

Melbourne Grammar School
Proposal to demolish the Bromby Building
In order to redevelop the land as the
The Bromby Science and Technology centre

Heritage Impact Statement

May 2014

1.0 Introduction

This analysis of heritage impacts was commissioned by Denton Corker Marshall Architects (DCM) on behalf of the Melbourne Grammar School (345-369 and 355 St Kilda Rd, 93-151 Domain St, 2-124 Bromby St and 1-99 Domain Rd, Melbourne). It comments on the significance of the Bromby Building, situated at the intersection of Bromby and Domain Streets in the southeastern corner of the school campus, and provides an assessment of the potential heritage impacts resulting from the present proposal for its demolition and subsequent redevelopment of the land as the Bromby Science and Technology Centre.

This Heritage Impact Statement is intended to be read in conjunction with the *Bromby Science and Technology Centre*, drawings prepared by DCM (1 May 2014).

2.0 Sources of Information

The analysis below draws upon site visits and external and internal inspections of the Melbourne Grammar complex, along with a review of the Victorian Heritage Register documentation, the *Melbourne Grammar School Conservation Management Plan* (Robert Sands Pty Ltd Architects, 1998) and *2000 Melbourne Grammar School Master Plan, Volume One*, (Amended June 2003).

In preparing this report, the authors have also been mindful of the City of Melbourne's Heritage Overlay provisions and local heritage policy, as set out under **Clause 43.01** and **Clause 22.05** of the *Melbourne Planning Scheme*.

3.0 Methodology

This heritage impact statement has been prepared with regard to the *Burra Charter* and its guidelines, as amended in 1999, and in general accordance with Heritage Victoria's guidelines for heritage impact statements. It seeks to respond to four key questions:

- 1) *What physical and/or visual impacts will result from the proposed works?*
- 2) *If there are detrimental impacts, provide reasons why the proposal should be permitted*
- 3) *Has the design been influenced by, or had to address any Local Planning Scheme provisions?*
- 4) *What measures are proposed to mitigate the detrimental impacts?*

4.0 Listings and Controls

Victorian Heritage Register

The Melbourne Grammar School site is included on the Victorian Heritage Register (VHR Registration H0019). The extent of registration is identified as follows:

1. All the buildings marked as follows on Diagram 19 held by the Executive Director:

B1 The Quadrangle 1858-1876 & Quadrangle Lamp

B2 Cuming Wing, 1898, 1907

B3 Jubilee Wing 1913

B4 Chapel, 1892

B5 Ross Gates 1910

B6 Remnant Gymnasium, 1907

B7 Lodge 1858-1916

B8 Barrett Gates 1927

B9 Memorial Hall 1928

B10 Wadhurst Hall 1940

B11 Residence 1939

B12 Bromby Street Retaining Wall and Fence

B13 Bromby Street Wall

2. All the trees and landscape features marked as follows on Diagram 19 held by the Executive Director:

T1 Magnolia grandiflora

T2 Araucaria heterophylla

T3 Ulmus procera

T4 Platanus x acerifolia

T5 Ulmus x hollandica x20

T6 Ulmus x hollandica ?Purpurascens? x2

O1 Main Oval

O2 Steele Oval

O3 Wadhurst Oval

S1 Chapel Square

D1 Driveway from St Kilda Road

3. All the land marked L1 on Diagram 19 held by the Executive Director, being the land described in Certificate of Title Vol. 2500 Fol. 960 at South Yarra Parish of Melbourne South, County of Bourke.

The registration includes a permit policy, which provides permit exemptions for a number of works mainly relating to the removal of modern fabric and the refurbishment of interiors.

