



Statement of Expert Evidence

Amendment C387 to the Melbourne Planning Scheme

Report to Planning Panel regarding the property at:

516-520 Collins Street, Melbourne

Prepared for and under instruction of
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1 Introduction

1.1 Instructions

- [01] This Statement of Evidence has been prepared on the instructions of Norton Rose Fulbright, representing the owner of 516-520 Collins Street and submitter to Amendment C387melb.
- [02] I have been asked to provide my opinion on a review of the City of Melbourne's (Council) proposed Planning Scheme Amendment C387. The Amendment proposes to include the property at 516-520 Collins Street Melbourne (the subject site) within an individual heritage overlay on a permanent basis. The Amendment proposes that an additional 136 other individual heritage places and five precincts be included in heritage overlay listings, as well as amendments to some existing listings.
- [03] I have been asked to provide independent expert evidence to the Panel in relation to C387 as it relates to the subject site.

1.2 Site Inspection

- [04] I inspected the subject site on 9 August 2021.

1.3 Sources of Information

- [05] The following documents were reviewed as part of the preparation of this Statement:
- *Hoddle Grid Heritage Review* (2020), Context & GJM Heritage. Volume 1: Built & Urban Heritage – Methodology
 - *Hoddle Grid Heritage Review* (2020), Context & GJM Heritage. Volume 2B: Postwar Thematic Environmental History & Postwar Places
 - Melbourne Planning Scheme Amendment C387 Explanatory Report
 - Incorporated and supporting documents exhibited as part of Amendment C387
 - Submission to c387 Panel by Collins Street Property Pty Ltd
 - Richard Apperley et al, *A Pictorial Guide to Identifying Australian Architecture*. Sydney, 1989

1.4 Qualifications, Experience & Area of Expertise

- [06] A statement of my qualifications and experience with respect to heritage and urban conservation issues is appended to this report.
- [07] I have provided expert witness evidence on similar matters before the Planning Panel and 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.

1.5 Summary of Opinion

- [08] In order to be included in a site-specific Heritage Overlay, the building on that site is required to meet the threshold of individual significance. It is my opinion that the building on the subject site does not meet this threshold of significance.

2 Subject Site

2.1 Location & Description

- [09] The subject site is located on the north side of Collins Street, between William and King Streets in the Melbourne CBD (Figure 1). There is rear access from Little Collins Street via McCrackens Lane (Figure 2).

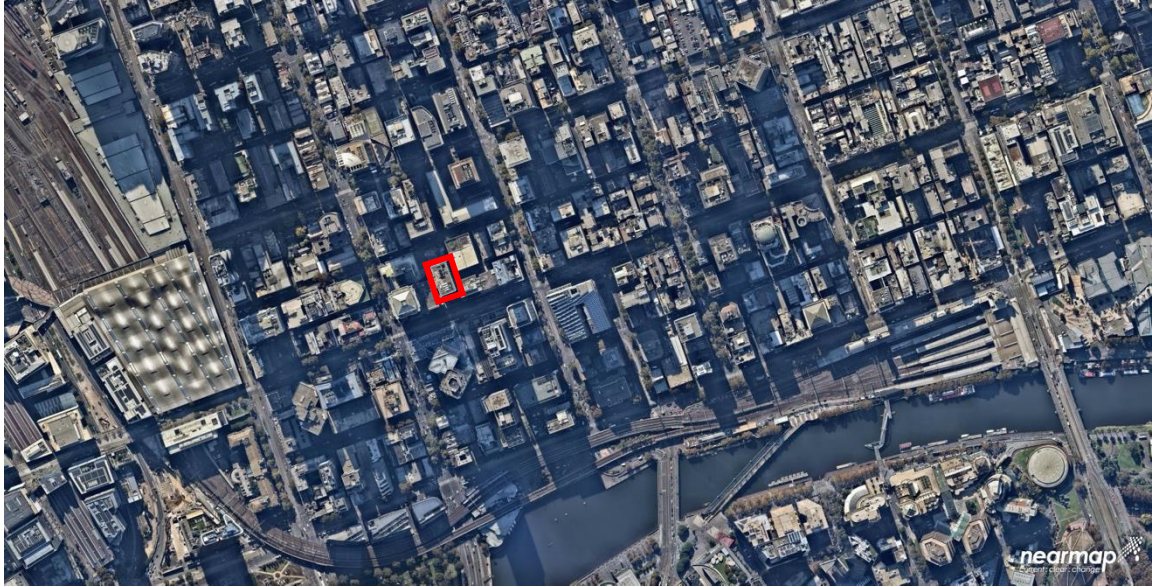


Figure 1: Aerial view of the south western part of the Hoddle Grid. The subject site is indicated in red. Source: Nearmap, 2021.



Figure 2: Aerial view of the subject site (in red) in its immediate context. Note the rear lane access. Source: Nearmap, 2021

- [10] The subject site comprises a 16-storey, rectangular office tower fronting to Collins Street. The building is built boundary to boundary. A small setback to provides an entrance plaza (Figure 3 and Figure 4). The ground floor foyer and related spaces are relatively low. The first floor is given over to carparking and there are 14 office floors above. The uppermost floor is given over to plant and equipment.
- [11] On the Collins Street elevation, the oatmeal-coloured side walls project slightly forward and enclose long, precast concrete spandrel panels that splay out at each end, projecting beyond the side brick wall projections. Aluminium framed ribbon windows illuminate each office floor. This arrangement

is surmounted by a frieze like element that projects from the main façade an equivalent distance as the spandrel projections, taking its cue from the detailing of these spandrel projections and replicating this motif across the full frontage. The ground floor of the building, and its accompanying plaza, are currently being refurbished. The works include the removal of the central projecting canopy to the front entrance, the relocation of the front entrance to the east side (thereby creating one single retail tenancy facing onto Collins Street) and the construction of a steel canopy over the entire plaza and part of the footpath. The carpark on the first floor will remain exposed above the canopy with the precast concrete mullions covering the opening remaining in place.

- [12] The rear elevations of the building are entirely utilitarian with exposed oatmeal-coloured brick walls and aluminium framed ribbon windows (Figure 5).



Figure 3: View of the subject site from Collins St. Source: Trethowan Architecture, 2021.



Figure 4: View of the plaza showing the new canopy under construction with the main office building setback from the street frontage. Source: Trethowan Architecture, 2021.



Figure 5: View of the subject site from the rear at McCrackens Lane. Source: Trethowan Architecture, 2021.

2.2 Historical Summary

- [13] The building was constructed in 1974 for developer Hanover Holdings. It has had a number of owners. The property last changed hands in 2019. Other details such as architect or builder have not been established.

2.3 Comment on Intactness & Integrity

- [14] The ground floor and plaza alterations currently underway will impact upon the intactness and integrity of the place. The emphasis of the building's entrance with its centrally placed doors and accompanying projecting canopy will be lost. The foyer treatment, and its related finishes, bears no resemblance to the original arrangement or appearance of the building. The upper section of the Collins Street elevation and the appearance of the building from the rear remain much as they were originally constructed.

The alterations impact on the building's streetscape contribution and legibility within Collins Street at the ground level. Given the prominence of its immediate neighbours, the building has never made a contribution to the city skyline.

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3 Amendment C387

- [15] Amendment C387 seeks to implement the recommendations of the Hoddle Grid Heritage Review (HGHR). The subject site is one of 55 individual post-war office buildings recommended for inclusion in the Heritage Overlay. The Amendment also seeks to include a number of pre-1945 places, and to amend some existing listings. For the purposes of this report, only the post-war office buildings are relevant.

3.1 Heritage Overlay

- [16] The Amendment proposes to include the subject site in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place. No additional controls are proposed for the Schedule to the Heritage Overlay (Clause 43.01).
- [17] The HGHR assessed that the subject site meets Criteria A and D

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance)*

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

3.2 Grading

- [18] The subject site is recommended for a grading of *significant* as an *individual heritage place*.

3.3 Statement of Significance

- [19] A Statement of Significance was prepared for the subject site as part of the HGHR, as follows:

What is significant?

The office building at 516-520 Collins Street, a multi-storey commercial building constructed c1974. Elements that contribute to the significance of the place include (but are not limited to):

- *The building's original external form, materials and detailing*
- *The building's high level of integrity to its original design.*

Later alterations made to the lower levels of the building are not significant

How is it significant?

The office building at 516-520 Collins Street is of historical and representative significance to the City of Melbourne.

Why is it significant?

Constructed in c1974, the office building at 516-520 Collins Street has a clear association with the postwar building boom which transformed central Melbourne into a modern high-rise city. The design of these commercial buildings from the late 1950s to the mid-1970s – many of which were architect designed – was driven by the commercial demands and the prestige afforded by a dominant city presence (Criterion A).

The office building at 516-520 Collins Street is a fine and highly intact representative example of a Post-War Modernist commercial building. The building strongly reflects the style which was popular in the 1960s through to the mid 1970s, particularly in central Melbourne. Constructed as a 16-storey structure, the building clearly demonstrates typical characteristics of a later postwar commercial building, including a strong horizontal emphasis and highly distinctive spandrels. These demonstrate important aspects of the Modernist style (Criterion D).

4 Hoddle Grid Heritage Review

- [20] The post-war multi-storey office typology is not well represented within the Melbourne Planning Scheme. The HGHR considered this building type within the limitation of the Hoddle Grid. Within this area there are several examples of this building type, more than sufficient to provide a benchmark for comparison. These examples include buildings that are included on the Victorian Heritage Register as well as some properties which have not been recommended for listing or have been demolished.

