

## MELBOURNE PLANNING SCHEME

### Incorporated Document

**Former PMG garage, stores & workshops, part 45-99 Sturt Street  
Southbank**

Draft C305 Amendment Documentation  
Version to be presented to Panel

**This document is an incorporated document in the Melbourne Planning Scheme pursuant  
to Section 6(2)(j) of the Planning and Environment Act 1987**

**Introduction:**

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme. The land identified in the document may be developed and used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Scheme. If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

**Address of the land:**

Part 45-99 Sturt Street, Southbank bounded by Sturt, Dodds and Grant streets and the modern Recital Centre to the north, identified as HO1201 in the schedule to Clause 43.10 in the Melbourne Planning Scheme.

**Purpose of the plan:**

The intent of this plan is to acknowledge the heritage significance of the listed buildings and elements while at the same time recognising that the site will be subject to ongoing use as part of the Victorian College of the Arts.

The incorporated plan is prepared for the purposes of Clause 43.01-2 of the Scheme to exempt certain development from the requirement for a permit under the provision of Clause 43.01 of the Scheme.

This plan is prepared for the purpose of Clause 43.01-3 of the Scheme to exempt certain development, including demolition, from the requirement for a permit under the provisions of Clause 43.01 of the Scheme.

**Statement of Significance:**

The former PMG garage, stores & workshops are historically and aesthetically significant to South Melbourne as well as to the City of Melbourne.

The former PMG postal garage, stores & workshops are historically significant as being representative of the growth of telecommunications in the lead-up to World War II, and a massive Commonwealth government building program beginning in the first decade after Federation to create unified communication services across the country. Prior to 1901, postal and telephone services were the responsibility of separate colonial governments, but under Federation of the colonies, the role reverted to the Commonwealth and became a major factor in the unification of the states. (Criterion A)

The buildings are of aesthetic significance as well-preserved examples of the application of both the modern classical and moderne styles to utilitarian buildings, as done by the important Commonwealth architects J. S. Murdoch and H. J. Mackenral, respectively. It is also significant as being complimentary to the similarly-styled Victorian Police Mounted Branch. (Criterion E)

**Elements of particular significance:**

The following buildings, areas, structures within the former PMG workshop site are of particular significance:

- fabric from the 1930s-1940s;
- one- and two- storey form;
- modern classical and moderne styling marking the staged construction in the lead-up to World War II;
- parapeted wings and expressed eaves marking the two styles;
- red brick walls with some patterned brickwork;
- cemented panels with streamlining and stylised classical motifs;
- multi-pane metal-framed glazing and joinery, some original and others in the style of the original;
- regular trabeation in the form of brick piers and spandrels, and fenestration;
- steel framing and timber flooring;
- pitched and sawtooth roofing; and
- proximity to and visual relationship with the former Victoria Police complex and other government sites, marking a public building precinct.

Note that buildings for which demolition permits were approved prior to the implementation of the Heritage Overlay are not covered by this incorporated document. This includes the northern part of Building 877.

#### No Planning Permit Required:

A planning permit is not required under Clause 43.01 of the Melbourne Planning Scheme for the following development within the whole of the former PMG Workshop site:

- Emergency and safety works to secure the site and prevent damage and injury to property and the public;
- Painting of previously painted structures provided that preparation or painting does not remove evidence of the original paint or other decorative scheme;
- Repairs, conservation and maintenance to hard landscape elements, buildings and structures, ornaments, roads and paths, fences and gates, drainage and irrigation systems;
- Maintenance of roads and paths and gutters to retain their existing plan layout; and
- Removal of extraneous items such as plant and equipment, external lighting, pipe work, ducting, wiring, etc., and making good.

A planning permit is not required under Clause 43.01 of the Melbourne Planning Scheme for the following development of Building 876 - the former 1973 amenities building as marked on Figure 1:

- Demolish or remove a building or element provided the building or element has been recorded to the satisfaction of the responsible authority.
- Externally alter a building.
- Remedial treatment of corroded or contaminated elements.
- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features.

A planning permit is not required under Clause 43.01 of the Melbourne Planning Scheme for development of Building 875 the 1944 workshop as marked on Figure 1:

- Alter, remove or install new openings for windows, doors, or services;
- Replace cladding with similar material – i.e. corrugated sheet steel.
- Remedial treatment of corroded or contaminated elements.
- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features.

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Figure 1 Map of Identified buildings included within the former PMG garage, stores & workshops site.

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