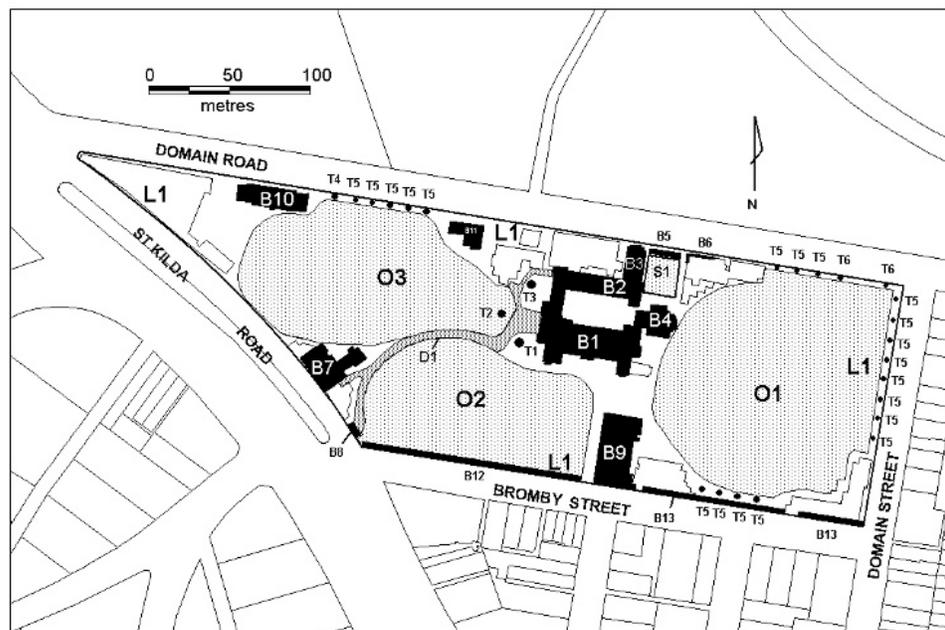


Figure 1 Site plan showing Heritage Victoria's extent of registration.

The current application for demolition and redevelopment will be considered within the broad ambit of considerations under the *Heritage Act*, which are intended to support the sustainability of places and also take into account economic impacts. The Act provides the following direction. Key clauses are underlined.

73. *Matters to be considered in determining applications*

(1) *In determining an application for a permit, the Executive Director must consider-*

- (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object; and
- (ab) if the application relates to a listed place or to a registered place or registered object in a World Heritage Environs Area, the extent to which the application, if approved, would affect-

- (i) *the world heritage values of the listed place; or*
- (ii) *any relevant Approved World Heritage Strategy Plan; and*
- (b) *the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object, or cause undue financial hardship to the owner in relation to that place or object; and*
- (c) *any submissions made under section 69; and*
- (d) *any decision of the Heritage Council under section 72 which has been received; and*
- (e) *if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to carry out a statutory duty specified in the application; and*
- (f) *any matters relating to the protection and conservation of the place or object that the Executive Director considers relevant.*

City of Melbourne

The responsible authority with regard to heritage issues and any permit application for the land is Heritage Victoria, and Council will have a role as a referral body. A permit is not required under Clause 43.01, the heritage policy.

The South Yarra Campus of the Melbourne Grammar School is identified as heritage overlay place HO400 under the City of Melbourne Planning Scheme. This overlay covers the area bounded by St Kilda Road, Domain Road, Bromby Street and Domain Street. Although the site is subject to a Heritage Overlay, it is of note that the *South Yarra Conservation Study* made no reference to the Bromby Building. This has most likely come about because the study generally eschewed postwar buildings, which were considered outside the range of significant dates within the South Yarra area. Council Planners will have regard to the *2000 Melbourne Grammar School Master Plan, Volume One*, (Amended June 2003). The Master Plan was endorsed as part of Amendment C90 to the Melbourne Planning Scheme.

The *Melbourne Planning Scheme Heritage Places Inventory* of June 2002, which is an incorporated document in the Melbourne Planning Scheme, identified the MGS Science Building (the subject building) as being an ungraded building. The group listing for the entire MGS site provided by the *Heritage Places Inventory* identifies the subject building as part of the Level 1 streetscape to St Kilda Road. However, the *Heritage Places Inventory*, identified the local sections of Domain Street as being part of a level 2 streetscape and adjacent sections of Bromby Street as being part of a Level 3 streetscape.

As noted above, the Bromby Building is an ungraded, three-storey school building situated at the intersection of a Level 2 streetscape and a Level 3 streetscape. The Melbourne Planning Scheme provides no definition of ungraded buildings. Ungraded buildings are generally taken to be those of no individual significance which makes no important contribution to the notable character of an area or group, and do not contribute to the understanding of the important or unique aspects of the historical and/or architectural development of their locale.