4.1 Definitions

- [21] Clause 22.04 of the Melbourne Planning Scheme includes definitions used by Council to describe the significance of places. In this case, the subject site is proposed to be included in the planning scheme as an *individual heritage place* and given a *significant* grading. These terms are defined as follows:

Individual heritage place

An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control and be located within or outside a heritage precinct.

Significant heritage place

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

- [22] A useful guide to understand thresholds of significance is *Assessing the Cultural Heritage Significance of Places & Objects for Possible State Heritage Listing: The Victorian Heritage Register Criteria and Threshold Guidelines* (prepared by the Heritage Council of Victoria, updated December 2020). The guidelines define the significance threshold as: *the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or works heritage list.* A general principle for local level significance is as follows:

A place that is of heritage value to a locality or municipality has the potential to be recognised as being of local cultural heritage significance (and may be included in the Heritage Overlay of the local planning scheme)

4.2 Previous Heritage Studies

- [23] Relevant previous heritage studies assessed the subject site as follows:

- *Central Activities District Conservation Study* (1985): D grading
- *Central City Heritage Review* (1993): Ungraded
- *Review of Heritage Overlay Listings in the CBD* (2002): Ungraded
- *Central City Heritage Review* (2011): Ungraded

4.3 Recommendations

- [24] The HGHR identified and recommended 55 post-war buildings located in the Hoddle Grid for inclusion in individual, site specific Heritage Overlays. Not all proposed listings are multi-storey offices, however all are listed below. Buildings which do not include offices are highlighted in yellow. In chronological order, these places are as follows:

1. 1948-54, Former Russell Street Automatic Telephone Exchange & Postal Building, 114-120 Russell Street. Commonwealth Department of Works
Assessment Criteria A, D, E
2. 1954-55, Former Gilbert Court, 100-104 Collins Street. John A. La Gerche
Assessment Criteria A, D
3. 1956, Laurens House, 414-416 Lonsdale Street. Harold Bloom
Assessment Criteria A, D, H
4. 1956, Former Ajax House, 103-105 Queen Street. H. D. Berry
Assessment Criteria A, D
5. 1956-57, Former Allans Building, 276-278 Collins Street. Godfrey Spowers Hughes Mewton and Lobb with Charles N. Hollinshead
Assessment Criteria A, D, H
6. 1956-58, Former AMP Building (University City Apartments), 402-408 Lonsdale Street. Bates Smart & McCutcheon
Assessment Criteria A, D
7. 1957, Former Coles and Garrard Building, 376-378 Bourke Street. Meldrum and Noad
Assessment Criteria D, H
8. 1957, Union House, 43-51 Queen Street. Bates Smart and McCutcheon
Assessment Criteria A, D
9. 1957, Former Batman Automatic Telephone Exchange, 376-382 Flinders Lane. Commonwealth Department of Works
Assessment Criteria A, D, E
10. 1958-61, Atlas Assurance Building, 404-406 Collins Street. H. Garnet Alsop and Partners
Assessment Criteria A, D, E
11. 1959-60, Former Bank of Adelaide Building, 265-269 Collins Street. Godfrey Spowers Hughes Mewton and Lobb
Assessment Criteria A, D
12. 1958-59, Coates Building, 18-22 Collins Street. John A. La Gerche
Assessment Criteria A, D
13. 1960, Former London Assurance Building (Law Institute of Victoria), 468-470 Bourke Street. Bernard Evans
Assessment Criteria A, D, E
14. 1960-61, Former Guardian Building, 454-456 Collins Street. Bates Smart & McCutcheon
Assessment Criteria A, D
15. 1961-62, Former South British Insurance Company Ltd Building, 155-161 Queen Street. Bates Smart & McCutcheon
Assessment Criteria A, D, E
16. 1961, Former State Savings Bank, 258-264 Little Bourke Street. Meldrum & Partners
Assessment Criteria A, D, E
17. 1963, CML Building (including the Plaza and sculpture), 308-336 Collins Street. Stephenson & Turner
Assessment Criteria A, D, E
18. 1963, Royal Mail House, 253-267 Bourke Street. D Graeme Lumsden
Assessment Criteria A, D
19. 1964, 1953-55, H. C. Sleigh Complex, 158-172 Queen Street. Bates Smart and McCutcheon
Assessment Criteria A, D,
20. 1964-65, Former Houston Building (Aviation House), 184-192 Queen Street. E and G Kolle
Assessment Criteria A, D
21. 1964-66, Former Reserve Bank of Australia, 56-64 Collins Street. Professor Brian Lewis and others
Assessment Criteria A, D
22. 1964-66, Wales Corner, 221-231 Collins Street. Stephenson & Turner
Assessment Criteria A, D
23. 1966, Royal Insurance Group Building, 430-442 Collins Street. Yuncken Freeman
Assessment Criteria A, D

24. 1966-68, Former AMP Building (Citibank Centre), 344-350 Collins Street. Godfrey Spowers Hughes Mewton and Lobb
Assessment Criteria A, D
25. 1966-68, Former Dalgety House, 457-471 Bourke Street. Peddle Thorpe and Walker in association with Meldrum and Partners.
Assessment Criteria A, D, E
26. 1965-69, AMP Tower and St James Complex, 527-555 Bourke Street. Skidmore Owings and Merrill in association with Bates Smart & McCutcheon
Assessment Criteria A, B, D, E
27. 1967-68, Former State Savings Bank of Victoria (Melbourne Chambers), 233-243 Queen Street. Godfrey & Spowers, Hughes Mewton & Lobb
Assessment Criteria A, D
28. 1967, Former Legal & General House, 375-383 Collins Street. B Evans, Murphy, Berg & Hocking
Assessment Criteria A, D, E
29. 1968, 1925, Equitable House, 335-349 Little Collins Street. Stephenson and Turner (1925), Meldrum and Partners (1968)
Assessment Criteria A, D
30. 1968-70, Former Australia-Netherlands House, 468-478 Collins Street. Meldrum & Partners with Peddle Thorp Walker
Assessment Criteria A, D
31. 1966-67, Former Methodist Church Centre, 130-134 Little Collins Street. Bates Smart & McCutcheon with F. C. Armstrong
Assessment Criteria A, D
32. 1969, Cowan House, 457-469 Little Collins Street. E & G Kolle & Associates
Assessment Criteria A, D, E
33. 1969, Lonsdale Exchange Building, 447-453 Lonsdale Street. Comonwelath Department of Works
Assessment Criteria A, D, E
34. 1970-73, Former MLC Building (Royal Bank Plaza, IOOF Centre), 303-317 Collins Street. Demaine Russell Trundle and Orton
Assessment Criteria A, D
35. 1971-73, Former Commercial Banking Company of Sydney, 251-257 Collins Street.
Bates Smart & McCutcheon
Assessment Criteria A, D
36. 1972 Nubrick House, 269-275 William Street. Buchan Laird & Buchan
Assessment Criteria A, D, E
37. 1972 Former Law Department Building, 221-231 Queen Street. Fischer Group
Assessment Criteria A, D, E
38. 1972-75, Former Commonwealth Banking Corporation Building, 359-373 Collins Street.
Bates Smart & McCutcheon
Assessment Criteria A, D
39. 1972-73, Office Building (Prudential Building, Douglas Menzies Chambers), 178-188 William Street, McIntyre McIntyre & Partners
Assessment Criteria A, D
40. 1973, Former National Bank of Australasia Stock Exchange Branch, 85-91 Queen Street.
Meldrum & Partners
Assessment Criteria A, D
41. 1973-75, Office Building (Allianz Centre), 589-603 Bourke Street. Peddle Thorp de Preu
Assessment Criteria A, D
42. 1973-75, Office Building, 516-520 Collins Street. Architect not known
Assessment Criteria A, D
43. 1974, Former State Savings Bank of Victoria, 45-63 Swanston Street. Buchan Laird & Buchan
Assessment Criteria A, D
44. 1975-76, Former Dillingham Estates House, 114-128 William Street. Yuncken Freeman
Assessment Criteria A, D, E, F

45. 1975-78, Former Australia Pacific House (CAGA Building), 136-144 Exhibition Street. McIntyre and McIntyre and Partners
Assessment Criteria A, D

Mixed Office and Other Uses:

46. 1954-56, Former Hosie's Hotel (hotel), 1-5 Elizabeth Street. Mussen Mackay & Potter
Assessment Criteria A, D
47. 1959, Lyceum Club (private members club), 2-18 Ridgway Place, Ellison Harvie.
Assessment Criteria A, G, H
48. 1961, Former RACV Club (Clubhouse, accommodation, and offices), 111-129 Queen Street. Bates Smart & McCutcheon
Assessment Criteria A, D, E, G, H
49. 1968-70, Hoyts Mid City Cinemas (cinema and retail), 194-200 Bourke Street. Bogle & Banfield
Assessment A, D, E
50. 1969, Park Tower (apartments), 199-207 Spring Street. Kurt Popper
Assessment Criteria A, D, E, F, H
51. 1969-71, Former Exhibition Towers (apartments, motel), 287-293 Exhibition Street. Kenneth McDonald & Associates
Assessment Criteria A, D
52. 1970-72, Former Bryson Centre (Hotel, theatre and offices), 174-192 Exhibition Street. Perrot Lyon Timlock & Kesa
Assessment Criteria A, D
53. 1970, Apartment Building, 13-15 Collins Street. Kurt Popper
Assessment Criteria A, D, E, H
54. 1971, Treasury Gate (Apartments and offices), 93-101 Spring Street. Moore and Hammond Pty Ltd
Assessment Criteria A, D, E
55. 1972, Stella Maris Seafarer's Centre (welfare services), 588-600 Little Collins Street. AK Lines, MacFarlane & Marshall
Assessment Criteria A, G

5 Assessment of Significance

- [25] In the HGHR, the subject site was assessed as significant for two reasons: its association with the post-war building boom (Criterion A) and as a fine and intact representative example of Post-War Modernist commercial building incorporating important aspects of the Post-War modernist style (Criterion D).
- [26] With the exception of one building, the Coles and Garrard Building at 376-378 Bourke Street, all 55 of the buildings listed as significant are assessed as significant under Criterion A. Of the 55 buildings, 30 were assessed as important on the basis of only Criteria A and D.

