phillip to advise that that is under consideration of being added to Heritage Overlay 6. This is very disappointing, considering that I sent written submissions twice to council, and attended the council meeting to support what I had written, yet no acknowledgement of my submission appears on the report as far as I can see.

Reasons why I am not happy about the proposed Heritage Overlay:

1. The property on which my home is built is my only asset of significant financial value. I am concerned that the limitations placed on the property by a heritage listing will lower the land value and make it harder to sell.
2. A heritage listing will prevent us from building units. I was told that the council would perhaps allow units or flats to be built behind the house. Not only is this impractical, but the examples that I have seen of this mish-mash of architectural styles look horrible!
3. My house is pretty run down, due to shifting of the ground and natural wear and tear. It is probably going to be more expensive to fix it up than to build from scratch.
4. What is the advantage of keeping the old housing stock? This area needs more housing built with the needs of the community in mind. Considering the number of homeless people sleeping at the bus shelters, or on the pavement, why are we worried about retaining a heritage streetscape?
5. I live in the East St Kilda, Balaclava, and Caulfield area has built the infrastructure that they need and therefore do not have the luxury of being able to move to cheaper neighbourhoods. The council, which was voted in by the residents and property owners



should be pursuing policies that are in the best interest of the people who live here!

I hope you will take due consideration of the points that I have brought up, and I hope that my protest is registered with my correct address noted.

I am awaiting a reply that acknowledges my letter.

Sincerely,

[Redacted signature block]

DATE 25.6.19

To the Head of Policy / Strategic Planning,

I wish to make a submission to the Amendment of heritage overlay on the affected property of number [REDACTED]

This property was built in the early forties and made of timber frame with plaster slat walls and ceilings internal. The exterior is of weatherboards and tiled roof.

[REDACTED], maintenance has been of a very low standard.

Over the years the south elevation at the bottom wall plate have rotted though with the window sashes now difficult to open and close.

The west elevation (front) has rot in the bottom wall plate and in a number of sections the window had to be replaced with an aluminium window, the French double doors have also been replaced with a single door, the canopy over the door was pulled down many years ago due to rot and the canopy over the window is half gone.

North elevation has rot to the veranda post and step leading to the front door this needs to be replaced as it holds up the roof to the entrance.

The rot is in a number of places as the weatherboards have been replaced to disguise the rot in the frame, [REDACTED] have had tradesmen inspect the property and were told a number of stumps are rotted, some are sitting on dirt.

The kitchen floor has dangerously rotted though in places, in the last three years the plaster walls and ceilings to very room have been patched twice over and repainted.

This property has a number of we feel problems due to poor maintenance and neglect. The structural change in appearance deeming the heritage overlay unnecessary. We believe it should be overlooked if at all possible.

Yours sincerely [REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Submission to the Amendment of HO6
Date: Sunday, 30 June 2019 9:26:00 AM

Hi,

[REDACTED] [REDACTED] which has been suggested to become listed as heritage (significant).

Becoming heritage would mean significant limitations on [REDACTED] options of renovating and expanding [REDACTED] home. It would also mean a loss in value, in an already declining property market.

My question is a simple one.

In amending the Heritage Overlay status of properties, the council spends considerable money (i cannot confirm that but would believe that to be true), puts in considerable effort, and for reasons they hold dear, change the heritage status of properties, many of which are family homes.

Being council is there to provide services to and serve the best interest of its residents, by **choosing to** make such changes which clearly negatively effect the owner of the property, why does council not take this into consideration and try mitigate the financial impact this has?

Answers given at previous meetings do not adequately respond to this question.

Answers given have been:

- 1) it doesn't negatively effect the price of the property. Speak to anyone in property, investors or real estate agents, heritage listing clearly negatively effects the value of the property.
- 2) It helps the overall community and value of the wider areas. While potentially being true, (due to the above answer) this comes at a direct loss to the owner themselves. It is very nice and all for a councilmen earning comfortable salaries to come and make that sacrifice for the community. But what about the person/s who are actually impacted by this? why are they left out of the equation?