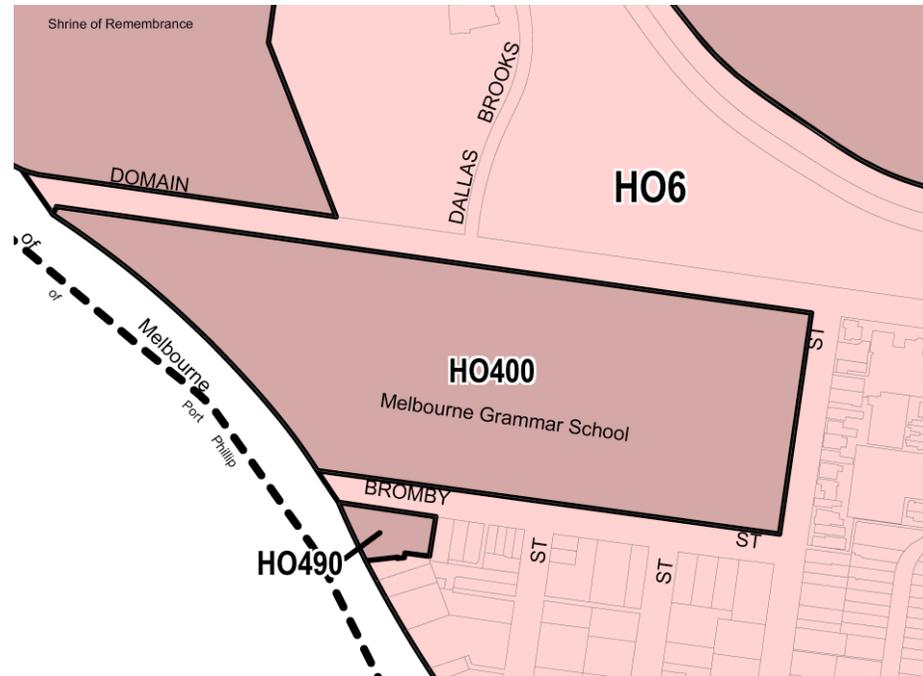


Figure 2 Heritage Overlay map showing the subject site (HO400) and its environs.

The definitions of the relevant streetscape levels provided by the Scheme are as follows:

Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

National Trust of Australia (Victoria)

The Melbourne Grammar School is included on Register of the National Trust of Australia (Vic) (File No.B0217). The Melbourne Grammar School is identified as being of State significance. The National Trust's Statement of Significance is reproduced at 6.0 below but makes no reference to the Bromby Building.

5.0 History & Description

Melbourne Grammar School

Heritage Victoria's Statement of Significance for the site notes that Bishop Perry laid the foundation stone for the school on 30 July 1856, and in 1858 classes began under the headmastership of Reverend John Edward Bromby. In June 1875 the school library was established and the school crest and motto were adopted. Wadhurst was established on the site in 1878, to accommodate boarding students, but in 1886 it became the junior school. In 1918, when the school acquired Grimwade House for its junior school, Wadhurst became the junior section of the high school. In 1905 the appointment of the partnership of Godfrey & Spowers began a tradition of appointing old boys as school architects. In 1908 they completed the Cuming Wing begun by Inskip and Butler in 1898. In 1910 the Ross Memorial Gates were opened and the Chapel Square was created. In 1913 the Jubilee Wing, also designed by Godfrey and Spowers, was built adjacent to the quadrangle. In 1928 the War Memorial Hall was opened, designed by Hugh L Peck and built as a memorial to old boys who were killed in the First World War.

Today, Melbourne Grammar School is situated on a large block of 15 acres bounded by St Kilda Road, Domain Road, Domain Street and Bromby Street. The school has also acquired additional property in the streets surrounding the original site. The main site comprises three ovals (Main Oval, Steele Oval and Wadhurst Oval) and a series of school buildings constructed from 1856 to the present day.

The Bromby Building

The Bromby building is one of the series of twentieth century buildings added around Melbourne Grammar's main oval. It was constructed in three building programmes.¹ The first of section of the building was constructed in 1953 along the Bromby Street frontage of the site to designs prepared by the architectural practice of Mockridge Stahle & Mitchell and opened in November 1954 as the 'Bromby Street Building'.

As initially constructed, the Bromby Building comprised a simple cuboid form presenting a formal architectural grid over three levels to the oval. The main, north elevation was characterised by layering across the elevation of fenestration and materials and colours within the overarching grid. The building incorporated a part basement, and two full floor levels (ground and first) with a partial third floor level above. While fully-framed, the third level was only partly enclosed in the conventional sense. It was an unroofed and incorporated a miniature rifle range. The building drew heavily on the interwar designs of Italian architect Giuseppe Terragni, most notably, his, *Casa del Fascio*, in Como (1936).

¹ Mockridge Stahle & Mitchell, Drawings held in Melbourne Grammar School Archives.

architectural treatments, extending the expressed grid around the eastern (Domain Street) elevation. The new building was more substantially enclosed and featured extensive glazing. A new entry was established on Domain Street that incorporated a breezeway through the building. In terms of its architectural expression, this later structure was more typical of contemporary developments in educational buildings. Again, the north elevation was finished in brick, possibly anticipating further additions.

The final major works to the building were undertaken in 1971. An additional Science Wing, again to designs by Mockridge Stahle & Mitchell, was constructed on the north side of the earlier Science Wing. This structure extended the architectural expression of the earlier buildings with some variation. The north elevation of the building was clad in bluestone, forming a bookend to the west elevation of the original Bromby Street building of 1953-54.



