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# Statement of Expert Evidence

Amendment C387 to the Melbourne Planning Scheme

Report to the Planning Panel regarding the property at:

256-260 King Street, Melbourne

Prepared for and under instruction of  
Best Hooper

Author    Bruce Trethowan  
             Trethowan Architecture  
Date       04 August 2021



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# 1 Introduction

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## 1.1 Instructions

- [01] This Statement of Evidence has been prepared on the instructions of Best Hooper, representing the owner on 256-260 King Street and submitter to Amendment C387melb.
- [02] I have been asked to provide my opinion on a review of City of Melbourne's (Council) proposed Planning Scheme amendment C387. The Amendment proposes to include the property at 256-260 King 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.
- [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] The subject site, including its interior and surrounding area, were inspected on 7 July 2021 by me, Bruce Trethowan, accompanied by Claire Miller from my office.

## 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 2A: Built & Urban Heritage – Precincts, Pre-1945 Places, Revisions to Existing Individual Heritage Overlay
  - Letter to Council in submission to C387 from Best Hooper, incl. *Memorandum of Heritage Advice: 256-260 King Street* (December 2020) Bryce Raworth
  - Ross Thorne, *Picture Palace Architecture in Australia*. South Melbourne, 1976

## 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] It is my opinion that the subject site does not meet the threshold for individual significance and does not warrant inclusion in the Melbourne Planning Scheme as a site-specific Heritage Overlay.



## 2 Subject Site

### 2.1 Location & Description

- [09] The subject site is located at the east side of King Street, north of the intersection with Lonsdale Street within the north-western portion of the Melbourne CBD (Figure 1). The subject site abuts the adjacent property to the north and is separated from adjacent properties at the east (rear) and south (side) by Gough Alley, a bluestone laneway (Figure 2).



Figure 1: Aerial view of the north-west of Melbourne's CBD. The subject site is indicated by the arrow. Source: Nearmap, accessed July 2021.



Figure 2: Aerial view of the subject site (indicated in red) in its immediate context. Note the laneway around the south and east (rear) of the building. Source: Nearmap, accessed July 2021.

- [10] The subject site is occupied by a two-storey red brick building, rendered to the front façade. All exposed elevations are overpainted in grey, thereby obscuring the original brick finish. On the front (west) elevation, the entire ground floor has been altered with new shopfront style windows, new stone linings and a recessed entrance with full length double glass doors (Figure 3). The cantilevered canopy above the footpath is probably original, however the lining to the canopy fascias and soffit are new and probably date from the ground floor refurbishment. On the first floor, the decorative mouldings consist of arched spandrels over the end windows with relief scrolls and cartouches. Additional square detailed mouldings are at the base of these windows. A string



moulding across the whole façade connects the top of the windows. The parapet is plain but possibly had the building name across it originally. There are small steps in the parapet delineating the end bays and the central section (Figure 4). Early photos show the upper section of the street façade as consisting of exposed brick walls with decorative rendered mouldings however this entire area is now rendered and painted. Minor changes have taken place to the building's side (south) elevation with the installation of a wide roller shutter door and a larger air vent at ground floor level. The steel framed multi- pane windows to this elevation and to the rear (east) elevation are original (Figure 5).

- [11] Internally, the building has been comprehensively refurbished. No element survives internally that would indicate that the building dates from 1929. There is no evidence of any early internal layout, finishes or fittings. In particular, there is no evidence of the private cinema, or anything related to the film industry. Currently, the building is unoccupied and appears to have been abandoned for some time. Internally, there is evidence of water damage and structural decay (Figure 6). The building has been accessed while locked up and there is evidence of human occupation as well as vandalism (Figure 7 and Figure 8). Overall, the internal condition is very poor and potentially dangerous to human health and safety. Integrity and intactness of internal fabric is very poor.



Figure 3: View of the front entrance. Source: Trethowan Architecture, 2021.



Figure 4: Façade view showing Gough Lane at the south. Note the later shopfront windows at ground level. Source: Trethowan Architecture, 2021.



Figure 5: Views from Gough Lane showing the south side (left) and east rear (right) elevations. Source: Trethowan Architecture, 2021.



Figure 6: Internal views showing original steel-framed windows and general water damage to walls and ceilings. Source: Trethowan Architecture, 2021.