I look forward to hearing the response,

[REDACTED]

30 June, 2019

Head of City Policy

City of Port Phillip

Private Bag 3

PO Box St Kilda Vic 3182

Dear Sir / Madam

Re: Planning Scheme Amendment C142 – Review of Heritage Overlay 6

█ write in relation to the above exhibited Planning Scheme Amendment that is seeking to incorporate █ within the Schedule to the Heritage Overlay of the Port Phillip Planning Scheme. █ apologise that we had not earlier raised █ concerns with respect to the intentions of the Council through the work it was undertaking, noting █ had assumed it would not proceed with continuing to consider █ as in any way of significance.

█ have obtained independent town planning advice and would formally ask your Council pursuant to Section 23 1 (a) of the Planning and Environment Act **to change the amendment in the manner requested by removing █ t from Planning Scheme Amendment C142.**

Background

█ understand the sole basis for this proposal is outlined on Page 19 of the report prepared by *City of Port Phillip – HO6 St Kilda East Precinct Review Final Report September 2018*. It states in full as it relates to █ property and the adjacent property at █

█
█
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Drawn from the above (exceptionally limited review), we wish to emphasize:

1. █ property is a Nil-grade place comprising of a 1950s house according to the work completed.

2. The balance of Hotham Street to the north did comprise Edwardian and interwar houses and through what we submit is an outcome consistent with your planning scheme a redevelopment has occurred hence the properties are not recommended for listing.

We suspect the redeveloped properties are home to many more people than the land previously contained a direct objective of your planning scheme.

3. The report did not:
 - a. Provide context for the property immediately adjacent to [REDACTED] to the south which is 1950s walkup set of flats.
 - b. Provide any evidentiary basis that the villa at [REDACTED] is legible in any way from [REDACTED] providing a basis (we submit still remote at best) for the inclusion of [REDACTED] 'Nil graded' property within a Heritage Overlay.

Site context

In evaluating our submission although we appreciate Council will broadly know the context of [REDACTED] it is really only through a site inspection that the necessary context is sufficiently understood to validate the basis for our concerns (something we would ask all decision makers to do).

We have included some photographs of [REDACTED] and those adjacent from [REDACTED] and we would ask that you note when viewing them:

1. The era of the development of [REDACTED] and those adjacent is firmly 1960s and holds no historic value.
2. All properties contain a circa 1.8-metre-high front fence with deliberate intent to screen out Hotham Street to address both acoustic and privacy considerations. We think it unlikely that the style of housing or its presentation to the street is in ANYWAY representative of the type of properties incorporated in to the Heritage Overlay of your Planning Scheme.

In any other context on a Main Road in the City of Port Phillip the above two contextual points would lead one to conclude the land will and should be redeveloped in alignment with the Port Phillip Planning Scheme.

3. **Critically** also what is not evident from [REDACTED] is ANY ability to view the property at [REDACTED] which is the basis for the proposed listing of [REDACTED] property at No. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Basis under the Port Phillip Planning Scheme

The preliminary town planning advice we have received has reinforced that to seek to modify the Port Phillip Planning Scheme as is proposed to [REDACTED], it is necessary to have regard to a range of 'tests' listed in the requirements of *Planning Practice Note 46 – Strategic Assessment Guidelines*.

This requires a significant range of questions to be answered relevant to each and every property that is proposed to be included, questions include (and are not limited too)