Figure 5 Science Wing, 1961, west elevation, State Library of Victoria, photograph by Peter Wille

Mockridge Stahle Mitchell

John Pearce Mockridge (1916-94) studied architecture at Gordon Institute of Technology in Geelong and at the Melbourne University Architectural Atelier (MUAA).² He was awarded a Bachelor of Architecture in 1942. After serving in the Royal Australian Air Force, he worked in the Commonwealth Department of Works from 1946-7 and with Buchan Laird & Buchan from 1947-8. James Rossiter Stahle (1917-2010) and George Finlay Mitchell (c.1916-2006) both studied architecture at Royal Melbourne Technical College and MUAA. In 1948, the firm of Mockridge, Stahle Mitchell was established with Mockridge as the designing partner.

² Philip Goad and Julie Willis (eds) *Encyclopedia of Australian Architecture*, pg. 461.



Figure 6 View of the building following the construction of the Science Wing at the corner of Domain and Bromby Streets, State Library of Victoria, photograph by Peter Wille.

Their first major commission was probably Bishop Bate's house at Olinda (1948). Their appointment as architects for Melbourne Grammar came almost as soon as wartime austerity began to recede and architects could branch into medium-sized institutional buildings. George Mitchell was the primary Melbourne Grammar connection, having been an old boy. Their first complete building undertaken for Melbourne Grammar was the Yarra boathouse (1953). The Bromby Building was the second, being documented in 1954. Mockridge Stahle & Mitchell followed this with the Centenary Building in 1959 and the Science Wing in 1961. The firm remained Melbourne Grammar's architects from 1952 until 1985.

During the firm's existence, it received numerous awards including the ACT Canberra Medallion for the HC Coombes Building, Australian National University, Canberra. The practice is generally recognised as an important and innovative firm on the basis of its designs for educational buildings particularly through the mid-1960s.



Figure 7 Bromby Building, Science Wing (1961, on right) and New Science Wing (1971, on left).

6.0 Significance

Heritage Victoria

As noted above, the Melbourne Grammar School, South Yarra Campus is included on the Victorian Heritage Register, and is recognised as being of State significance. The statement of significance for the site, as endorsed by Heritage Victoria, provides a detailed appreciation of the significance of the place, and is reproduced in full below:

What is significant?

From 1850 the Anglican Bishop of Melbourne, Bishop Perry made requests to the Superintendent of Port Phillip, Charles La Trobe for a site for an Anglican school, but the present site was not chosen until 1855. In the interim a constitution for a church grammar school was adopted and funds were received from the government and by public subscriptions. An architectural competition in 1856 selected a Tudor style design by the partnership of Webb and Taylor. On 30 July 1856 Bishop Perry laid the foundation stone and in 1858 classes began under the headmastership of Reverend John Edward Bromby.

In June 1875 the school library was established and the school crest and motto adopted. Wadhurst was established on the site in 1878, at first to accommodate an overflow of boarders, but in 1886 it became the junior school. In 1918, when the school acquired Grimwade House for its junior school, Wadhurst became the junior section of the high school. In 1942, soon after America entered the war, US forces took over the Senior School and Wadhurst as their Melbourne headquarters. The school regained use of these buildings at the beginning of 1944.

Melbourne Grammar School is situated on a large block of 15 acres bounded by St

Melbourne Grammar School is architecturally significant for its collection of bluestone buildings, forming the core of one of the finest educational building complexes in Australia. Designed in the Tudor Gothic style, they reflect the desire to invoke the prestige of traditional English colleges. Buildings added after the Second World War are significant as distinctive examples of the International style, contrasting markedly but successfully to the earlier buildings. The design of the Bromby Building broke the tradition of employing old boys as architects.

The grounds are aesthetically significant for their broad open landscape featuring three sports ovals, for the spatial arrangement of buildings, ovals and trees, and for the views to and from these elements. The axial position of a large Araucaria heterophylla planted in 1859 opposite the entrance to the 1858 Quadrangle building and the framing by a Magnolia grandiflora on the south corner and an exceptionally large Ulmus procera near the north corner are significant landscape features. The landscape is further enhanced by the perimeter planting of twenty Ulmus x hollandica and two uncommon Ulmus x hollandica Purpurascens and a single Platanus x acerifolia.

References to the Bromby Building are underlined for emphasis. It is noted that neither the extent of registration as indicated on Diagram B19 nor the individual listing of heritage assets associated with this statement of significance identifies the Bromby Building as a registered element. That is, these key sources suggest that the Bromby Building is not an integral part of the registration. However, the references to the building in the statement of significance provide a relatively clear indication that the Bromby Building is considered of some significance.