5.1 Criterion A

- [27] Heritage Victoria, in explaining the methodology behind the step of applying significance under Criterion A advised that, on a state level, significance can be justified if (emphasis added):

The place/object allows the clear association with the event, phase etc. of historical importance to be UNDERSTOOD BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA WITH SUBSTANTIALLY THE SAME ASSOCIATION.

- [28] Adjusting this criterion to the specifics of the HGHR, it can read:

The place/object allows the clear association with the Post-War Building boom as it relates to multi story office buildings to be UNDERSTOOD BETTER THAN MOST OTHER surviving multi story office buildings IN THE HODDLE GRID.

- [29] It is reasonable to assume that every multi storey office building constructed within the nominated study period was associated with the Post-War building boom. This would include those office buildings that have been demolished, for example the National Mutual Building, have been altered beyond recognition in later refurbishments, for example the City Mutual Building, or have an existing significant listing, for example BHP House which is included on the Victorian Heritage Register (VHR). Based on the typological review undertaken by my office (Appendix C), and assuming that a more comprehensive survey would generate additional examples, the maximum total number of buildings fitting this category would be around 100. If demolished buildings are omitted the total reduces to around 90. This raises the question of what makes a particular building or a number of buildings significant beyond others under this criteria?
- [30] The key words are 'MOST OTHER'. Given an overall sample of 90 buildings, what number of buildings within this group can be understood as demonstrating an association with the post-war building boom better than most others in the group? It is reasonable to assume that the six buildings included on the Victorian Heritage Register satisfy this category. Furthermore, the 55 buildings nominated for significance under the HGHR demonstrate their association with the Post-War building boom better than surviving buildings that originally dated from the Post-War Building boom but have been altered beyond recognition. This leaves a total of 61 buildings out of a range of 90 that are cited as significant. I would ascribe 'most other' as indicating that of the overall sample 30% to 40% could be selected as significant against most other examples. The HGHR avoided this question by designating all but one of their listed office buildings as significant under Criterion A. This relates to around 55% to 60% of the multi storey office buildings surviving in the Hoddle Grid from the nominated period (the percentage includes the six buildings on the VHR). In my view, the use of this criterion has been applied too broadly in relation to the multi storey office buildings and the criterion should be applied more selectively, relating perhaps to around 20 buildings considered under the HGHR rather than the 55 presently assessed.
- [31] Perhaps the best way of reducing this application of Criterion A is to assess for each office building its contribution to the degree of change in appearance that took place within the Hoddle Grid as a consequence of the Post-War building boom. For instance, a building complex such as the MLC Building (303 Collins Street) made a dramatic change to the Hoddle Grid. It affected a demolition of a significant landmark building, its construction took place in concert with the development of neighbouring properties, it changed the overall appearance of the intersection of Elizabeth and Collins streets, and it remains a landmark on the city skyline. In contrast, a building complex such as Equitable House (335-379 Little Collins Street) integrated with the existing streetscapes of

Elizabeth Street and Little Collins Street in such a way that the overall appearance of these streets did not change significantly. In addition, its construction is reasonably isolated from other contemporary developments. Using this principle, and limiting the sphere of analysis to multi storey office buildings, the significant change to the appearance of the Hoddle Grid as a consequence of office development in the period under study took place in the western sector of the Hoddle Grid, principally around the former Western Market, and at the intersections of William and Bourke streets, Queen and Bourke streets, Elizabeth and Collins streets and in stretches of street connecting and immediately these key nodes. The concentration of development around these nominated nodes is demonstrated in the 1979 aerial photograph of the western end of the Hoddle Grid (Figure 6). Adopting this principle reduces the number of properties nominated under Criterion A by approximately 15.

- [32] The subject site falls within this general section of streets and as such its significance under Criterion A is justified, nevertheless, the application of Criterion A remains very broad. As a result, it would be inappropriate to designate a building as significant solely on the basis of this criterion.

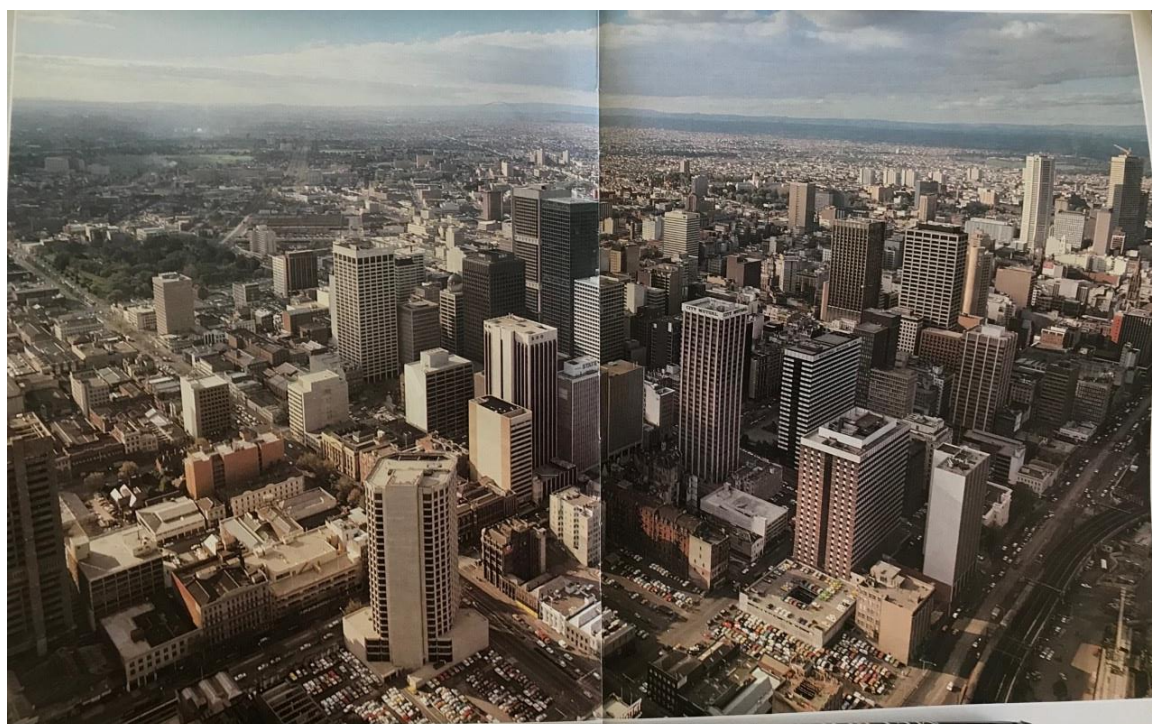


Figure 6: Aerial view of the western end of the Hoddle Grid late 1970s. Note the subject in a central position in the photo. Source: *Melbourne Australia: A Way of Life* (GH Poole, ed, Melbourne Tourism. 1979).

5.2 Criterion D

- [33] Heritage Victoria, in explaining the methodology behind the step of applying significance under Criterion D advised that, on a state level, significance can be justified if

The place/object is a NOTABLE EXAMPLE of the class in Victoria (refer to Reference Tool D)

- [34] Reference Tool D: What is a 'notable example' of a class? The term notable example is used to encompass any of the following:

- *A fine example – the place/object displays a large number or range of characteristics that is typical of the class; the place/object displays characteristics that are of a higher quality or historical relevance than are typical of places/objects in the class; or the place/object displays the principal characteristics of the class in a way that allows the class to be easily understood/appreciated.*

- *A highly intact example – the place/object displays characteristics of the class that remain mostly unchanged from the historically important period of development or use of the place/object.*
- *An influential example – the place/object contains physical characteristics of design, technology or materials that were copied in subsequent places/objects of the class (direct physical influence), or other places/objects were created, altered or used in response to the characteristics of this place/object.*
- *A pivotal example – the place/object encapsulates a key evolutionary stage in the development of the class.*

[35] Adjusting this criterion to the specifics of the HGHR, it can read:

The place/object is a NOTABLE EXAMPLE of multi storey office buildings constructed within the Hoddle Grid in the period 1955-1975 (refer to Reference Tool D)

Detailing the citation under Criterion D for the subject site, the building is seen as *a fine and highly intact representative example of a Post-War Modernist commercial building. The building demonstrates typical characteristics of a later postwar commercial building, including a strong horizontal emphasis and highly distinctive spandrels. These demonstrate important aspects of the Modernist style (Criterion D).*

[36] Referring back to the Heritage Victoria Reference Tool D

[37] Is the building a fine example?

[38] Does the building display a large range of characteristics that are typical in multi storey office buildings from this period? The citation notes the horizontal emphasis and the distinctive spandrels. Added to this, the building is set back from the street frontage and has a defined box like form. It lacks a three-dimensional quality because of a small site without a corner position. It also lacks an elevated ground floor. The setback from the street frontage is not substantial and as a result the entry plaza has limited potential, again due to the relatively small site. The three elements of the building which are typically characteristic of buildings from the period comprise the box like form, front setback, and horizontal emphasis with spandrels. Critically these elements are arranged together in a reasonably satisfactory way. The building's lower section with its unprepossessing ground floor surmounted by a carpark is a design shortcoming; this is exacerbated by the ground floor alterations. Furthermore, the rear of the building is unremarkable and bears little relationship with the front. While the building does display some characteristics typical of multi-storey office buildings of the period, the range displayed is limited and does not represent a 'large range'.