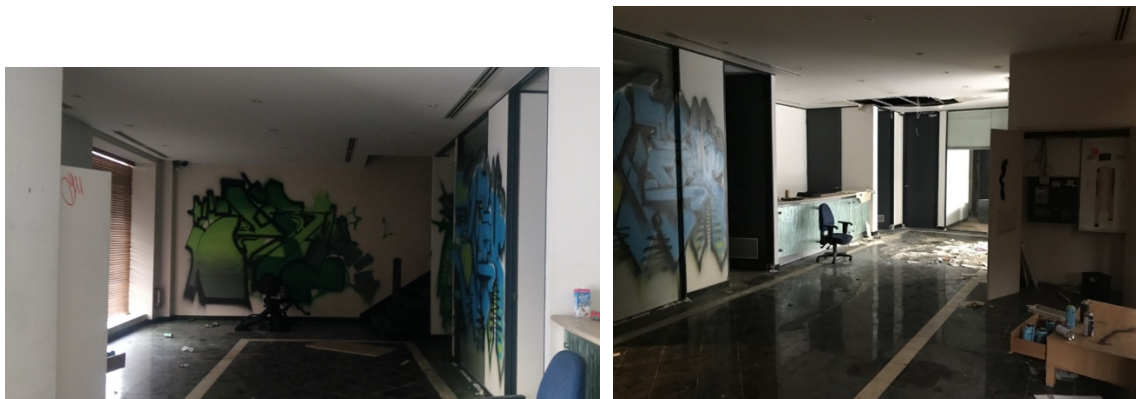


Figure 7: Views of the ground floor lobby area. Source: Trethowan Architecture, 2021.





Figure 8: Views of the first-floor office areas. Source: Trethowan Architecture, 2021.

## 2.2 Historical Overview

- [12] The subject site was constructed in 1929, designed by Eric C Beedham for Lasky Films. The Hoddle Grid Heritage Review (HGHR) outlines a complicated history of business merging and name changes related to the US-based film production and distribution companies at the time, and continuing up to the present day. However, from the 1930s the site was known as Paramount House and occupied by Paramount Film Service. The building was used for offices and storage of film as part of the distribution business. There was small private theatre at the subject site for trade showings.<sup>1</sup> Alterations were made in the late 1950s to the ground floor windows and internal layout. The HGHR notes that in the 1970s a theatrette was installed on the first floor. It is not clear if this was in addition to the small theatre mentioned in the 1930s, or a replacement. However, as noted above, upon inspection of the premises no evidence of a theatre was found.
- [13] The film distribution operations moved out of the subject site around 1990, after which it was used as an office. It was refurbished again in 2002 but has been unoccupied for several years.
- [14] Figure 9 shows part of the subject site in the 1960s, and Figure 10 shows the place in 1984. In both images the earlier appearance is evident, with the decorative mouldings picked out in light colour against the darker face brick external walls. The building name painted on the parapet is seen in the later image.

<sup>1</sup> *Argus*, 4 February 1930: 13.



Figure 9: View of the corner of King & Lonsdale streets c1960s, with the subject site (indicated) visible at left. Source: State Library of Victoria, JK Halla photographer.



Figure 10: View of the subject site dated 1984, photographer Graeme Butler. Source: City of Melbourne library service.

### 3 Amendment C387

[15] Amendment C387 seeks to implement the recommendations of the *Hoddle Grid Heritage Review* (HGHR) prepared by Context & GJM Heritage, 2020. 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).

[16] The HGHR assessed that the subject site meets Criteria A and B

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

*Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

#### 3.1 Grading

[17] The subject site is recommended for a *significant* grading.

#### 3.2 Statement of Significance

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

##### ***What is significant?***

*The former Paramount House at 256-260 King Street, Melbourne, a two-storey commercial building built in 1929-30 to a design by architect Eric C Beedham.*

*Elements that contribute to the significance of the place include (but are not limited to):*

- *The original building form and scale;*
- *The original painted render (possibly originally unpainted) and face brick walls and pattern of fenestration including cornice, parapet, decorative recessed semicircular arches above and rectangular panels below upper floor windows, painted render lintels and pattern of window openings; and*
- *The original multi-pane steel frame windows.*

*Later alterations made to the street level façade are not significant.*


##### ***How is it significant?***

*The former Paramount House at 256-260 King Street, Melbourne, is of local historic and rarity significance to the City of Melbourne.*