National Trust of Australia (Vic)

The Melbourne Grammar School is also included on the Register of The National Trust of Australia (Vic) (B0217), and is identified as being of State significance. The statement of significance for the place is notable for the absence of any reference to the Bromby Building. It describes the group as follows:

A fine group of two-storey bluestone buildings enclosing a quadrangle and defining a series of interlocking spaces opening onto equally historic playing fields. The school buildings were commenced in May 1856 to the design of architects Webb & Tayler who also provided the master plan. Although the Witherby tower was lower than the original design the buildings of the first twenty years were very much as Webb and Tayler intended. They formed the core of the school then, as now, and consist of the north, west and south wings around the quadrangle, except the eastern most ends of the north and south wings. The gatehouse and the lodge are of the same period. The school has provided the background to the early years of many of Australia's most prominent people in many spheres and it is in keeping with this fact that so many of the additions have been carried out with a skill and sympathy that now provides a coherent composition without the detail of the early Tudor Gothic being slavishly followed by the later buildings or disturbing the original layout of the cricket ground. The bluestone of the earlier buildings was carried through to much of the fencing, which was then surmounted by iron railing to match the major gateways which, together with the fences and the lamp post in the quadrangle are included in the Classification. The consistency of form is remarkable for a school that was founded in 1856 and has occupied the same site since.

7.0 Conservation Management Plan/Master Plan

Future planning for change within the school campus is undertaken with particular regard for *Melbourne Grammar School Conservation Management Plan* (Robert Sands Pty Ltd Architects, 1998) and *Melbourne Grammar School Master Plan, Volume One* (Amended 2003). These documents provide the basis for decision-making with respect to protecting the cultural heritage of the site and underpin the discussions at 9.0 below.

Melbourne Grammar School Conservation Management Plan

The *Conservation Management Plan* (CMP) provides an in-depth analysis of the significance of the place. It identified not only areas and buildings of significance to the school and the wider community but also, and perhaps more importantly, areas and buildings that are of a lower order of significance. Various levels of significance were ascribed to individual buildings in the CMP at Section 5.0 of the report. The Bromby Building was considered as three separate elements. The north and south wings to Domain and Bromby Street respectively were described as being of Major Contributory Significance. No significance was attributed to fabric at the junction of the two wings. At Section 5.5, the CMP anticipated substantial change to the Bromby Buildings and the neighbouring Centenary Building.

The third group of buildings is the Centenary and Bromby buildings. They could perhaps be demolished and redeveloped but there are however two other issues present here. One is that one of the buildings is the Centenary Building with all of the significance that the title implies. The other is that they are a strongly cohesive group which were and are considered to be outstanding examples of their time and style. Their construction and materials do retain some slight cue from the main buildings but their location, isolated on the other side of the oval from the remainder of the school buildings allows them to stand alone and therefore to be able to be easily retained (and adapted for reuse as necessary).

Melbourne Grammar School Master Plan, Volume One

The Master Plan was based on the research and policy provided in the CMP and has been endorsed by the City of Melbourne. It considered the campus as six Site Zones. One zone comprised the ovals and green spaces through the centre of the site. Five others contained groups of buildings surrounding the ovals. The Bromby Building is located in the Bromby Street Zone along with the Memorial Hall and the Centenary Building.

The Master Plan repeated the assessment in the CMP, namely, that the two principal wings of the Bromby buildings were of Major Contributory significance.

This notwithstanding, the Master Plan reiterated the need for substantial change within the Bromby Street Zone. At pg.25 it noted:

The Bromby Buildings house the main science facilities for the Senior School, and this will remain for the medium term. At some future time the school will review the teaching of science, and this may involve refurbishment or redevelopment of these buildings. The basement and the driveway area will be redeveloped into a new design technology Centre and expanded storage area.

It is planned to consolidate the School's rubbish and recycling facilities into the area adjoining the former driveway off Domain Street between the Bromby Wings.

To this end, Future Developments at 3.3.4 of the Master Plan identified the Bromby building on a Plan of buildings able to be *redeveloped or demolished*.

In recent years, decisions by the Melbourne Grammar and Heritage Victoria in relation to improvements at the school campus have been informed by the CMP and Master Plan. These documents have allowed Melbourne Grammar to approach its planning and development in a strategic and considered manner.

The Master Plan of 2003 identified three broad development areas on the site and outlined works that would occur in these areas into the future. The first area comprised buildings around the historic core of the school, which were substantially redeveloped to allow the Nigel Peck Centre for Learning and Leadership centre to be constructed.