[39] Does the building display characteristics that are of a higher quality or historical relevance than are typical of multi-storey office buildings? The citation identifies no such characteristics, advising that the building is representative rather than 'high quality'.

[40] Does the building display the principal characteristics of multi-storey office buildings in a way that allows this type of building be understood/appreciated? The citation advises that the building incorporates two characteristics that are typical within the Post-War Modernist style, that is the horizontal emphasis and spandrel panels. The HGHR is silent on exactly what the Post-War Modernist style is. In architectural circles the term is not generally used and does not appear as a category in Richard Apperley et al, *The Pictorial Guide to Identifying Australian Architecture*. The accepted term for multi-storey office buildings of this genre is **International Style**. This allows a distinction with contemporary office buildings in the Organic Style (for example the former Cinema Centre in Bourke Street) or the Brutalist style (for example the National Bank HQ in Bourke Street). I have provided an overview of the characteristics of the International Style in Appendix B of this report. In my view this building is neither a fine nor a notable example of this style. The building falls into a subset of the office buildings constructed on constrained sites where the architectural expression is limited to the street and sometimes the rear elevation. There are several examples of this type. The building at the subject site falls into a further sub-category where the architectural expression relies on a continuous masonry spandrel layered with an accompanying ribbon window. This arrangement worked particularly well on northern elevations where a recessed window arrangement facilitated an effective external shading while also providing a degree of architectural

expression with little design effort. There are a number of examples falling within this sub-category. Identified examples comprise:

- Citibank Centre (rear elevation to Flinders Lane), 344-350 Collins Street
Godfrey and Spowers, 1966-68
- Former CBC Building, 251-257 Collins Street
Bates Smart & McCutcheon, 1974
- The Subject Site, 516-520 Collins Street
Architect unknown, 1974
- Former Australia Pacific House, 136-124 Exhibition Street
McIntyre and McIntyre, 1975
- Office Building 124 Exhibition Street
Architect unknown, date unknown
- Office Building, 10 Queen Street
Architect unknown, 1972
- Former Office Building (now a hotel), 270-272 Flinders Street
Architect unknown, 1977

[41] Of this group, 344-350 and 251-257 Collins Street both adopt the northern orientation principle, and both buildings are well detailed and considered. 136-124 Exhibition Street is most structurally expressive and perhaps fits better into the classification of Brutalism rather than the International Style. These buildings I would consider as the best examples within the Hoddle Grid that enable the architecture of office buildings within this sub-category period to be 'better understood', leaving the subject site as secondary in comparison. The most important example of this sub-category is not located within the Hoddle Grid. This is the former BP Building in St Kilda Road, 1962-64 (architects Demaine, Russell, Trundle, Armstrong and Orton), now converted to residential apartments and known as 1 Albert Road. The former BP Building is important for several reasons, but it is the earliest and largest application of the continuous spandrel concept in Melbourne. The spandrels appropriately face north giving shade to the exterior with the distinctive form of the building taking its cue from the curve of Albert Road.

[42] Looking at the criteria required for a 'fine building' on a collective basis, the building on the subject site falls short of being considered a 'fine example'.

[43] Is the building highly intact? The citation advises that this is the case. Having inspected the building I am of the opinion that this is not the case. Changes have been made to the exterior at ground floor level and to the adjacent internal spaces. While the upper floors remain altered these changes are immediately apparent and compromise the building's low key appearance and its setting in the street. While the building overall could be considered intact, it is not 'highly intact'.

[44] Is this building an influential example of its type? The citation is silent on this point and rightly so. There are earlier examples of the continuous spandrel principle.

[45] Is the building a pivotal example? Again, the citation is silent on this point and rightly so.

[46] Based on the above review, the subject site does not satisfy the cited standards to warrant its significance under Criterion D.

5.3 Recommendations

[47] The subject site is not an outstanding example of the type and does not meet the threshold for inclusion in the Heritage Overlay as an *individually significant* heritage place. Looking at the accepted assessment criteria overall, the subject site satisfies one criterion (Criterion A) of

significance but no others. Criterion A has been applied broadly with in the HGHR and it would be inappropriate to designate a building as significant solely against this criterion. On this basis the justification for including the subject site as a site-specific Heritage Overlay cannot be justified.

6 Conclusion and Declaration

- [48] Upon review of the exhibited material of Amendment C387, and the recommendations of the HGHR, it is my opinion that the subject site does not meet the threshold for inclusion in the Melbourne Planning Scheme as an *individual heritage place*. It does not warrant *significant* grading.
- [49] The assessments made in the HGHR regarding the significance and value of the place are not convincing. Criterion A has been applied too broadly to the extent that it lacks meaning. and the place falls short of satisfying the cited standards to warrant its significance under Criterion D. The subject site has not been shown to possess equal or greater significance than comparable properties within the Hoddle Grid.
- [50] The proposed inclusion of the subject site as an individual heritage place should be dismissed.

Declaration

- [51] All avenues of assessment and considerations relevant to the proposal have been identified and accommodated in this report. No questions were raised that fall outside my expertise and I conclude my report is complete and accurate to the best of my abilities.
- [52] I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.



Bruce Trethowan

10 August 2021

Appendix A Qualifications & Experience

Architect | Director

Bruce Trethowan

EDUCATION

Bachelor of Architecture, University of Melbourne, 1975

Advanced Management Programme, University of Melbourne, Graduate School of Business, 1990

MEMBERSHIP

Fellow, Australian Institute of Architects

REGISTRATION

Registered Architect, Architects Registration Board of Victoria

POSITION

Director	Trethowan Architecture Interior Heritage
Director	Robert Peck von Hartel Trethowan, 1980-2001
Part time Lecturer and Tutor	University of Melbourne School of Architecture, 1979-1987
Councillor	National Trust of Australia (Victoria), 1985-1989
Chairman	Como House Management Advisory Committee, 1985-2000
Deputy Member	Historic Buildings Council, 1985-1989
Member	Official Establishments Trust, 1996-2005
Vice President	Villa Alba Museum Inc, 1997-2005
Councillor	Melbourne Girls Grammar School, 2001- 2005
Councillor	Australiana Fund, 2011-2020

AWARDS & PRIZES

In 2015 Trethowan Architecture was awarded the National Award and Victorian Award from the Australian Institute of Architects for the refurbishment of Coriyule Homestead at Drysdale.

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 RAI 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.

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

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.

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.

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). As part of that practice, he was involved in a vast number of commercial, residential and institutional building projects. At all times he maintained and applied the firm's high design standards. These standards 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 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. He has extensive architectural knowledge and experience, including in the assessment and analysis of Modern architecture, as evidenced by his completion of the 1992 City of St Kilda twentieth century architectural study, which is included in the Heritage Victoria list of architectural typological studies

Government House, Melbourne

Trethowan Architecture completed the preparation of a Conservation Management Plan and Asset Condition Assessments for this important complex of buildings and grounds. The project involved the physical survey of over 20 buildings, 400 rooms and 12 hectares of land. As part of this project, recommendations and budgets were prepared for the long term repair and maintenance of the buildings. Several building works related to the property have occurred from these studies.

Bishopscourt, Clarendon Street, East Melbourne

Bishopscourt has been home to the Anglican Archbishop of Melbourne since 1852 and is one of the most important residential properties in Melbourne. Working with the current incumbent, Archbishop Philip Freier, Trethowan Architecture have undertaken a number of restoration initiatives to the building's interior, prepared measured drawings of the building and is currently undertaking a series of restoration works to the exterior following the completion of an asset condition assessment of the building to plan for its long term preservation and maintenance.

Melbourne Convention Centre and Melbourne Maritime Museum

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 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 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.

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.

Essendon Airport, Essendon

The firm is acting as Heritage Architect to the developers of Essendon Airport. The airport complex comprises an array of buildings and structures that document the development of the aviation industry in Victoria including hangars and workshops constructed for Beaufort bombers, early passenger terminals and a distinctive control tower constructed to cater for the increased air traffic as a result of the 1956 Olympics in Melbourne. The firm has provided strategic advice on the conservation of many of these existing buildings.

Firbank Grammar School Senior School Campus Outer Crescent, Brighton

In 2003, the firm undertook as master plan of the Firbank Grammar School Brighton campus with a view of assessing the potential to refurbish, extend and replan the existing senior school campus, retaining and enhancing the original buildings, making better use of the existing building stock and unifying the diverse collection of buildings into a more collective whole. As a result of this study, the School embarked upon their Centenary Building Project, scheduled for completion in 2009. This project involves alterations and additions to a former gymnasium and its conversion into a VCE Centre as a dedicated facility for Years 11 and 12, the creation of up to date staff and IT facilities in an extended and refurbished former middle school classroom building and the creation of a new senior school quadrangle. In 2014 the School commissioned Trethowan Architecture to undertake extensive renovations and additions at Hindley House as the school administration centre.

Firbank Grammar School Sandringham Campus, Royal Avenue, Sandringham

Further to the School's senior school master plan review, the firm was asked to review the existing building stock at their junior school campus in Sandringham. The result of this review was the refurbishment of the original Edwardian house that forms the nucleus of the campus. The works saw the conversion of the vacant first floor into a new library and computer learning centre and the refurbishment of the ground floor with a new main entrance and reception area, new art room, staff room, tuck shop, uniform store and private teaching facilities. The building works have brought a new modern character to the School despite the fact that they also facilitated the restoration and refurbishment of the oldest building on the campus.