- a) *Why is an amendment required?*
 - a. *Is it supported by or is it a result of any strategy study or report?*
 - b. *Will the planning policy or provision to be introduced result in a good planning outcome?*
 - c. *Will the community benefit outweigh the cost of the new requirements?*
- b) *Does the amendment implement the objectives of planning and address any environmental, social and economic effects?*
 - a. *Does the amendment adequately address any environmental, social and economic effects? The normal way of assessing the social and economic effects is to consider whether or not the amendment results in a net community benefit?*
- c) *Does the amendment comply with all relevant Minister's Directions?*
 - a. *Does the amendment comply with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes?*
- d) *Does the amendment support or implement the State Planning Policy Framework (SPPF) [now PPF]?*
 - a. *What objectives and strategies of the SPPF are relevant and how are they relevant?*
 - b. *Does the amendment or proposal support or give effect to the objectives and strategies of the SPPF?*
 - c. *Are there any competing SPPF objectives? If so, how have they been balanced in favour of net community benefit and sustainable development?*
- e) *How does the amendment support or implement the Local Planning Policy Framework (LPPF) and, specifically, the Municipal Strategy Statement (MSS)?*
- f) *Does the amendment make proper use of the Victorian Planning Provisions?*
 - a. *Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with same land use or development? If so, have the provisions been reconciled?*
 - b. *Is the amendment consistent with any relevant planning practice notes?*
- g) *What impact will the new planning provisions have on the administrative costs of the responsible authority?*
 - a. *What are the cost implications for a responsible authority in implementing and administering the new planning provisions including*
 - i. *Other miscellaneous costs, including legal or other professional advice for example, heritage advisers*

Having noted the above important 'tests' the advice we have received has reinforced that:

1. The strategic basis relied upon to establish that [REDACTED] should be included in the Heritage Overlay is fundamentally flawed, beyond recognising [REDACTED] is 'Nil Graded' the property that holds significance is not observable from the 'public realm' even based on [REDACTED] current existing very modest home.

Quite simply the 'net community benefit' test is simply non-existent as 'outsiders' cannot appreciate that which Council is even seeking to protect. This alone is sufficient to have the basis for the overlay removed.

2. [REDACTED] property is currently located within the General Residential Zone of the Port Phillip Planning Scheme. As a 'Nil Graded' property of some substantial size it is quite appropriate that the purpose of the zone *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport* be realised.

We don't agree that the outcome at [REDACTED] was 'unfortunate' (noting what previously existed was substantially more significant than [REDACTED]) it was in fact what is intended by your Planning Scheme and very likely needed to accommodate objectives for population growth and housing affordability. The contemplation of a Heritage Overlay on [REDACTED] is at direct odds with the overarching strategic intent of the Planning Policy Framework in a municipality that has a substantial amount of its building stock already within Heritage Overlays.

Substantial references through Plan Melbourne, the Planning Policy Framework and the Local Planning Policy Framework make very clear the likely future purpose of [REDACTED] should we or another party wish to redevelop it in the future. We do trust that we do not have to draw out this substantial policy context, through the further engagement of town planning expertise.

3. It is very necessary that Council carefully consider 'its reach' with respect to balancing the highest order objectives of the Planning Scheme. A balance needs to be carefully struck between *conserving and enhancing those buildings, areas or other places which are scientific, aesthetic architectural or [of] historical interest* with the ability to *'provide for the fair, orderly, economic and sustainable use, and development of land'*.

We also note that the new and critically important objective *'to facilitate the provision of affordable housing in Victoria'* is in fact compromised, by limiting the effective redevelopment of [REDACTED] by something which is completely inconsistent with Councils policies.

The application of the heritage overlay over [REDACTED] property is an extended 'over reach' and in fact works to discredit the well-recognised work of the Council in importantly preserving that which is in fact significant. We can point to NUMEROUS examples whereby Council has not applied the Heritage Overlay to adjacent 'nil graded' properties where in fact they are provided a 'genuine' vista of the adjacent heritage place. The logic of the application of the Heritage Overlay in at best highly inconsistent with Council and excepted Heritage Practice.

Although we do wish the Council the very best with its endeavours **we would respectfully request that you consider our submission and remove [REDACTED] from Planning Scheme Amendment C142.**

We do hope this will occur at this stage of the process to ensure that we are not put to any additional cost, in obtaining an advisor to attend a Planning Panel to further discredit the Planning Scheme Amendment something which in circumstances such as this seems most unjust and unwarranted for long term ratepayers to your City.

Please contact [REDACTED] on [REDACTED] should you wish to further discuss our submission.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]