The second area was centred on Wadhurst, the redevelopment of which was completed over a decade ago.

The third group comprises the Centenary and Bromby Buildings. In this light, the current application represents the continuation of the measured and considered development of the site occurring in recent years.

8.0 The Current Proposal

The current application seeks to demolish the Bromby Building to allow the construction of the Bromby Science and Technology Centre. Subsequent redevelopment of the site is to realise a new four storey facility above a lower ground level. The building would adopt a bold contemporary demeanour through its curving form overlain with grey composite aluminium cladding and horizontal bands of dark glazing.

The proposed building will be situated in the southeastern corner of the campus, some distance from key heritage buildings but nonetheless part of the important building group arranged around the oval. It will present a long, curving institutional facade to the oval and the school more broadly and will be a refined, contemporary insertion within the campus environment. The design takes advantage of changes in level in this section of the grounds to mediate between the institutional scale of the building to the oval and a more modest scale at the interfaces with Bromby and Domain Streets. The scale of the building as seen from outside the campus echoes that of the buildings that are to be removed. On these elevations the ground floor is to be set back from the street frontages, suggesting a lower order of visual bulk and a providing a considered response to the neighbouring residential buildings. Through these strategies, the form of the building will reinforce the plan of the oval and anchor the corner of the campus while achieving a degree of transition between the institution and the street.

The various elevations adopt the same suite of materials and strong design gestures to produce a unity of form and architectural sensibility across the three facades.

The proposed Bromby Science and Technology Centre is a responsive and well-considered contemporary design that will sit comfortably in the Melbourne Grammar School environment, without dominating or detracting from the presentation and significance of the precinct more broadly. The massing and materiality of the proposed building reflect the character of valued early buildings on the site without reproducing their form or materiality. It is an insertion of an appropriate scale and form that responds to the proportions of key buildings within the campus and adjacent streetscapes. The building will read as an appropriate infill development within each of these contexts.

9.0 Heritage Impacts

This heritage impact statement has been prepared in general accordance with Heritage Victoria's guidelines for such assessments. It seeks to respond to the four key questions, as set out in section 3.0 above.

1) What physical and/or visual impacts will result from the proposed works?

The key consideration, within the terms of the registration, is whether the proposed demolition and loss of the Bromby Building will affect the significance of the Melbourne Grammar School. In addition, the extent to which the new building will impact on the site more broadly must be considered.

As discussed above, the first stage of the Bromby Building was completed in 1954, with major additions undertaken in 1961 and 1971, and further alterations undertaken since 1971. It is clear that the building has evolved and changed considerably since its initial design in the 1950s. It is not clear to what extent this was apparent to Heritage Victoria when they prepared the statement of significance for the school, although images of the original 1954 stage of the building are readily accessible from a range of sources.

The Statement of Significance provided by the VHR citation for the building makes only two references to the Bromby Building, namely:

After the Second World War a further building program commenced starting with the Bromby Building in 1954, followed by the Centenary Building in 1959 and the Science Wing in 1961. These were International style buildings, free of all Tudor-Gothic stylistic references.

The complex of major buildings, notably the Quadrangle, Lodge, Chapel, Memorial Hall, Bromby Building and Wadhurst Hall, illustrate the changing nature and requirements of education.

No specific reference to the later additions is made.

Generally speaking, the findings of the CMP and the Master Plan, that the original sections of the building retain sufficient original character and interest to remain of some contributory significance, are supported. However the appearance and significance of the original 1954 building has been very substantially compromised by later additions and by changes to the original building itself. The original materiality has been altered, coloured elements have been overpainted, the roof terrace has been enclosed and the original, clearly articulated, expression of the International Style has been substantially overwritten.

While the full demolition of this building may seem contrary to the significance of the place as identified in the statement of significance, the building is of limited individual significance, and in its altered state makes only a modest contribution to the broader heritage place that is the school campus. Consequently, demolition of the Bromby Building will result in an impact with regard to significance, but this extent of impact can be supported for reasons set out further below.

The proposed replacement building would adopt a broadly similar role within the campus to that of the current building group. As with the Bromby Building, it would be located some distance from key buildings on the site but nonetheless relate to them through its scale and materiality. It would reinforce the prevailing arrangement of buildings around the oval while anchoring built form at the corner of the site. It would be slightly taller than the existing building, rising to four storeys compared with the three storey plus part basement of the current arrangement. Unlike the existing building group, the proposed arrangement would be unified as a single sculptural object.

The proposed replacement building raises no substantial heritage issues in relation to the school campus.