Our Lady's School Sunshine

Refurbishment of a former vacant and moribund parish hall into a new multi purpose facility serving this large suburban primary school. The works will allow the existing building to be linked directly with the school campus and provide essential facilities for after school care as well as an indoor recreation facility, an indoor assembly area and venue for special education.

Coriyule Homestead, Drysdale

Coriyule Homestead was constructed in 1849-50. The property was purchased by our friends and fellow heritage consultant Bryce Raworth and his wife Isobel Williams. Working with Bryce and Isobel, Trethowan Architecture contributed to the internal renovations within the main dwelling and outbuildings.

Forum Theatre, Flinders Street, Melbourne

In 2012, Marriner Theatre commissioned Trethowan Architecture to prepare the Conservation Management Plan for the Forum Theatre. This was followed with the staged refurbishment of the interior public and back-of-house facilities. Later plans include external restoration and floodlighting. The Theatre is an iconic element of Melbourne.

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 wiring, toilets and kitchen facilities were required to bring the building up to an acceptable standard for leasing. \$0.5 million.

Elizabeth House, 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. \$2 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. \$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.

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.

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.

86-88 Collins Street, Melbourne

Restoration of a pair of listed Victorian terraces and conversion into shops and offices.

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, and 1 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. These buildings were imported into the 1 Collins Street project.

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.

Westin Hotel

One of Melbourne's premier Hotels, The Westin development incorporates both hotel facilities and a series of luxury apartments

Chanel Retail Premises and Offices 140 Flinders Lane, Melbourne

Extensive renovation and restoration of a former bank building as the Melbourne Flagship of the Chanel Group.

The Emporium, Lonsdale Street, Melbourne

Working in association with the development team the project involved the retention and restoration of a series of heritage building located within the Emporium property including the former Myer Lonsdale Street and Little Bourke Street stores and the Robinson and Moffat Premises,.

271 Spring Street, Melbourne

Working in association with the development team, the project involved the restoration and refurbishment of the former City Mission and the former Elms Family Hotel.

SELECTION OF WORKS

Studies:

Portland Conservation Study;
Banks In Victoria 1851-1939;
Beechworth Historical Reconstruction;
Public Works Department 1851-1900;
City of St Kilda, Twentieth Century Study

Private Residences:

Chestnut Street, Cremorne
Bishopscourt, East Melbourne
5 Towers Road, Toorak;
Irving Road, Toorak;
George Street, East Melbourne;
Beach Street, Queenscliff;
Lathamstowe, Queenscliff

Institutional and Private Clients:

Athenaeum Club;
Melbourne General Cemetery;
East Melbourne Hebrew Congregation;
St Peter's, Eastern Hill;
Marriner Theatres;
Gandel Group;
The Johnston Collection;
Anglican Diocese of Melbourne;

Conservation Studies include:

Government House Melbourne;
former High Court of Australia, Little Bourke Street, Melbourne;
Forum Theatre, Melbourne;
former Commercial Bank of Australia Head Office, 333 Collins Street, Melbourne;
Treasury Precinct, Melbourne;
Christ Church Warrnambool;

Appendix B Architectural Overview – International Style

A significant number of properties listed and forming part of Amendment C387 comprise multi-storey office buildings constructed in Central Melbourne during the period 1955 to 1970. The architecture of these buildings generally adopts a style known as the International Style. This name, coined by Henry Russell Hitchcock, has its sources in the early twentieth century and reached its apogee in the immediate post-war when its adoption was worldwide, particularly in the design of multi-storey office buildings. The landmark buildings of this high point are located in the United States of America, principally in New York. These landmark buildings included:

- The United Nations Secretariat Building. (1950, architects Wallace K. Harrison and others)
- Lever House. (1952, architects Skidmore Owings and Merrill (SOM))
- Seagram Building. (1958, architects Mies van der Rohe and Philip Johnson)
- Pepsi Cola. (1960, architects SOM)
- Pan Am Building. (1963, architects Emery Roth & Sons, Walter Gropius and Pietro Belluschi)
- CBS Building. (1965, architect Eero Saarinen)

Also of importance is the Inland Steel Building constructed in Chicago in 1957 (architects SOM).

Collectively, these buildings epitomise the characteristics of the International Style. These characteristics comprise:

- A box like form.

Generally, this form comprises a singular free-standing element accommodating the building's stacked office floors. This singular form was often complemented by a lower building form horizontal in appearance comprising a podium which balanced the more vertical office form (sometimes this lower form was relegated to the rear of the site) or a taller, more slender vertical form which accommodated lifts, stairs, and services.

- A distinction between the ground floor (with its requisite foyer) and upper storeys.

The ground floor with its taller floor to ceiling was set back from the façade line allowing free standing columns to express the support structure of the tall office form above.

- Deference to the surrounding street pattern

Perhaps in order to create reasonably efficient typical floors, the principal building forms were generally aligned to the surrounding streets.

- Breaking the street wall pattern of neighbouring buildings.
- Public open spaces.

Generally, the principal facades of the buildings were set back from the street frontages enabling the creation of an entrance plaza which addresses the main entrance. This plaza was generally an unencumbered open paved space and the setting for a large sculpture (generally abstract), flagpoles or a water feature comprising a fountain with accompanying pool. Side plazas, often formed by the grouping of two built forms, included gratuitous planting or seating areas.

- Important characteristics of the style include a rigid attention to proportion, materials, pattern, rigorous repetition and details.

Proportion and the arrangement of the facade elements, windows, spandrels and mullions, into a carefully composed abstract composition were critical to the success of any building design. Classic proportions, 1:1, 1:2 and the golden section are ideals.

Generally, the palette of materials used in the main building elevations was kept to a minimum. Glass, steel, and stone were highly preferred and used exclusively in the high-quality examples. Sometimes aluminium substituted steel. Mosaic finishes and precast concrete elements were also

acceptable. A balanced composition between the arrangement of the façade's horizontal and vertical elements was essential. Often this was achieved by allowing mullions to project beyond the main façade plane giving the building a light verticality balanced by stronger recessed horizontal lines of spandrels.

Rigorous repetition of these pattern lines across entire façades is another characteristic with service floors and roof top plant rooms covered by the same facade pattern as the office floors. Sometimes these secondary support spaces were subtly expressed, however the overall building pattern was not compromised. Every aspect of the exterior was detailed carefully to express not only the beauty of the materials and the façade pattern but also the functional differentiation of individual built elements such a stair tread or an entrance doorway. Ideally the built form was unencumbered by any neighbours and appeared as a free-standing, weightless volume suspended in the space with little distinction between top and bottom.

In Melbourne this high point in the application of International Style office buildings is bookended by two important examples, the ICI Building (1959, Bates, Smart and McCutcheon) and the BHP Building (1975, Yuncken Freeman). In the period between these two landmark buildings, the large number of buildings constructed provide an interesting overview of the development of office design. On larger or less constrained sites, architects sought to design a four-sided composition with identically conceived elevations. Smaller sites, constrained by neighbouring buildings, generated sheer side walls. Over time the initial 'cigarette box' building form (for example National Mutual Centre) generally gave way to a square building plan with a centrally located service core (City Mutual Building, AMP Tower). Fully glazed curtain walls disappeared and were substituted by a solid grid infilled by glazed panels. This arrangement facilitated, in some cases, an effective shading pattern to the reduce heat load. Aesthetically it resulted in a wide range of patterns generated by vertical and horizontal bands. The consistency of this approach is well illustrated in the aerial view of the western section of the Hoddle grid dating from 1979. Without exception these buildings were designed by architects and with varying degrees of success. Nevertheless, the general consistency of stylistic approach is a characteristic that is perhaps the hallmark of the period, with few buildings departing from the norm. The most notable departure is the MLC Building on the corner of Collins and Elizabeth streets, which has a C-shaped plan oriented diagonally to face the corner.

On constrained sites architectural expression was limited to the street elevation (and possible the rear elevation). This generated an infill design (for example Australian Netherlands House) as distinct from the more freestanding composition which generally occurred on larger corner sites (for example City Mutual, corner William and Collins streets) or larger sites bordered by side laneways (for example Marland House at 570 Bourke Street). Attention to refined architectural design and detail are the qualities that bring forward the more successful or outstanding examples. Yuncken Freeman and Bates Smart & McCutcheon were perhaps the two local architectural practices that stand out in this regard; they generally produced buildings of consistently high quality. Input from international architects Skidmore, Owings and Merrill is reflected in the enhanced architectural quality of the three buildings they were associated with during this period: Shell House, the AMP / St James Complex, and BHP House. Other local commercial practices, including Godfrey and Spowers, Stephenson and Turner, Meldrum and Partners and E & G Kolle are also noted for some of their buildings. Small practices also showed their understanding of the International Style, a notable example being Guildford Bell with the Felt and Textiles Building.

As well as mainstream examples certain, what could be described as, sub-themes of the International Style, materialized in Melbourne. It seems that Melbourne architects had a predilection with bricks. There could be a number of reasons for this, which have not been explored in the Hoddle Grid Heritage Review. Nevertheless, there are a significant number of examples in Melbourne where either brickwork was used predominantly or in select sections of the building. Brickwork is not a material that would initially be expected to be used in International Style office buildings, although Mies van der Rohe and other architects did use it in smaller projects. The reason is because brickwork is not only a traditional building material (more akin to arts and crafts design rather than the architecture of the industrial age) but also as a material it is inherently gravitational with one course of brickwork bearing on the one below, quite in contrast to the ideal of a weightless volume suspended in space. This is in contrast to, for instance, panels of stone or concrete which could be fixed to a frame and appear as a weightless veneer on the surface of the building. In

typical examples, brickwork was often used as an infill within in a masonry frame or as a cladding to a windowless service shaft or side panel to a larger building (for instance the former Bryson Centre at 174-192 Exhibition Street). However, as the century progressed whole building facades were clad in brickwork with varying success. Examples include the RACV Building, Queen Street Bates Smart & McCutcheon 1961; Aviation House, Queen Street E & G Kolle 1964; Nubrick House at 271 William Street Buchan Laird & Buchan 1972; 50 Queen Street 1973 (not included in C387); the former Chateau Commodore at 131 Lonsdale Street; the former Hilton Hotel in East Melbourne; and the Princes Gate Towers development.