##### ***Why is it significant?***

*The former Paramount House at 256-260 King Street, Melbourne, constructed in 1929 is historically significant for its ability to demonstrate one aspect of Melbourne's social and cultural history related to the provision of entertainment and the transmission of American popular culture through film from the interwar period. Through its association with American film company Lasky Films Ltd (later Paramount Films), the building also demonstrates the increased distribution of American films in Melbourne and Australia at a time when sound was introduced to picture making and film production had increased in America. With this expansion, American film companies established 'exchange' centres for the distribution and marketing of films in countries such as Australia. By the 1970s, the building was occupied by Cinema International Corporate Pty Ltd (later CIC-Fox and United International Pictures), a combined distributing venture for American film studios including Paramount Pictures, Universal Pictures, Metro-Goldwyn-Mayer (MGM), United Artists, 20th Century Fox and Walt Disney Productions.*





*The building was long associated with the moving picture industry, from its construction in 1929 to 1989. The building at 256-260 King Street, opened by Lasky Films Ltd, and including a small private theatre at which trade showings were given, provides tangible evidence of this component in the film distribution industry. (Criterion A)*

*The former Paramount Film Service building at 256-260 King Street is significant as a rare surviving example of a purpose-built interwar commercial building associated with the film industry. Constructed in 1929 to act as a headquarters of prominent international film distribution companies, the building originally incorporated offices, film vaults and storage accommodation and a small picture theatre for trade showings. Its exclusive long-term use (from 1930 to 1989) as the core distribution centre is significant, as no other building of its type within Hoddle Grid is known to have such long-term associations. (Criterion B).*

## 4 Review & Assessment

### 4.1 Definitions

[19] 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.*

### 4.2 Previous Heritage Studies

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

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

### 4.3 Comparative Analysis

[21] The Heritage Study includes a comparative analysis used to determine the relative quality or significance of the subject site against other pre-1945 buildings. The following properties were compared as they are small-scale, brick, interwar commercial buildings. All have been altered and accommodate new functions.

- 307-311 Elizabeth Street, 1927 (*significant* within *HO1204 Elizabeth Street West Precinct*)
- 7-9 Elizabeth Street, 1933. Built by Hansen & Yuncken to a design by Harry A Norris. (Recommended as *significant* in the HGHR)
- 114-122 Exhibition Street, 1925. (Recommended as *significant* in the HGHR)

[22] The HGHR also compared the subject site against other interwar buildings with associations to the film industry. Noting that the 1920s and 1930s was a period of rapid growth in the film industry leading to new buildings associated with production, distribution and screening of films. The HGHR identifies significant interwar theatres and cinemas, which stylistically referenced aesthetic themes used at theatres. The Palace Theatre at 20-30 Bourke Street is identified as somewhat comparable for its similar construction date and style, but with a different function. Art Deco style; with influences of classical, regency and fanciful motifs from ancient cultures; was the preferred mode for theatres and cinemas of the period. These themes are seen at the subject site. However, these aesthetic characteristics are not exclusive to the film industry and reflect the interwar period more so than the associations to cinema.

- [23] The comparative analysis is limited as there are no directly comparable buildings that were specifically designed to house film distribution companies, with many businesses renting space in general office buildings. Buildings used by distributors Universal Pictures, at 572-574 Lonsdale Street, and MGM at 270 Queen Street, are extant but have been substantially altered. These businesses later operated from the subject site. While this does make the subject site rare, in the sense that there were very few buildings that had the same function, this rarity is not expressed in the built fabric of the place.