In relation to the heritage precinct outside the school site and any potential for impacts upon that precinct, the proposed new building is discussed in point (3) below.

2) If there are detrimental impacts, provide reasons why the proposal should be permitted

As noted above, the 1971 and 1961 extensions are of lesser significance than the earliest section of the building. This reduced significance was reflected in the Master Plan which anticipated substantial redevelopment of the southeastern sections of the campus, noting:

The third group of buildings is the Centenary and Bromby buildings. They could perhaps be demolished and redeveloped ...

Consequently, the school examined redevelopment strategies that would conserve the earliest section of the building to Bromby Street while redeveloping the Domain Street frontage. This approach could have been enhanced by works that helped reinstate, or emphasise, or positively interpret the original character of the key north facade of the 1954 building.

However, this partial retention was found to be impractical. It is understood that the extent of refurbishment and additions that are required to enable the School to meet its objectives for a high quality science building are such that key, but altered,

elevations facing the sporting grounds would effectively be obliterated or fully concealed by the adaptive works and additions. It is these elevations facing the sporting grounds that have been seen to be the key elevations in most analysis and descriptions of the Bromby Buildings in the past. While the street elevations are considered and composed, they present a relatively closed face to the street, and it is primarily, though not exclusively, the open grid design of the 1954 wing that faced north which has typically been praised.

This calls into question the degree of heritage benefit served by retention of *any* of the extant fabric. If it is the case that the extent and kind of additions and alterations that would be required by the development would obliterate the remnant architectural expression of the key elevations, then the heritage benefits arising from the refurbishment option, as opposed to the full redevelopment option, could be seen to be relatively limited.

Recent building projects at Melbourne Grammar, including the John Wardle designed building on Domain Road and the Peter Elliot designed additions to Memorial Hall on Bromby Street (winner of the RAAIA's Lachlan Macquarie Heritage Award in 2006), have not diminished the significance of the place in any substantial way. The fact that the School has a number of highly awarded and well-received recent developments illustrates the commitment of the School to ensuring that major works enhance the architectural legacy of the site, and this intent is also best realized through the complete redevelopment of the Bromby site.

The proposal for demolition and redevelopment will need to be considered within the broad ambit of considerations under the *Heritage Act*, which are intended to support the sustainability of places and also take into account economic impacts. It is noted that the Executive Director must frame his permit assessment in relation to the following key matters:

73. Matters to be considered in determining applications

(1) In determining an application for a permit, the Executive Director must consider-

- (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object; and*
...
- (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object, or cause undue financial hardship to the owner in relation to that place or object; and*
...
- (f) any matters relating to the protection and conservation of the place or object that the Executive Director considers relevant.*

Much of the cultural heritage significance of Melbourne Grammar School derives from its traditional role as a centre for excellence in education. This role requires the

continual upgrading of facilities in order to provide state of the art resources for students. The refusal of the proposed demolition has the potential to adversely *affect the cultural heritage significance of the registered place* by limiting the capacity of the school to provide these resources and to continue in its traditional role. In addition, refusal of the current application would disadvantage the school and negatively *affect the reasonable or economic use* of the site into the future.

Overall, the proposal strikes an appropriate balance of outcomes in terms of heritage impacts on the broad heritage place along with non-heritage issues, primarily those associated with the provision of modern standards and amenity to the School.

3) *Has the design been influenced by, or had to address any Local Planning Scheme provisions?*

As noted above, the site is protected under a broad Heritage Overlay affecting the school buildings and grounds. However the proposed building would also address Bromby Street and Domain Street in the adjacent Heritage Overlay precinct HO6.

The current works have been prepared in compliance with the recommendations of the CMP and the Master Plan. The Master Plan was endorsed as part of Amendment C90 to the Melbourne Planning Scheme.

In addition, the proposal has been prepared with due regard for the relevant Melbourne planning scheme provisions, including the heritage overlay at **clause 43.01** and **clause 22.05**, Heritage Places Outside of the Capital City Zone. This clause has the following objectives:

- *To conserve and enhance all heritage places, and ensure that any alterations or extensions to them are undertaken in accordance with accepted conservation standards.*
- *To consider the impact of development on buildings listed in the Central Activities District Conservation Study and the South Melbourne Conservation Study.*
- *To promote the identification, protection and management of aboriginal cultural heritage values.*
- *To conserve and enhance the character and appearance of precincts identified as heritage places by ensuring that any new development complements their character, scale, form and appearance.*

Relevant policies in Clause 22.05 relating specifically to alterations and additions are as follows:

Demolition

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

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

- *The degree of its significance.*
- *The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.*
- *Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.*
- *Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.*

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Designing New Buildings and Works or Additions to Existing Buildings

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment Of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment...