The application of precast concrete panels is another subculture that could warrant further examination as an International Style sub-theme in Melbourne.



Figure 7: ICI House, image dated 1958. Source: State Library of Victoria, photographer Wolfgang Sievers.

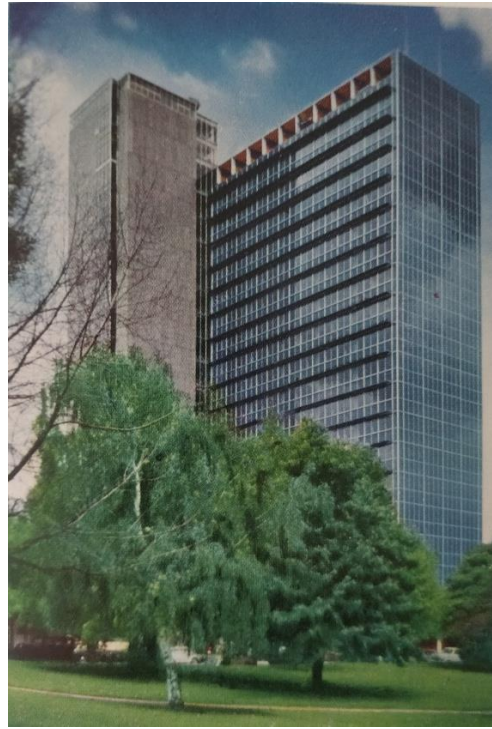


Figure 8: ICI House, north-west view dated 1958. Source: Cross Section, Issue 74 1958.

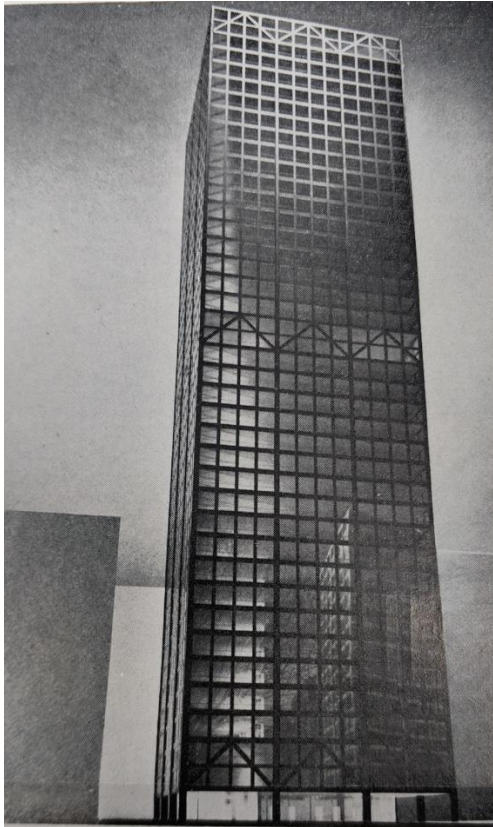


Figure 9: BHP Tower design drawing. Source: Cross Section, Issue 201 1969.



Figure 10: BHP Tower, image dated 1973. Source: State Library of Victoria, photographer Wolfgang Sievers.



Figure 11: National Mutual Centre, image dated 1966. Source: State Library of Victoria, photographer Wolfgang Sievers.



Figure 12: City Mutual Building seen in the background of this Collins Street view dated 1967. Source: State Library of Victoria, photographer Wolfgang Sievers.

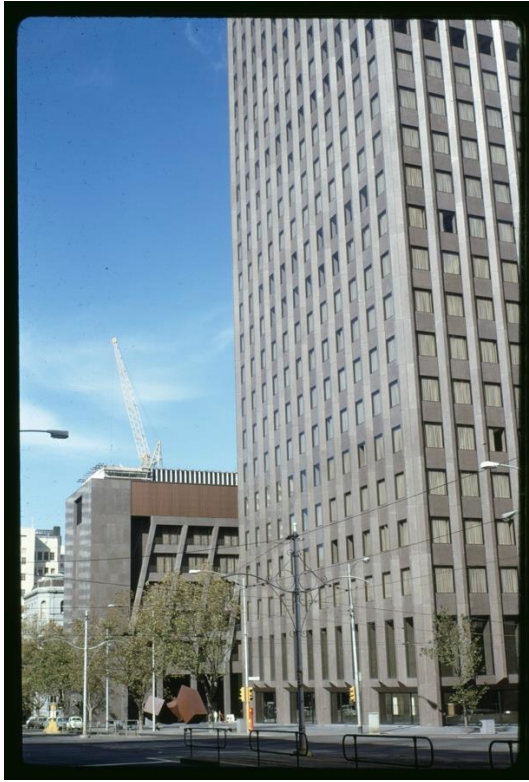
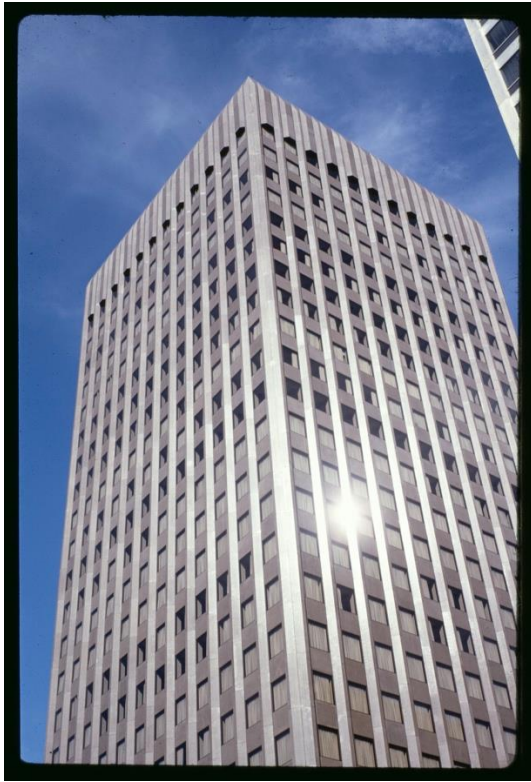


Figure 13: AMP Tower & St James, images dated 1968. Source: State Library of Victoria, photographer Peter Wille.



Figure 14: Image of MLC building published in *The Age* in July 1972. Source: HGHR, 2020.



Figure 15: Australia Netherlands House. Source: HGHR, 2020.



Figure 16: Marland House today. Source: Trethowan Architecture, 2021.



Figure 17: Early photo of Marland House. Source: City of Melbourne collections.



Figure 18: Felt & Textiles Building, dated 1973, architect Guildford Bell. Source: State Library of Victoria, photographer Wolfgang Sievers.



Figure 19: Former Bryson Centre at 174-192 Exhibition Street. Note the brick wall to the service core. Source: Google Maps



Figure 20: Aviation House at 190 Queen St, 1966. Source: State Library of Victoria, photographer Wolfgang Sievers



Figure 21: Nubrick House at 271 William Street. Source: Google Maps.



Figure 22: 50 Queen Street at the corner with Flinders Lane. A brick façade. Source: Google Maps.



Figure 23: Former Chateau Commodore, Lonsdale Street. Source: Google Maps.



Figure 24: Princes Gate Towers. Source: MELMO, page 151.

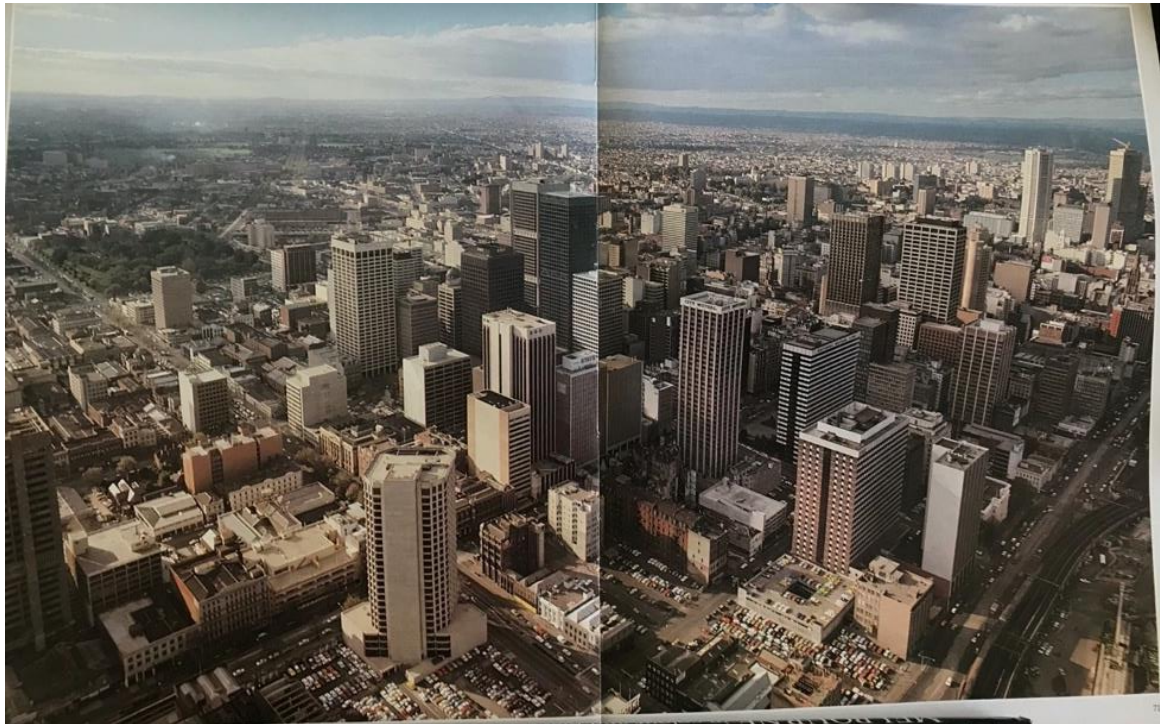


Figure 25: Aerial view of the western end of the Hoddle Grid late 1970s. Source: *Melbourne Australia: A Way of Life* (GH Poole, ed, Melbourne Tourism. 1979).