#### 4.4 Analysis

- [24] The definition of a *significant heritage place* states that such a place “*is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting.*”
- [25] In this case, the subject site is heavily altered at ground level. Given this, the later rendering of the first floor of the King Street elevation and the general overpainting of the exterior, the building could not be described as having a high degree of external intactness.
- [26] The building’s external appearance is a little austere. The decoration is not exuberant or showy, in contrast to the general approach adopted by cinema architects during the inter-war period (for example the series of Regent Theatres constructed in central and metropolitan Melbourne). Furthermore, the building’s exterior makes no reference to its original use as a film distribution centre either in the external decoration or in any surviving signage. The appearance of the building is not notable or unusual in any way that would elevate it above the ordinary. While the building has been associated with the film industry for a significant time, there is nothing in its surviving physical appearance, either externally or internally, that associates this use with the building’s physical fabric. As such, it provides no ‘tangible evidence’ of its association with the film distribution industry and does not satisfy the Criterion A in relation to its significance.
- [27] The comparative analysis in the HGHR is somewhat confusing. Essentially the importance of this building is purported to be derived from his association the cinema industry as offices for a film distribution company and including a private cinema for previews. Comparisons with other buildings with no association with cinema are therefore confusing and irrelevant. More confusing perhaps is the lack of any reference to the largest and the most important cinema company in Australia, the Hoyts Group. The Hoyts Group cinemas were marketed under the name ‘Regent Theatre’ and the headquarters and flagship cinema complex of the Group was located in Melbourne in Collins Street at The Regent Theatre. Interestingly enough, The Regent Theatre opened in 1929 (contemporary with the building on the subject site). As well as including an enormous cinema and a basement ballroom, The Regent Theatre in Collins Street accommodated the offices of the Hoyts Group on the upper levels of the building and overlooking Collins Street. In 1941 a small preview theatre was added to the roof top at the southern end of the Collins Street wing. The offices and preview cinema survive to this day. Whether they are the only example of such a facility is not known, however it can reasonably be said that the offices and their associated preview cinema are the best surviving example if not the only surviving example of facilities of this type in Victoria.
- [28] In relation to the assertion in the Statement of Significance that *as no other building of its type within Hoddle Grid is known to have such long-term associations* is accurate as Hoyts abandoned their office in The Regent Theatre well before 1989. However, The Regent Theatre still operates as an entertainment venue and the appearance and location of the offices and preview cinema make an easily understood connection with the history of Hoyts and film distribution in Victoria and Australia, particularly compared with the building on the subject site which has no tangible physical association with its original use.
- [29] While the limited number of comparative examples provided in the HGHR does suggest that the subject site is rare, this relates predominantly to its former function rather than its fabric. The limited remaining original fabric does not provide evidence of the film distribution industry. A possible link to the original use may have been made if the former private theatre remained and internal controls were proposed. However, there is no evidence of film industry associations internally. While the decorative details at the first-floor parapet reflect stylistic trends in film-related premises, they are not unusual or distinctive to that industry and do not form a legible link with the building’s function.



Better and more appropriate links with the film industry are found in cinemas of the period particularly in The Regent Theatre in Collins Street. The subject site does not demonstrate rare or endangered aspects of cultural history, and does not meet the threshold for Criterion B, rarity.

- [30] Returning to the cited definition of a significant heritage place, the building on the subject site does not have a high degree of external intactness and has no notable features, either externally or internally, that can be associated with its original use as a film distribution centre. Better and more appropriate links with the film industry are found in cinemas of the period particularly in The Regent Theatre in Collins Street which included offices for the Hoyts Group and a small preview theatre. These facilities still survive and provide tangible evidence of the operation of the film distribution industry. On this basis, the significance of the building has been overstated and it does not meet the threshold for *individual significance* as defined in the Melbourne Planning Scheme.

#### 4.5 Recommendations

- [31] It is recommended that the subject site's proposed *significant* grading be revised.

## 5 Conclusion & Declaration

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- [32] Upon review of the exhibited material of Amendment C387, and the recommendations of the HGHR, it is my opinion that the significance of the subject site has been overstated and it does not warrant a *significant* grading. In my view, the building does not meet the threshold for inclusion in the Melbourne Planning Scheme as an individual heritage place.
- [33] The HGHR does not convincingly demonstrate that the subject site meets either Criteria A or B as assessed. Nor does it demonstrate that the subject site possesses equal or greater significance than comparable properties within the Hoddle Grid. The assessment of the building's values as an inter-war office related to the film distribution industry is not adequately thorough or comprehensive. As such, the recommendations made in the HGHR have not been adequately argued, and should not be implemented as part of Amendment C387.
- [34] The proposed inclusion of the subject site as an individual heritage place should be dismissed.

### Declaration

- [35] 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.
- [36] 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

04 August 2021

## **Appendix A      Qualifications & Experience**

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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 RAIA Conservation Merit Award for the restoration and refurbishment of the Regent Theatre, Melbourne. In 2002 the works at the former Royal Mint were awarded the MBA Excellence Award in the refurbishment category.

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 hangers 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;*