...

Building Height

The height of a building should respect the character and scale of adjoining buildings and

the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

As discussed above, the Bromby Building is ungraded in terms of the City of Melbourne Planning Scheme. Consequently, there are no impediments to demolition subject to the design of a suitable replacement building.

For the purposes of the above policy, ‘Respectful’ means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. ‘Interpretive’ means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

The subject building is located at the intersection of a Level 2 and a Level 3 streetscape. In addition, it forms part of the Melbourne Grammar South Yarra Campus. While the proposed building would be larger than residential buildings in Bromby or Domain Streets, a juxtaposition of this kind has existed for fifty years in the form of the present building and is inevitable in those instances where institutional buildings co-exist with residential buildings. The proposed building would provide an elegant sculptural form reinforcing the boundary of the adjacent school oval and the corner of Bromby and Domain Streets. It will present a building of a similar scale to that currently existing. The proposed colours and materials would reflect those found elsewhere on the Campus albeit in an understated manner. Detailing adopts a simplified modern interpretation of the historic built form rather than a direct reproduction.

On this basis, the proposal can be said to address the objectives of clauses 43.01 and 22.05 to the Melbourne planning scheme in an appropriate manner. The bulk, form and appearance of the proposed new works represent a carefully considered response to the character and appearance of the adjacent streetscapes, and the proposal as a whole will not adversely affect the significance, of the surrounding Heritage Overlay area.

4) What measures are proposed to mitigate the detrimental impacts?

The proposal satisfies a need for substantial, modern facilities that are required by the School. As noted above, a purpose-built structure is the best means by which to accommodate these facilities as the limited footprint and size of the Bromby Building makes it impossible to adaptively reuse the building without severely compromising its integrity. This approach also serves to avoid the adverse impact that would invariably arise from any attempt to insert the facilities within the existing building stock of Melbourne Grammar. Melbourne Grammar contains a number of registered historic buildings of Primary significance. Substantial adaptation of these buildings is rendered difficult due to their heritage status. If the school is to provide modern

facilities incorporating a more flexible accommodation type than can be introduced to these historic buildings, then they must be located in areas of the campus separate from the historic core. The continued survival and maintenance of the significant fabric of the site and the ongoing valued use depends upon achieving sustainable redevelopment of buildings of contributory significance.

The architectural significance of Melbourne Grammar as a place is such as to demand that new buildings also strive to achieve design excellence, and it has been a specific objective that the new Bromby Science and Technology Centre provide excellence in architecture in terms of both design and facilities. Such an approach is far preferable to the alternative, namely the construction of a bland and less confident building, particularly given the important role the new structure is intended to play in the future educational life of the place. While this approach might be questionable in more sensitive positions within the site, it results in little adverse impact in its proposed location at the southeastern boundary of the site. The present proposal satisfies the desire for a positive architectural insertion within the overall complex of Melbourne Grammar, a new building that in time will be seen to have augmented the overall significance of the place as well as the cultural life of its community(s).

The key measures taken to mitigate the potential for negative impacts upon the cultural significance of the place are:

- The decision to construct a new, purpose built structure to provide the required facilities, rather than to alter or adversely affect more significant fabric or more significant precincts elsewhere within the site.
- The considered location of the structure in an area of low sensitivity within the overall site.
- The design of a structure that is compatible with the scale and quality of other structures within the place generally.
- The design of new works in a manner that is complimentary to the valued character of the original heritage buildings on the site.
- Using a basement level to accommodate some of the spatial requirements for the new school, rather than locating it elsewhere in a more readily visible location.
- Prior to demolition, a package of documentation would be prepared including archival-quality photographs of the Bromby Building and relevant plans held in Melbourne Grammar archives to allow ongoing interpretation of the building after its removal from the site.

10.0 Conclusion

In summary, the proposal has been carefully developed on the basis of a detailed appreciation of the significance of the place and its component parts.

The works will result in some limited adverse impact upon the cultural significance of the broad heritage place, but are positive with regard to enabling a viable ongoing use and the broader significance of the place. While the works require the demolition of the Bromby Building, this is considered acceptable on the basis of its altered condition and because its removal is necessary in order for the School to upgrade its facilities to the desired standard.

Appropriate regard has been paid for the significance of the broader campus. The proposed new structure is to be located in a less sensitive area of the site, and it balances the upgrade requirements of the campus with a design that will have no appreciable impact on the significance of the place and its component parts. While the scheme as proposed will clearly result in visible changes to the registered place, it is change that can reasonably be contemplated having regard for the significance of that place.