Appendix C Typological Review

The examples used for comparative analysis in the HGHR are not a comprehensive or thorough representation of the typology. There is greater stylistic breadth and architectural quality that should be reviewed in order to understand this typology. A comprehensive overview allows us to assess the relative quality and value of the subject site. Within the typology some buildings stand out as being better examples due to their architectural quality, their remaining intactness and integrity, and their ability to demonstrate key characteristics or stylistic and technical developments through the post-war period.

The late 1950s through the 1960s saw the development of glass curtain wall technology and its proliferation as a preferred construction method for office buildings. Pattern was achieved through the use of colour and contrasting frames and/or spandrel panels to otherwise flat façades. From the 1960s façades began to be more highly articulated with texture and pattern through a greater use of concrete and stone, with some brick and tile. Later in the period concrete boxes, perforated by windows, became more dominant. The multi-storey office tower typology develops from the purity of sealed glass boxes towards two diverging themes. On one hand there is a development of refined compositions in glass, concrete and metal such as the BHP tower. On the other hand, a move towards the tectonic and material honesty of brutalist concrete, such as NAB at 500 Bourke Street. This stylistic and technical development is evident in Melbourne's post-war multi-storey office buildings.

Remaining post-war office buildings in the Hoddle Grid demonstrate a variety of urban interfaces. Many of the buildings are set back from the street to provide an entrance plaza that contributes to the public realm through open space and, often, original artwork. This approach is seen in those buildings with a single elevation facing to the street, as well as those on corners. Buildings which are located at corners, or that are conceived as three-dimensional elements tend to have a more holistic approach to architectural expression and detailing. There are a few examples of multiple buildings forming an urban precinct, or defining the character of a block.

Good examples of buildings from this typology are those with unusual details, that represent a stylistic shift, or which are conceived of as holistic objects rather than a single façade within a streetscape. The best examples are those which retain a good level of intactness to their original design – particularly at the ground level where plazas, entrances and foyers have generally been updated.

The following tables are a work in progress list of multi-storey office buildings constructed in the Melbourne CBD from c1950 to c1979. These are concentrated within the Hoddle Grid so as to accurately reflect the HGHR area. However, some important examples that are just outside the Hoddle Grid have been included. The tables include those properties already included in the Heritage Overlay or listed on the VHR, and those included in the comparative analysis for the HGHR. Sources for these buildings include the HGHR, fieldwork observations, Cross Section journal (issue 10, 1953 to issue 205, 1969), *Melbourne's Marvellous Modernism: A comparative Analysis of Post-War Modern Architecture in Melbourne's CBD 1955-1975* (National Trust [Victoria], 2014) and *Melmo: Modernist Architecture in Melbourne* by Robin Grow with Simon Reeves (Melbourne, Slattery Books, 2021).

Outstanding / Landmark Examples

	Date	Address	Name	Architect	Comment / status
1	1954	100 Collins St	Gilbert Court	John La Gerche	HO504 and HO1314 National Trust B6095 First glass curtain wall (concrete frame), corner site with similarities to UN building in New York
2	1958	1 Nicholson Street	ICI House	Bates Smart & McCutcheon	VHR H0786 HO165

		(outside Hoddle Grid)			First building to exceed height limits. Early curtain wall, whole building
3	1960-61	454-456 Collins St	Former Guardian Building	Bates Smart & McCutcheon	HO1324 Corner site. Altered at ground but unusual use of natural stone for façade. Grid patterned façade with expressed spandrels.
4	1961	111-129 Queen St	Former RACV Club	Bates Smart & McCutcheon	HO1068 Retains good intactness. Interesting use of podium and brick expression
5	1963	1 MacArthur St & 1 Treasury Place (outside Hoddle Grid)	Victorian State Government Offices	Yuncken Freeman	VHR H1526 HO174 Urban scale response, whole buildings set within a landscape and plaza, and connecting to adjacent historic buildings
6	1964-65	170-190 Russell St	Total Carpark & Offices	Bogle Banfield	VHR H2329 HO1095 & HO507 Early example of a tower with carpark podium. Corner response.
7	1966-69	134-144 Bourke St	Hoyts Cinema Centre	Peter Muller	VHR H2335 HO1094 Altered at ground but remains legible above. Unusual form exploring concrete. Conceived as a whole element.
8	1967	430-444 Collins St	Royal Insurance Group	Yuncken Freeman	HO1010 National Trust B6854 Remains largely intact. Clad in reconstructed black granite panels, pre-glazed before construction with dark-coloured thermal glass. Strong vertical ribs and expressed horizontality
9	1967-72	Corner Bourke & William	BHP	Yuncken Freeman with Skidmore Owings & Merrill	VHR H1699 HO767 National Trust B6518 Remains legible despite alterations at ground / entrance. A holistic corner design including the ground surface. A dominant feature with strong tectonic quality, in conversation with AMP & St James across the road
10	1970-71	473 Bourke St	Eagle House	Yuncken Freeman	VHR H1807 HO901 National Trust B6262 Corner response in strong International Style. Alterations to ground level foyer but remains legible.
11	1970-73	303-317 Collins St	Former MLC Building	Demaine, Russell, Trundle, Armstrong & Orton	HO1319

					Altered at lower levels. Very unusual crescent shaped tower responding to corner site
12	1972-75	359-373 Collins St	Former Commonwealth Banking Corporation Building	Bates Smart & McCutcheon	HO1322 Strong textured grid façade, with balance of concrete and glass.
13	1975-78	136-144 Exhibition St	Former Australia Pacific House	McIntyre McIntyre & Partners	HO1331 Strong use of concrete with sculpted horizontal bands across façade.
14	1970-80	17-65 Collins St	Collins Place	Henry Cobb (IM Pei) with Bates Smart & McCutcheon	National Trust B6774 Whole block conception with diagonal towers. International style moving towards high-tech.

Other Examples

	Date	Address	Name	Architect	Comment / status
15	1954	408-410 Collins St	Alliance Assurance Co	Leith & Bartlett & Partners	Very early glass curtain wall, elegant corner building – Cross Section describes as ‘most attractive glass front in Melbourne yet’. Altered at ground
16	1955	1 Elizabeth St	Hosies Hotel	Mussen, Mackay & Potter	Not an office building but similar typology. Interesting use of podium and large mural
17	1956-58	20 Collins St	Coates Building	John La Gerche	Early glass curtain wall, minor alterations. Similar to Gilbert Court nearby.
18	1957	53 Queen St	Norwich Union Life Insurance	Yuncken Freeman	Glass curtain wall with dark coloured spandrels. Altered at ground. Forms a pair with 43-51 Queen St
19	1957	43-51 Queen St	Union Insurance Society of Canton	Bates Smart & McCutcheon	Altered at ground. Curtain wall with red coloured spandrels. Forms a pair with 53 Queen St
20	1957	276 Collins St	Allans Music	Godfrey & Spowers Hughes, Mewton & Lobb	Altered at ground level. Glass curtain wall with bright red spandrels. Streetscape element
21	1959	470 Bourke St	Federal Mutual Insurance / London Assurance Company	Bernard Evans & Associates	Altered at ground. Interesting colourful façade with operable windows. Streetscape element
22	1959	406 Collins St	Atlas Assurance	Bernard Evans & Associates	Streetscape element. Altered but sculpture of Atlas remains, forms part of a cluster of similar buildings
23	1961	258-264 Little Bourke St	Former State Savings Bank	Meldrum & Partners with R Cousland	Corner response with different treatment to east and south elevations. Projecting windows at first floor are unusual
24	1961	60 Market St		Bates Smart & McCutcheon	Whole conception. Use of light-coloured cladding for verticals and contrasting dark spandrels.

25	1961-62	155-161 Queen St	South British Insurance Company Ltd Building	Bates Smart & McCutcheon	Corner site. Use of concrete and different colours to façade
26	c1962	274-282 Flinders St		Godfrey & Spowers	Corner response, heavily altered podium
27	1963	308-336 Collins St	MLA Building	Stephenson & Turner	Conservative design but interesting use of granite, marble and travertine. Tom Bass sculpture within plaza at Elizabeth Street.
28	1963	255-267 Bourke St	Royal Mail House	D Graeme Lumsden	Façade altered by removal of vertical fins to window shading. Solid wall punctured by window openings.
29	1963	60 Collins St	Former Reserve Bank	Commonwealth Department of Works	Use of white marble and black granite to façade
30	1964	158-164 Queen St	Former Sleigh Corner Building	Bates Smart & McCutcheon	Remains largely intact. Corner response with small plaza and artwork by Tom Bass
31	1964	Russel & Victoria streets	IOOF Building	Oakley & Partners	Heavily altered. Unusual triangle site but not much finesse
32	1964-66	221-231 Collins St	Wales Corner	Stephenson & Turner	Corner site in prominent location. Plain concrete grid façade with blue spandrels and operable windows.
33	1965	184-192 Queen St	Former Houston Building	E&G Kolle & Associates	Corner site. Light-coloured brick creating texture and pattern. Punched out windows. Altered ground with infilled plaza
34	1965	460 Bourke St			Streetscape element, no setback. Dominant spandrels
35	1965-69	527-555 Bourke St	AMP Tower & St James Building Complex	Skidmore Owings & Merrill in association with Bates Smart & McCutcheon	National Trust B6315 Very good examples undermined by alterations at ground and additions to top. These two buildings form an urban block response, and have a relationship with BHP across the road
36	c1966	235-251 Bourke St	Tivoli Court		Altered at ground. Stark concrete grid facade with punched windows. Corner position
37	1966-67	130-134 Little Collins St	Former Methodist Church Centre	Bates Smart & McCutcheon	Brown brick façade with recessed, punched out windows. Corner site, altered at ground
38	1966-68	344-350 Collins St	Former AMP Building	Godfrey & Spowers. Hughes Mewton & Lobb	Streetscape element. Strong concrete grid with dark coloured recessed windows. Altered at lower levels
39	1967	375-383 Collins St	Former Legal & General House (ICBC)	B Evans, Murphy, Berg & Hocking	Some alterations to ground. Response to corner site. Grid windows subdivided with bronze mosaic tile

40	1967	49-51 Exhibition St	Society of Accountants Building		Altered at ground level and original contrast colour banding overpainted. A streetscape element. Alternating horizontal bands of windows and concrete.
41	1967	119 Elizabeth St		Meldrum & Partners	Corner response with textured concrete façade
42	1967	480 Collins St	State Insurance Office	Mackay & Potter	Streetscape element, competent grid façade. Ground level plaza lost to later alterations.
43	1967	99 Queen St			Streetscape element with dark glazing and glazed spandrels. Original awning appears intact.
44	1967-68	233-243 Queen St	Former State Savings Bank of Victoria	Godfrey & Spowers, Hughes Mewton & Lobb	Dark brick façade with projecting box windows. Simple but elegant. Corner site, altered at lower levels
45	1968	343 Little Collins St	Equitable House	unknown	Textured façade of three-sided concrete window boxes. Corner site.
46	1968-70	468-478 Collins St	Former Australia-Netherlands House	Meldrum & Partners with Peddle Thorp & Walker	Streetscape element. Curtain wall with projecting vertical ribs and contrasting colour spandrels. Lower levels altered and setback filled in.
47	1969	457-469 Little Collins St	Cowan House	E&G Kolle	Altered lower levels with infilled setback. Strong concrete grid façade with windows subdivided by brown tiles
48	1969	447-457 Lonsdale St	Lonsdale Exchange	Commonwealth Department of Works	Blank brick elevations with few strip windows. Largely intact. Utilitarian and stark.
49	1969	24-28 Collins St	Farrar House		Streetscape element, heavily gridded façade. Altered at ground but remains legible
50	1970-72	174-192 Exhibition St	Former Bryson Centre	Perrot Lyon Timlock & Kesa	Narrow tower set back from corner. Textured concrete grid façade with heavy podium.
51	1971-73	251-257 Collins St	Former Commercial Banking Company of Sydney	Bates Smart & McCutcheon	Altered at lower levels. Streetscape element. Strongly horizontal with recessive strip windows. Blank side elevations.
52	1972	221-231 Queen St	Former Law Department Building	Fischer Group	Streetscape element. Use of concrete to create curved, rounded grid façade with texture and pattern. Language continued at ground level.
53	1972	269-275 William St	Nubrick House	Buchan Laird & Buchan	Corner site. Strong verticality with contrasting bands of red brick and dark glazing. Minor lower-level alterations.
54	1972	128 Exhibition St	Anjou House		Streetscape element. Flat elevation with white stone cladding and
55	1972	10 Queen St			Unusual use of textured brick spandrels. Altered at ground level

56	1972-73	178-188 William St	Office building	McIntyre McIntyre & Partners	Corner site. Strong concrete grid with recessed windows. Largely intact at lower levels
57	1973	85-91 Queen St	Former National Bank of Australasia Stock Exchange Branch	Meldrum & Partners	Moulded concrete with punched out windows. Use of curves. Altered at lower levels.
58	1973	500 Collins St			Streetscape element with (infilled) plaza. Vertical ribs in contrasting light colour and expressive capping to top
59	1973	431 Bourke St			Corner composition with strong grid facades and inset glazing. Alterations at ground and to part of front façade
60	1973	124 Exhibition St			Streetscape element. Heavy concrete frame with strips of recessed windows.
61	1973-75	589-603 Bourke St	Office building	Peddle Thorp de Preu	Corner site. Dominant horizontal concrete elements. Expressive and textured.
62	c1970s	200 Little Collins St	Council House		Some alterations at lower levels but largely intact. Conceived as a whole object.
63	c1974	516-520 Collins St	Office building	unknown	Streetscape element with small plaza. Unusual concrete spandrels that fold out at the sides. Details in yellow brick.
64	1974	45-63 Swanston St	Former State Savings Bank of Victoria	Buchan Laird & Buchan	Corner site. Strong vertical concrete ribs with some plasticity. Dark coloured spandrels and glazing.
65	1976	114-128 William St	Former Dillingham Estates House	Yuncken Freeman	Corner site. Simple, flat elevation with minimal pattern and no texture. Altered at ground.
66	1976	30-34 Collins St			Streetscape element. Unusual façade of folded bronze glazing between vertical ribs
67	1976	520-536 Little Collins St			Corner composition. Dark concrete grid finish. Minor alterations at ground level
68	c1976	13 Queen St	Swiss Insurance Building		Altered foyer and ground level façade. Otherwise remains legible with vertical concrete ribs. Tectonic character
69	1977	270-272 Flinders St			Streetscape element finished in textured concrete with brick side walls. Strips of windows. Altered at ground and reclad at lower levels
70	1978	500 Bourke St	National Bank House	Godfrey & Spowers	Whole conception, substantially altered at lower levels with new foyer & canopy by John Wardle Architects. Unusual tower form with strong tectonic use of concrete frame.

Demolished or Heavily Altered Examples

	Date	Address	Name	Architect	Comment / status
71	1957	185 William St	Hume House	Bates Smart & McCutcheon	National Trust B7666 Very early curtain wall used on a corner site. Forerunner of ICI House
72	1958	Queen & Little Bourke streets	VACC Insurance Company Ltd	Gawler, Churcher & Boardman	Corner response, asymmetrical with heavy tiled base and strong corner
73	1959	Corner Spring & La Trobe streets	Commonwealth Offices		Whole building on a corner site with setbacks
74	1960	City Rd, Southbank (outside Hoddle Grid)	Vacuum Oil 'Mobil House'	Bates Smart & McCutcheon	First example south of the Yarra. Strip windows with sun hoods and an expressed glass box at one end. Now altered to become apartments.
75	1960	155 William St	Shell Company HQ	Buchan Laird & Buchan with Skidmore Owings & Merrill	Simple curtain wall to corner building
76	1960	180 Queen St			Streetscape element. Unusual use of tiling to side walls. Façade has been reclad.
77	1961	Queen & Bourke streets	Pearl Assurance House	Leslie M Perrott & Partners	Heavily altered such that original is no longer evident
78	1961-65	Collins & Market streets	National Mutual Centre	Godfrey & Spowers, Hughes Mewton & Lobb, and Leith & Bartlett	Unusual island site allowed for a whole building and an urban response with large public plaza. Clad in white marble with vertical gold anodised aluminium
79	1962	205 William St	Owen Dixon Chambers	RS Demaine, Russel, Trundle, Armstrong & Orton	Streetscape element. Flat façade with contrasting glazing and frames. Altered at lower to mid levels.
80	1962	Queen & Bourke streets	Prudential Assurance Co Ltd	Bates Smart & McCutcheon	Corner response and unusual use of stone for façade.
81	1962	Bourke & Exhibition streets	Southern Cross Hotel	Welton Becket & Associates in partnership with Leslie M Perrott & Partners	National Trust B6574 Hotel rather than an office building but of the same multi-storey typology. Very good response to a corner site with use of curved details and blue highlights
82	1963	89-101 Collins St	Conzinc-Rio Tinto Australia (CRA) Building	Bernard Evans & Partners	International style, whole conception. Was the tallest building at the time of its construction and one of the first to introduce a setback and public plaza. Curtain wall with strong vertical ribs.
83	1964	546-560 Bourke St	ACI House	Buchan Laird & Buchan	Very early totally pre-cast concrete modular & structural façade. International Style, freestanding whole element in skyline.
84	1965	325 Collins St	Embank House		Textured, bayed façade of brick with dark tile contrast. Heavily altered at lower levels, shade elements removed from

					windows, and balconies inserted to allow new function as apartment building
85	1966	128-146 Queen St	Scottish Amicable Building	Yuncken Freeman	HO1213 Streetscape element. Concrete box-framed windows that read as texture rather than pattern.
86	1967	Flinders & Swanston streets	Princes Gate Towers	Leslie M Perrott & Partners	Urban scale project, not architecturally much finesse
87	1967	William St & Flinders Ln	Monash House	Meldrum & Partners	Corner site response. Similarities with National Mutual Centre
88	1969	351-357 Collins St	Stock Exchange House	Buchan Laird & Buchan	Streetscape element with generous setback and plaza. Won Victorian Architecture Award urban category.
89	C1970	459 Collins St	City Mutual Building		Was a dominant skyline element but substantially altered.
90	c1972	570 Bourke St	Marland House		Originally set back with an open forecourt which is now filled in by a multi-storey glazed box element. Original building is concealed behind.